



COR D'AMOR

Living in Nature's Luxury

Frequently Asked Questions

- **How much are the HOA fees and what do they cover?** They are \$360 per year and mainly cover accounting expenses, property taxes, insurance and maintenance of the common areas. The common roads are maintained by the city and the lot owners with shared driveways maintain them themselves.
- **What size house will fit on lots 1-16?** Several speculation houses have been drawn and range from 3241 to 3835 livable sq. ft. plus garages, outside patios and driveway parking. The minimum sq. ft. livable space allowed is 2800 sq. ft.
- **Do lot owners have to use the preferred builder?** No, Building Cents is available for those that don't have a builder in mind and they are offering a discount from the lot price if they are chosen as the builder and the design process of the house is started within 6 months of buying the lot.
- **What are the building setbacks?** On lots 1-16 they are 5 ft. on all sides of the lot. The lots are separated by common space of at least 30 ft. This means the closest rooftop to rooftop is 40 ft. to ensure spacious privacy and natural landscaping between houses. Lots 17-43 have 40ft. setbacks in the front and back and 20 ft. on the sides at a minimum.
- **Where is Cor D'Amor located?** The main entrance to Cor D'Amor is from 89A past the Verde Valley Medical Center, Sedona Campus and then right on Navoti Dr. We are within a mile of Sedona Red Rock High School, the Library, Restaurants and Retail Shopping.
- **Is there a lot of traffic noise from Hwy 89A?** There is some but Architects can specify building materials and make design layouts to minimize this. High-energy efficient windows and insulated concrete walls are recommended. Window overhangs, landscaping and water features also work well to beautify, improve energy efficiency and sound dampen.
- **Will everyone have their own mailbox on their lot?** The postmaster has required that cluster mailboxes be used for the safety of the mail carriers. These mailboxes will be located on Navoti Dr. just North of lot 9 and installed by the developer but maintained by the HOA.
- **Will the common areas or streets have lighting?** No, the city has a lighting ordinance to protect the night sky stars from light pollution. Low voltage and downward shining lights are allowed on lot driveways and buildings but must comply with the city ordinance.
- **Are there landscape requirements?** Yes, the goal is to build the houses with the least amount of disturbance to the natural vegetation.