



Who is the developer and how long have they been in the business of building homes?

During the spring of 2012, Franklin Mews, LLC took over the development of The Villages at Oak Hill. Bruce Wheeler, member of Franklin Mews, LLC, is one of the founding partners of Habitech Communities, a company which has been, and continues to be involved with developing thoughtfully planned, new-construction single family neighborhoods and condominium communities in New England, and has completed nearly 500 distinctive homes located in the suburbs North and West of Boston, Massachusetts.

Habitech Communities has been established on New England's new-construction forefront for over 30 years, and has steadily maintained its great reputation as one of New England's top-10 home builders. Habitech specializes in the design of timeless homes that blend with the surrounding, natural environment. Great importance is placed on the most thoughtful planning and neighborhood designs and many of Habitech's communities incorporate conservation lands.

The company's thoughtful approach to neighborhood creation has earned Habitech a solid reputation with their host communities. Several fine examples of Habitech's completed communities include McIntyre Crossing, New Campbellton Estates, Forest Park Estates and Harold Parker Estates. Current projects also include Academy Hill, The Villages at Stow, Ipswich River Point, Sylvan Springs, and The Willows.

Is this an age-restricted community?

The Villages at Oak Hill Condominium is a housing community limited to occupancy as follows: Each unit shall be used only for residential dwelling purposes, one (1) occupant must be either fifty-five (55) years of age or older, ("Qualified Person"). Each unit may have no more than two (2) bedrooms in each unit. Additionally, a Unit may be occupied by the guests of a a Qualified Person, from time to time, for a period not to exceed thirty (30) days unless approved in writing by the Trustee of the Condominium Trust.

What are the monthly condo fees?

Currently the monthly condominium fees range from \$411 - \$462 and vary depending on the home's size and percentage interest in the common areas per the Master Deed.

What does the monthly condo fee cover?

The monthly condo fee covers all exterior maintenance including landscaping, snow removal and road maintenance. All driveways are plowed and walkways are shoveled. Also included in your monthly condo fee are master insurance and trash removal. Trash is picked up curbside every week and recyclables every other week.

What is the tax rate in the town of Franklin?

The 2016 tax rate is \$14.58 per \$1,000 of assessed value.

How are the homes being assessed?

The town of Franklin assesses homes at 100% of their value.

Who is in control of the Condominium Association?

The Condo Association control has transitioned to the home owners and the elected Board of Trustees.

Who is the property manager?

Alpine management is the property manager.

Do the units have to be owner occupied?

No. Although the number of rentals allowed is limited due to financing considerations, rentals may be allowed at the Villages at Oak Hill with the permission of the Board of Trustees.

Can I have a pet at The Villages at Oak Hill?

Yes, 2 pets are allowed each with a 35 lb weight restriction.



What is the estimated completion date for the community?

All of our home construction is complete, and we are putting the finishing touches on our landscaping & common areas.

May I visit my home during construction?

Yes you may visit your home as provided for in the Purchase and Sale Agreement.

Do I own the land?

Each home owner has a percentage interest in the common areas per the Master Deed.

What are the amenities that are on the property?

New Clubhouse Now Open. The Oak Room, was built featuring a fireplaced great room, kitchen, restrooms and a mail facility.

What are some of the included features of the homes?

Our homes have granite kitchens with stainless steel appliances, gas fireplaces with marble surrounds, and vaulted ceilings. Hardwood flooring is featured in all of the main entertaining areas of the 1st floor. All floor plans have first floor master bedrooms with en suite master bath.

The second floor features a second bedroom, full bath and loft area per plan. Depending on the size of the home 1 or 2 bonus rooms are available to be finished as a personal choice option.

Every home has a full basement, some locations feature walk outs.

What types of utilities are in the homes?

Propane gas is used to heat the homes. Propane gas is a safe way to heat your home-it burns cleaner and heats the home faster. Each home is privately metered for their usage. The management company maintains the tanks and the scheduling of deliveries. Propane usually runs a little more than natural gas. National Grid supplies the electricity.

Is the Village at Oak Hill on the Franklin town water and sewer system?

The Villages at Oak Hill is on the town water system, but is not on the town sewer system. Oak Hill has a private community sewer system.

Is there a fee for the private sewer system?

Yes. The percentage interest of each unit determines the amount, so it is not the same for each home. Billing will be on a monthly basis beginning April, 2015 combined with the monthly condo fee.

Is there a warranty that comes with the homes?

There is a one year warranty for all the new homes at The Villages at Oak Hill.

Do the homes include a deck?

Yes, each home will include a deck or patio.

How is the landscaping for each home & the common areas determined and maintained?

The landscaping for each home is designed and determined by Developer who insures the landscaping is aesthetically consistent with the rest of the project. The property manager contracts a landscaper to maintain the landscaped areas.

Where can I shop?

There are 3 major super markets.

Super Stop & Shop –Franklin Village Plaza

Shaws – located on Rte. 140

The Big Y – just opened Aug, 2012. Located on Rte. 140



The Franklin Village Plaza offers a variety of shopping options- Marshall's, Panera, Stop & Shop, UPS store, Verizon, several restaurants, British Beer Co., Longhorn, fitness facility, etc.
The Wrentham Outlets is a short drive down Rte 495 to exit 15.

What is there to do in the area?

If you are a fitness buff, Franklin offers a diverse number of clubs.
The Adirondack Club, Boston Sports Club, YMCA, Planet Fitness & Team Fitness.

For the golfer the Bunjay Brook Golf Club is a 9 hole course located in Bellingham just 5 minutes away.

There is also the Franklin Country Club. Usually, there is a waiting list to become a member.

Fine dining:

Franklin: The 3 Restaurant - Incontro

Foxboro Patriot's Place: Davio's – Skip Jack's – Tavolino's – Bar Louie, etc.

The Franklin Senior Center– is a great place to meet new friends and take part in the many activities the center has to offer such as computer classes, card parties, social gatherings and functions throughout the year. Many of our home owners are loyal attendees.

What is the total amount of land at the Villages at Oak Hill?

68 acres. The homes at Oak Hill will encompass 24 of those acres. The remaining land is reserved for open space.

How does the buying process work?

A home is reserved with a \$1,000 deposit; which holds it for a 7 day period upon seller's authorization. During the 7 days the purchase and sale will be drafted and provided for review by you and your attorney and final design selections will be completed with your on-site sales associate. On or before the 7th day you will execute the Purchase and Sale at which time the balance of 10% of the purchase price is due as deposit.