

## The Heartland at Grand Mère

Represented by Grand Mère Realty  
Jodi Thierer, REALTOR, Broker/Sales Manager  
(785) 776-6485  
[jodi@grandmererealty.com](mailto:jodi@grandmererealty.com)

**Upscale single family homes. Custom homes.** Grand Mère's first single family neighborhood, The Heartland offers large lots (averaging  $\frac{3}{4}$  acre), open spaces in harmony with the majestic Kansas Flint Hills and the spectacular Colbert Hills Golf Course, and stunning scenic views.

### Above Grade Minimum Square Footage Requirements:

Lots 1-14, 28-49, 52-54

Ranch, one story above grade	2,100 sq. ft.
1 ½ stories above grade	1,800 sq. ft. main floor / 800 sq. ft. upstairs
2 stories above grade	2,500 sq. ft.

Lots 15-27, 50, 51

Ranch, one story above grade	2,500 sq. ft.
1 ½ stories above grade	2,200 sq. ft. main floor / 1,100 sq. ft. upstairs
2 stories above grade	1,800 sq. ft. main floor / 1,600 sq. ft. upstairs

### Homes Association:

Residents of The Heartland are members of both the Grand Mère Master Homes Association and The Heartland Single Family Homes Association. Association dues for 2014 are \$460.00.

### Design Review Committee (DRC):

Upon purchasing a homesite, the owner has five years to begin construction. A complete set of house plans and landscape plans are submitted and must be approved by the Grand Mère Design Review Committee prior to starting construction. A deposit of \$2,000 will be required at the time final plans are submitted for a new home. All but \$500 will be returned at the time Compliance Approval has been received. The \$500 retained by Grand Mère will be applied to plan review, construction observation, and administrative costs associated with the construction project. The overall theme of Grand Mère is one of understated elegance and tastefulness. Each individual home, regardless of style, should represent these qualities. This is achieved when each architectural statement is true to its style. Proportion, scale and uniformity at all four elevations are required. Once DRC approval is obtained, construction may commence. All builders must be general contractors licensed by the City of Manhattan and approved by the Grand Mère Design Review Committee.

### Landscaping:

The exceptional feature of Grand Mère's environment will be its sense of cohesiveness. Considerable effort has been expended on careful planning, conservation and enhancement of the natural environment of the community. All areas of the lot must be re-vegetated and irrigated except for areas where natural conditions are to be maintained or the terrain makes this impractical. All lots located adjacent to the golf course will be required to install a transition area to blend the finished yard of the home site with the natural prairie edges of the golf course. As previously mentioned, complete landscaping plans must be approved prior to home construction.

### Special Assessments:

Certain infrastructure has been financed by the City of Manhattan and is paid by the property owner as an addition to the property taxes on the home sites. Yearly specials are \$2275.55 through 2021.

### Time Lines:

Lot closings must occur within thirty days after Grand Mère Realty has received a signed contract. Home construction must commence within five years of the lot closing date.