



ROCKING HORSE
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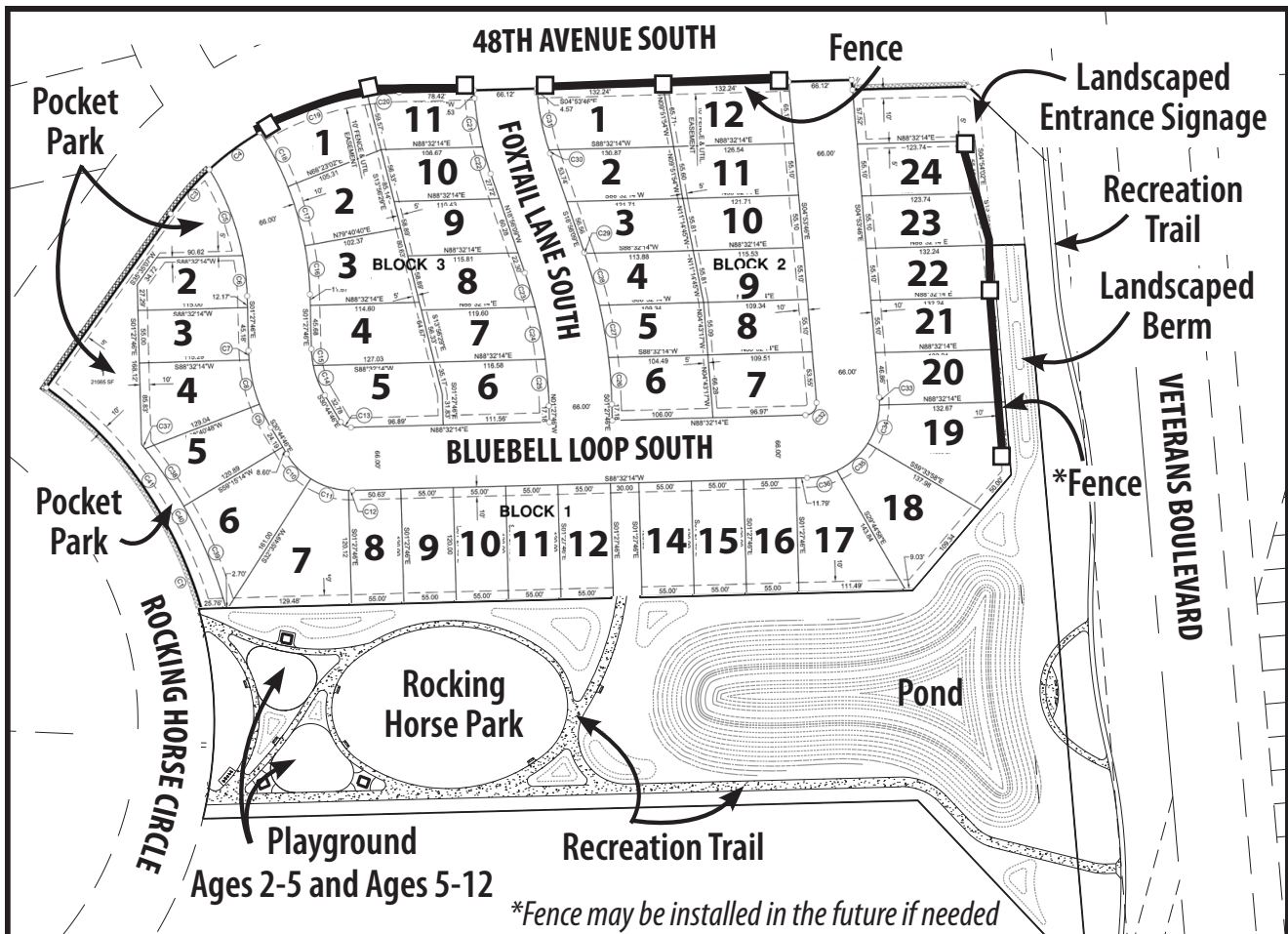
A handcrafted community.

November 17, 2020

Cottages at Rocking Horse Farm Fact Sheet

The Cottages at Rocking Horse Farm is a charming neighborhood comprised of 45 smaller building lots which allow a homebuyer to down-size or create a more modest, efficient home. Located directly adjacent to the new Rocking Horse Park and additional green space, nearly 50% of the lots offer unobstructed views.

The property for The Cottages is comprised of approximately 11.6 acres of land on the east side of Rocking Horse Farm's 160-acre community at Veterans Boulevard and 48th Avenue South in Fargo, ND. In addition, the 5.62-acre Rocking Horse Park is owned by the Fargo Park District.



Purchasing a Lot

If you are interested in a cottage lot, please contact Park Co Realtors Jenny Schuster or Diane Nordhougen for lot purchasing information.

Jenny Schuster
Cell: 701-729-5851
jennyschuster@parkcompany.com

Diane Nordhougen
Cell: 701-238-5751
diane@parkcompany.com

Cottage Lots Overview

	Yes	No	Description
2-Story and Bi-level Homes		✓	Limited to single-story and 1 ½-story designs only. Either basement or slab on grade.
3-Stall Garages	✓		Prefer home designs with only two-stall garages facing the street elevation. However, 3-stall is allowed if the house is designed in such a manner as to not have the garage as the focal point of the home.
Fence		✓	No individual fences will be allowed around a homeowner's yard. However, a fence has been installed by the developer along 48 th Avenue S. and may be installed in the future, if needed, along Veterans Blvd to define the area.
Pets	✓		When pets are outside, you may secure them in three different ways: dog run/kennel, wireless dog fence, or with a leash secured to a stake.
Private Patio	✓		For added privacy each cottage may attach a small private or semi-private patio area on the back elevation that will allow a place for a kiddie pool, sandbox, small dog, etc.
Complimentary Design Process	✓		A complimentary exterior housing design and review process will be conducted by an architect, to assure a variety of well-designed homes.
Home Square Footage Requirements	✓		Maximum house square footage requirements will be handled through Housing Design Guide process. Minimum house square footage requirements are: <ul style="list-style-type: none">• <u>Single story</u>: 1,200 sq. ft.• <u>1 ½ story</u>: 1,000 sq. ft. main floor
Homeowners Association	✓		Each homeowner will pay a \$150 monthly HOA fee for a private firm to mow their lawns and remove snow on their particular lot. The HOA fee also covers 2 entrance signage lots, 4 pocket parks, and 2 trail-access lots which are part of the entire RHF development.
Sprinklers Required	✓		Each homeowner must install their own underground sprinkler system to be used on a regular basis to keep the turf looking its best.
Detached Yard Structures		✓	Swimming pools, storage sheds and play structures will not be allowed.

	Yes	No	Description
Play Structures for Children		✓	Play structures for children will be readily accessible within the adjacent Rocking Horse Park. There will be structures for both 2-5 year-olds and 5-12 year-olds.
Mailboxes	✓		Basic mailboxes will be installed by the developer. This may change if cluster mailboxes become mandated by the USPS.
Landscaping Requirements	✓		All landscape designs must be submitted for approval prior to installation.
Gardens	✓		Flower or vegetable gardens are allowed as long as they do not overwhelm the lot.

Cottage Lot Details

Building Lots

The building lots are approximately 55' wide and range from just under 6,000 sq. ft. to around 12,000 sq. ft. They are designed to accommodate smaller single-family homes:

1. Limited to single-story and 1 ½-story designs only
2. Either basement or slab on grade
3. A complimentary exterior housing design and review process will be conducted by an architect, to assure well-designed homes that are different from one another.
4. Prefer home designs with only 2-stall garages facing the street elevation. However:
 - a. Could have 3-stall if third stall is tandem
 - b. Could have a 3-stall garage with three stalls facing the street on several of the neighborhood's 45 lots. However, the house must be designed in such a manner as to not have the garage as the focal point of the home. For example, it shouldn't have the appearance of a "garage with an attached house". Whatever the size of the garage, it must be in proper scale to the house itself.
5. Maximum house square footage requirements will be handled through Housing Design Guide Process. Even though the City of Fargo will allow a maximum of 40% roof coverage on these SR-3 lots, Rocking Horse Farm is focused on making sure each lot does not get "over built". This is to help ensure the integrity of the "Cottage" neighborhood remains intact. Minimum house square footage requirements are:
 - a. Single story: 1,200 sq. ft.
 - b. 1 ½ story: 1,000 sq. ft. main floor with approximately another 50% minimum in the ½ story second level, ... or 500 sq. ft. ... for a total of 1,500 sq. ft.
6. For added privacy each cottage may attach a small private or semi-private patio area on the back elevation to allow a place for a kiddie pool, sandbox, small dog, etc. The patio must be designed to be an integral part of the house and go through the Housing Design Guide process for approval by RHF.
7. Homes located on Lots 6 and 7, Block 2 and Lots 5 and 6, Block 3 should have the front door facing south and the garages facing east or west to create a more interesting streetscape.
8. Each homeowner must install their own underground sprinkler system to be used on a regular basis to keep the turf looking its best. This is particularly important since all lawns in the neighborhood will be maintained by a private lawn care company contracted by the Cottages at Rocking Horse Farm HOA.

Defined Neighborhood

In order to better define this 11.6-acre neighborhood of 45 cottages there are plans for the following:

North side (48th Avenue): Will have a black wrought iron fence with fieldstone columns to identify the Cottages at Rocking Horse Farm entrances via Bluebell Loop and Foxtail Lane.

West side (Rocking Horse Circle): Will have a professionally landscaped Home Owners Association (HOA) pocket park similar to the RHF 2nd Addition pocket parks.

South side (Rocking Horse Park): Will be a professionally-designed, 5.62-acre Fargo Park District park with major wildlife pond, manicured turf, a measured walking trail and two sets of playground equipment for 2-5 year olds and 5-12 year olds. It will have a “shelter belt” of trees directly adjacent to the cottage lots.

East side (Veterans Boulevard): Will have a black wrought iron fence on the back of Lots 19 – 24, Block 1 to create a separation between Veterans Boulevard and the cottage lots. Fieldstone columns will be incorporated into the fence line to emulate the fenced-column look on 48th Avenue South. The area will also contain “natural looking” mounding and tall grasses within the 80’ Minnkota easement between the Veterans Boulevard Right of Way (ROW) and the back of each cottage lot.

Home Owner Association (HOA)

Each homeowner will pay a monthly HOA fee for a private firm to mow their lawns and remove snow on their particular lot. In addition, this firm could manage individual underground sprinkler controllers if desired. This fee will also include the overall RHF HOA fee that takes care of maintenance on 4 pocket parks, 2 entrance signage lots and 2 trail-access lots. Since the streets are public, the City of Fargo will remove street snow and also manage street repair.

The HOA fee is based on maintenance needs and services, which were calculated based on actual costs, contractor proposals and estimates. The fee will be adjusted annually based on the previous year’s actual costs incurred for services. The Cottages HOA fee is \$112 per month and the RHF Community-wide Residential HOA fee is \$38 per month. For ease of payment, The Cottages HOA will be combined with the RHF residential HOA fee. See the breakdown below:

The Cottages HOA	\$112.00/month
RHF Residential HOA	\$38.00/month
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	\$150.00/month (or \$1,800/year)

The RHF Residential HOA costs may be lowered as more homes are added to the development. As there are currently undeveloped areas in Rocking Horse Farm, the Residential HOA fee may fluctuate as additional housing and/or pocket parks are added. Keep in mind fees could also increase depending on additional maintenance decisions made by The Cottages HOA.

Should you have any questions about the fees for either The Cottages HOA or RHF Residential HOA, please call 701-356-0219 or send us a message at support@rockinghorsefarm.com.

Landscaping

For a cohesive, attractive streetscape that enhances this neighborhood, all landscape designs must be submitted for approval prior to installation. Flower or vegetable gardens are allowed as long as they do not overwhelm the lot.

Miscellaneous Restrictions

Due to the size of the lots, swimming pools, storage sheds and play structures will not be allowed. Play structures for children will be readily accessible within the adjacent Rocking Horse Park.

Mailboxes

If mandated by the USPS, cluster mailboxes will be provided by the developer and installed at convenient locations throughout the neighborhood. However, there is presently a possibility that they will not be mandated. Therefore, while waiting for a final decision, the developer will continue to install a basic mailbox once a home becomes occupied

Fences

No individual fences will be allowed around a homeowner's yard. This will allow lawn care providers to mow lawns much more efficiently while also providing unencumbered views of a flowing backyard green space for all to enjoy.

We understand the desire to share your living space with a pet so that would be possible in three ways: (Also, refer to Item #6 under "Building Lots" section.)

1. A "dog run/kennel" structure will be allowed as long as it's designed to be an integral part of the house and utilizes the same wrought iron fence that defines the north and east side. Any proposed "dog run/kennel" installation must be approved by RHF based off detailed plans and specifications.
2. Utilizing a wireless dog fence
3. Letting your pet outside with a leash secured to a stake

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The intent of this fact sheet is to share the essential features/restrictions of the Cottages at Rocking Horse Farm. Be sure to read the covenants and Housing Design Guide before making a final purchase decision on a building lot. All information is subject to change without notice.