



HARTNESS

## *Frequently Asked Questions*

### **WHO IS DEVELOPING THE HARTNESS COMMUNITY?**

Hartness is being developed by the Hartness family. They have lived on this property for over four decades (and still do), so its success and quality are personally important to them, as it will be part of their family legacy. The community vision has been 17 years in the making, and they have consulted with highly credentialed town planners and architects to ensure that this community becomes the South's next iconic village.

### **WHAT IS A TND?**

TND stands for Traditional Neighborhood Development, which is a land development philosophy focused on creating robust, interconnected communities. Unlike a conventional subdivision, where you might only find single-family homes and a few recreational amenities, a TND supports and enhances all aspects of daily life by including retail, commercial, civic and natural uses, in addition to residential.

TNDs also emphasize thoughtful scale - within a 5-minute walk of every home will be an amenity worth walking to - a park, plaza, amenity or the Village Center. In this model, public and private spaces have equal importance, creating a balanced community that serves a wide range of home and business owners. The inclusion of social buildings and spaces -- in the form of plazas, greens, parks and squares -- enhances community identity and value.

Finally, multiple modes of transportation are considered. A TND is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles. This provides residents the option of walking, biking or driving to places within their neighborhood.

### **WILL THIS BE A GATED COMMUNITY?**

Hartness will not be gated, but our amenities will be for the private use of Hartness residents. However, the Village Center will have retail shops and offices that are open to the public.

### **WHAT EXACTLY IS THE VILLAGE CENTER AND WHAT WILL BE THERE?**

The Village Center will be the hub of activity and energy in the community. It is planned for retail, shops, bistros, daily conveniences and small-footprint office space. Parks and plazas will be public gathering places for community events. The Village Center will also offer great low-maintenance living options within walking distance of all that's happening. Hartness owners may choose to go days without driving their cars!

## **WILL THERE BE ANY AMENITIES AT HARTNESS?**

There are existing amenities at Homestead at Hartness, including fishing and boating on multiple ponds, a swimming pool, clubhouse, fitness center, fire pit, dog park and playgrounds. There are also 15 miles of trails throughout a 180-acre nature preserve, which will be enhanced throughout development. Phase 2 of Hartness will also have amenities for the private use of homeowners, including a magnificent resort-style pool, tennis courts and sports garden, youth play area and “tot lot”, and an 8,000-square-foot clubhouse with a state-of-the-art fitness center, massage treatment rooms and yoga studio.

## **WHEN WILL THE VILLAGE AND AMENITIES BE BUILT?**

The current plan calls for us to open our initial retail building in the first half of 2018. Construction on the Hartness amenities is planned to commence coincident with Phase Two home site sales.

## **WILL THERE BE ANY ARCHITECTURAL STANDARDS AT HARTNESS?**

Yes. Hartness is committed to a community of stunning streetscapes that enhance the value of each neighboring home. An architectural review board will ensure impeccable aesthetics, as well as, thoughtful siting and landscaping throughout the community.

## **WILL GOLF CARTS BE ALLOWED ON THE STREETS?**

Golf carts are allowed, subject to all state and local traffic laws, as well as Hartness regulations. They will be limited to roads and certain primary pathways accessing and connecting areas of the Preserve and amenities. Amenity areas will offer dedicated parking for golf carts. Other paths and trails will be limited to pedestrians and bikes. ATVs and other off-road vehicles will not be permitted.

## **MUST PURCHASERS JOIN A CLUB?**

There will not be a club component to Hartness. The HOA will manage and maintain all amenity and common areas, as well as provide landscape maintenance on most lots. The HOA will also monitor and enforce community rules and codes through the use of community patrols.