



"The Elegant Difference in Leisure Living for the Over 55"

You're looking for something different?.....

Are you thinking about making some lifestyle changes? You would like to downsize but stay local in a friendly and secure atmosphere. Perhaps walk to your own recreation facilities to visit with neighbors who have common interests or invite your family for an outing. You really would like one-floor living and an attached 2-car garage and a maintenance-free brand new home built with you in mind. You would feel better knowing that a short ride of less than 6 miles would bring you to first-class regional medical facilities. It's even less to the ocean's edge, unique shops, national brand stores and an array of restaurants and golf courses. But, most of all, you're looking for a leisurely hassle-free lifestyle that will let you enjoy more fully the years to come.



Look no more ~~~~~ follow the directions to Tara Woods or call for your appointment now!

DIRECTIONS FROM THE

- **NORTH** ~~~~~ South on Rte. 3 to Exit 6B to Rte. 44 West
1.5 miles to Rte. 80 on right / 1 mile to *Tara Woods* on right
- **SOUTH** ~~~~~ North on Rte. 3 to Exit 6 to Rte. 44 West
1.5 miles to Rte. 80 on right / 1 mile to *Tara Woods* on right
- **WEST** ~~~~~ East on Old Rte. 44(Carver Rd.) to Rte. 80 on left / 1 mile to *Tara Woods* on right
- **EAST** ~~~~~ West on Old Rte. 44(Carver Rd.) to Rte. 80 on right / 1 mile to *Tara Woods* on right



85 Samoset Street (Rte. 44), Plymouth, MA 02360
Tel. (508) 746-6244 · FAX (508) 746-7157 · www.rjf-homes.com



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The Path to Tara Woods

The following outline is designed to help you understand how, working together, we can achieve your goal to purchase a new condominium home of your dreams.

After visiting Tara Woods and choosing one of our condos under construction or a unit to yet be built, we will implement a RESERVATION FORM, with a check for \$2,000 made payable to RJF Homes, Inc. This will hold your chosen unit until we prepare a formal Purchase & Sales Agreement. Our sales director will verify with you certain changes (if they can be made) and any other choice of extras, etc. to enable us to prepare a final price, plans and specifications which we should complete within fourteen (14) days.

IMPORTANT:

If you have a home to sell and your purchase is depending on the sale of your home, we can still enter into a Purchase & Sales Agreement with just \$2,000, BUT can only enter into a Purchase & Sales Agreement which shall have an escape clause allowing us to sell to another ready, willing and able buyer while your contingency to sell is still in effect. However, we will first notify you of the fact that we have a ready, willing and able buyer giving you five (5) days to terminate your contingency to sell your home. If this you cannot do, then we can either transfer your Purchase & Sales Agreement to another unit either not yet started or one under construction with no buyer or return your \$2,000 deposit.

For buyers who have no home to sell or are able to go forward with a purchase, we will need a 10% deposit with the signing of the Purchase & Sales Agreement with plans and specifications. If you choose to purchase a condo unit under construction, our sales staff will be able to give you an approximate date for completion to enable you to know your close of sale and move in date.

Depending on the stage of construction, you will be able to pick out most of the interior decorations. You will be shown the various selections and fill out a form to select your choices. Exterior design and landscaping are the choice of the Builder/Owner, RJF Homes, Inc.

RJF Homes remains sensitive if a buyer has a home to sell and will try to accommodate each buyer as much as possible. We are limited to holding prices when a buyer is unable to go forward to a final close when they have a home to sell due to ever increasing costs of construction.

Terms and conditions subject to change without notice.



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Who is the RJF Homes, Inc. Team Developing Tara Woods?

Ronald J. Ferioli, President and CEO, has been developing property with his team in Plymouth for over 40 years. His building company has developed over 12 subdivisions and built over 1300 homes. He also has developed Plimouth Commons, a 74-unit adult mobile home park in the Manomet section of Plymouth. He has brought into the firm his son-in-law Doug Crociati whom is a partner and Executive Vice President of the firm. The office staff managing the everyday affairs is made up of three professional women who are family and close friends.

Over the years Mr. Ferioli has associated himself with the best tradesmen and has always stressed top quality workmanship and service.

The RJF Homes team has plenty of past experience in developing house projects as well as condo projects. The RJF Homes team will be striving to make Tara Woods the very best 38-unit condo project for active adults 55+ for miles around. We are dedicated to supervising the details of every home being constructed and take special care in the proper placement of each condo unit. The RJF Homes team is the developer of WestWood Village, which abuts this project. This is a 66 pre-manufactured home development also for active adults 55+.

The RJF Homes family team looks forward to building your dream home for a carefree and leisure adult living style.



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What Makes Us *"The Elegant Difference"*?

At Tara Woods we will be custom building each condo unit with the same quality that has grown our reputation as quality builders.

The RJF Homes mission:

- To build each condo unit to give our customers the new home of their dreams that is unmatched in value, quality and design.
- Some of the custom features not found in most new homes:
 - Quality maintenance-free vinyl siding and highest R-value thermo vinyl windows.
 - Architectural roof shingles.
 - Sodded lawns with lawn sprinkler system.
 - Interior with 9' ceilings.
 - Raised panel passage doors.
 - Wood raised panel kitchen cabinets w/granite counters.
 - Oak or tile floors in kitchen.
 - Pre-finish oak floors in great room and dining room.
 - Your choice of carpet in bedrooms.
 - Jacuzzi and shower stall in master bedroom bath.
 - Each unit will have 1-1/2 or 2 full baths.
 - Central security alarm system.
 - Central vac system.
 - High tech wiring for phone, TV, satellite and computers.
 - Paddle fans.
 - High efficiency FHA gas heat and central A/C.
 - Rear sundeck with weatherbest decking and vinyl rails.

The above are just a few of the major amenities to give these units *The Elegant Difference*.



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Community Building and Pool

We have built the community building located on the end of the turn-around in the far left end of the community. The building is approximately 1800 sq. ft. with a large open sundeck. The community building will contain restrooms for the community building and pool area.

There will be a small kitchen to be used for different functions. There will be a large area for gatherings and a smaller room to be used for reading, card playing, etc. A residential committee will be formed as residents move in and we approach close to 50% occupancy or 15 to 20 families. When 75% of units are sold (29 units), the Owner/Developer will turn the management over to a newly formed Condo Owners Association.

A heated in ground pool will be installed with the latest equipment to properly maintain all of the necessary safety standards for health and continued enjoyment.

We estimate the opening of the clubhouse in May of 2009, and the pool and other amenities to follow at a later date. This clubhouse will be something we all can be proud of and to be used by all. Different groups will hold events; various crafts will take place, along with a small library of books donated by residents with a small exercise and a game/card room to follow.

Our goal is to create an efficient operating community center, which can be easily maintained for many future years of fun and relaxation.



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What Does My Monthly Condo Fee Cover?

- The basic maintenance of your lawn, landscaping and shrubs on a scheduled basis.
- Lawn and shrub fertilization three (3) times yearly.
- Maintenance of your automatic lawn sprinkler system and spring start-up and winterization.
- Snow removal of roadways and individual driveways. Snow removal procedures will be available soon.
- Septic tanks. A septic tank takes care of every two condo units with a shared leaching field. Septic tanks will be pumped in a timely scheduled program and additional times of emergency. Blockages from condo unit to septic tank will be cleared at condo owner's expense.
- Weekly rubbish pick-up in containers supplied by condo developers.
- The maintenance of the common areas including roads, drainage areas, open spaces, clubhouse and pool, recreational facilities and entrance feature.

What Will Be the Monthly Condo Fee?

At present, it is \$250 per month as of 12/08.

The above services are designed to remove the everyday chores of maintaining your property and providing you with leisure trouble-free living.



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TARA WOODS CONDOMINIUM TRUST

MOST OFTEN ASKED QUESTIONS CONCERNING DECLARATION OF TRUST AND MASTER DEED

- 1) Who are the present Trustees of the Condominium Trust?
Ronald J. Ferioli, Owner and Builder/Developer of Tara Woods, and Douglas R. Crociati, Mr. Ferioli's son-in-law, who is Vice President of RJF Homes, Inc.
- 2) How many Trustees can there be?
After the Operating Event (defined below), there shall be at all times not less than one (1) nor more than five (5) Trustees as designated by the Unit Owners. No Trustees need to be Unit Owners.
- 3) What is meant by the "Operating Event"?
The Operating Event occurs when 29 units are sold or five (5) years have elapsed from the date that the Master Deed is recorded, whichever occurs first. This is the time that the term of each new Trustee is determined by the Unit Owners.
- 4) Who controls and runs the Condominium Trust until the "Operating Event" takes place?
The Condominium Trust is run by the present Trustees as stated in #1. They will and must make all decisions to properly operate the project for present and future success and value.
- 5) Do Trustees have to be bonded?
No Trustee is obligated to give any bond or surety unless the Unit Owners (after the Operating Event) require that the Trustees give bond in such amount as specified.
- 6) Do the Trustees receive compensation?
Under section 3.7, the Unit Owners may agree (after the Operating Event) to give a Trustee or Trustees reasonable remuneration for services, etc.
- 7) Who are the Beneficiaries of this Trust?
They are the Owners of Units in the Condominium.
- 8) What are the powers of the Trustees?
They have all powers and duties necessary for the administration of the Condominium and may do all things in accordance with Section 10(b) and 11 of MGL Chapter 183A and other guide lines outlined in Section 5.1 of the By-laws.
- 9) What is a Unit Owner Responsible to maintain and repair in his or her Unit?
A Unit Owner is responsible for all interior plumbing, wiring, utilities, fixtures, pipes, drains, conduit for water, sewage, electric power and light, individual post light installed for each Unit adjacent to driveway and any additional landscaping placed by Unit Owner. In simple terms, everything from interior finish walls and ceilings, floors, windows, doors, etc.
- 10) Who is responsible for the landscaping and common grounds area around each Unit?
The Condominium Trust will maintain all of the grounds, including timely grass cutting, trimming of shrubs, weeding and fertilization three (3) times per year.

Tara Woods Condominium / Most Often Asked Questions
Concerning Declaration of Trust and Master Deed – page 2

- 11) Who will control the proper lawn sprinkler system?
The Condominium Trust will have some control as to how often and when different Unit Owners automatic sprinkler system comes on to maintain a well-groomed development and even flow of water pressure.
- 12) What is the snow removal policy?
The Builder has established that the Condominium Trust plows the roadways and will also plow Unit Owners' driveways. A more in-depth policy will explain priorities and reasonable timing to keep everyone happy, especially during a large snowstorm. The Condominium Trust will not de-ice private driveways or walkways.
- 13) How is a Reserve Fund started and maintained?
As each Unit is sold, each Unit Owner will pay into a working capital fund two (2) months estimated common area charges.
- 14) Who determines the monthly Condo Fee?
The Trustees prepare an estimated twelve (12) month budget of common expenses for the next fiscal year with reasonable contingencies and reserves. The budget is prepared and presented at least thirty (30) days prior to each fiscal year of the Trust.
- 15) May the Trustees appoint and hire a paid Managing Agent?
The Trustees, at their discretion, may appoint a Manager or Managing Agent to manage and keep records. The Trustees also may appoint or remove such agents, attorney, accountants, etc.
- 16) How are the individual Units to be insured?
The present Trustees have determined the best coverage and most cost-efficient way to insure each Unit is that each Unit Owner is to purchase his or her own Homeowners Policy and must provide the Trustees with copies of a Certificate of Insurance on the Condo Unit equal to 90% of purchase price. The Condominium Trust will provide a Blanket Comprehensive Liability Policy covering all common areas and building coverage on the Community Building when built. The liability limits carried by the Condominium Trust will be for One Million (\$1,000,000) Dollars.
- 17) What happens when a Unit Owner does not pay their monthly Condo Fee?
The Trustees are to notify the first mortgagee of any Unit in default and take any other appropriate legal action.
- 18) May Condo Fees be changed during a fiscal year?
Yes. If for any reason the Trustees determine that assessment so made is less than common expenses incurred, then a supplemental assessment may be made in monthly or other installments.
- 19) How are amendments made to the Declaration of Trust?
By a consent in writing of Unit Owners entitled to fifty one (51%) percent of the beneficial interest in the Trust.

Tara Woods Condominium / Most Often Asked Questions
Concerning Declaration of Trust and Master Deed – page 3

- 20) How are disputes handled that cannot be settled?
The dispute goes to arbitration as outlined in Article VIII – Disputes.
- 21) May exterior additions be made to Unit?
The Rules & Regulations under (2) Exterior Additions explains very clearly what may and may not be done.
- 22) May Unit Owners have a pet?
Yes. Customary household pets may be kept. The Rules & Regulations under Paragraph (C) Pets clearly explains the ownership of pets allowed.
- 23) Who maintains the septic system?
The Condominium Trust will be responsible to maintain a regular pumping schedule and also emergency pumping or repairs of the septic tank and leaching field. A 1500-gallon septic tank and leaching field per Title V regulations will service two (2) Units. Any blockage within the Unit or from the Unit to the septic tank will be taken care of by the Condominium Trust but at the Unit Owner's expense.
- 24) May a Unit Owner lease their own Unit?
Yes, but said lessee is subject to the provisions of the Master Deed, Condominium Trust and the By-Laws and Rules & Regulations.
- 25) What is an exclusive yard area?
The Condo site plan will have dashed lines which will estimate the exclusive yard area for each Condo Unit.
- 26) May repair work be done on vehicles?
No repair work may be done on a vehicle except within a garage.
- 27) Are motorcycles allowed within the Condominium?
Only with written consent of the Trustees of the Condominium Trust. The present owners have chosen to withhold approval until the owners take over.
- 28) May trucks or commercial vehicles be parked in driveways?
No -- only private passenger vehicles without signage. Small pickup-type trucks used for pleasure are permitted.



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TARA WOODS CONDOS

PRICING OF BASIC MODELS ----- Please call (508) 746-6244 for pricing.

The CARRINGTON
1700 s. f. of living area

The CANTERBURY
1535 s. f. of living area

The DEVONSHIRE (unfinished 2nd floor)
1500 s. f. of living area 1st floor

The DEVONSHIRE (w/finished 2nd floor)
2150 s. f. of living area

All units have two (2) car garages

*** INCLUDES:**

- 1) Oak raised panel kitchen cabinets
- 2) Gas fireplace w/blower
- 3) Oak floor in D/R & Great Room
- 4) Tile or oak floors in kitchen
- 5) Jacuzzi tub in master bath
- 6) Central A/C
- 7) Maytag refrigerator, electric stove, dishwasher and microwave oven
- 8) Set up for future security alarm system
- 9) Set up for future central vacuum
- 10) 2 or 3 paddle fans
- 11) Tube lights in room with no window
- 12) Cathedral or tray ceilings if shown on plans
- 13) Granite kitchen counters
- 14) Decks as shown on plans Weatherbest decking & vinyl rails
- 15) Standard colonial casings
- 16) Upgraded lighting w/NuTone switches
- 17) All units have 9' high ceilings
- 18) Halogen lighting under wall cabinets

NOTE: ALL PRICES & SPECS SUBJECT TO CHANGE WITHOUT NOTICE



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