



**1. How do I set up a showing of Sinclair Meadows?**

Sinclair Meadows is actively under construction therefore unsupervised site visits are not permitted. Please contact Garrett Reuss of Chaffin Light Real Estate at 970-379-3458 to schedule a site visit. Visit our website at [www.sinclairmeadows.com](http://www.sinclairmeadows.com) for more details.

**2. What is FAR and how many square feet can be built per lot?**

F.A.R.: Floor Area Ratio is a ratio determined by dividing the floor area of all the structures (above and below grade) on the Property by the total area of the Property. The FAR for each lot was determined by this formula during the land use approval process with the Town of Snowmass Village.

**3. What is the Floor Area Ratio for each lot?**

Lot #	Lot Square Footage	Allowable Square Footage (FAR)	Garage Sq Ft
Lot 1	21,665	3072	700
Lot 2	16,169	2413	700
Lot 3	17,974	2710	700
Lot 4	21,174	3042	700
Lot 5	24,924	3624	700
Lot 6	28,773	4131	700
Lot 7	35,393	4338	700
Lot 8	56,759	4500	700
Lot 9	27,823	4329	700
Lot 10	23,384	3672	700
Lot 11	13,482	2400	700
Lot 12	13,356	2400	700
Lot 13	14,072	2400	700
Lot 14	14,332	2400	700
Lot 15	15,188	2430	700
Lot 16	14,536	2400	700
Lot 17	17,056	2755	700

**4. What is included in the Sinclair Meadows Homeowner’s Association (HOA) assessments?**

HOA assessments will cover the costs of entry & common area maintenance, insurance, and reserve contributions. Specifics are contained within the HOA documents in the Due Diligence materials.

**5. Are pets permitted?**

Cats and dogs are allowed along with other small domestic animals provided they are not kept, bred, or maintained for any commercial purpose.





**12. Are there irrigation water rights or how can water be utilized for landscape features?**

There are no surface irrigation water rights to be conveyed with the Sinclair Meadows. Lots are serviced with domestic and outside irrigation water through the Snowmass Water and Sanitation District.

**13. Are fences permitted or required?**

Limited fencing is permitted in certain instances, please refer to the Design Guidelines.

**14. What is the height limit for each home?**

Building heights, pursuant to the Town of Snowmass Village Land Use Code, can be up to 28 feet measured up to the midpoint of the roofline.

**15. What is the design theme for Sinclair Meadows?**

Design Guidelines have been established to encourage the use of materials natural to the region within a mountain contemporary theme. The intent of the Design Guidelines is to foster creative, unique and timeless design.

**Other questions or information:**

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