

## *Madeline Farms, Frequently Asked Questions*

1. *Who provides utility services to Madeline Farms?*
  - a. *Electric Service is provided by Chickasaw Electric (901) 465-3591*
  - b. *Natural Gas is provided by Fayette-Hardeman Gas (901) 877-6236*
  - c. *Water, Sewer, and Garbage collection is provided by the City of Piperton (901) 853-4830*
  
2. *What are the future plans for Madeline Farms?*
  - a. *The current phase of building in Madeline Farms consist of 33 lots in Phase 1A. Phase 1B also contains 33 lots and current plans are to begin building in Phase 1B in the fall of 2019, (depending on the sales in Phase 1A)*
  - b. *Future phases of Madeline Farms will be developed in response to market demand and the current approval would provide up to 149 additional lots.*
  
3. *What amenities are planned for Madeline Farms?*
  - a. *Current plans include an additional entrance from Raleigh-LaGrange Road to be installed with Phase 2 of development which is designed to mirror the existing entrance.*
  - b. *Phase 2 improvements will also include installation of additional walking trails, common areas, and building the first phase of Madeline Farms lake.*
  - c. *Phase 3 is scheduled to add a community pavilion, completion of the walking trails and completion of Madeline Farms lake.*
  
4. *Is there a Homeowners Association and what are the HOA Fees?*
  - a. *Madeline Farms HOA is a Tennessee non-profit HOA and is responsible for the maintenance and upkeep of all the common areas and future common areas in Madeline Farms.*
  - b. *Additionally, the HOA is responsible for the enforcement of all covenants and restrictions in Madeline Farms as well as the approval of any building or structure to be located in Madeline Farms.*
  - c. *The HOA annual dues are currently \$250 per year. In the future, the dues can be adjusted as needed by HOA board of directors.*
  
5. *How does the sewer work?*
  - a. *Every home in Madeline Farms will have a tank and a pump on their lot that will be owned and maintained by the City of Piperton.*
  - b. *The pump on each lot pumps to a treatment facility that is located south of Madeline Farms and is owned and maintained by the City of Piperton.*
  - c. *Each home will pay a monthly sewer fee to Piperton (just like any city provided sewer service fee).*
  
6. *How do the property taxes compare with Collierville?*
  - a. *City of Piperton property taxes on a \$400,000 home are \$374.90 per year and Town of Collierville Taxes would be \$1,630 per year.*
  - b. *Fayette County property taxes on a \$400,000 home are \$1,507 per year and Shelby County taxes would be \$4,110.*
  - c. *Total property taxes are less than a third of what they would be in Collierville.*

7. *What schools do Madeline Farms children attend?*
  - a. *Public schools are part of the Fayette County School System: Southwest Elementary, West Jr High, and Fayette Ware High*
  - b. *Area Private Schools include: Rossville Academy, Fayette Academy, Briarcrest, St. George's, and Incarnation Catholic School.*
  
8. *How are the streets and drainage designed?*
  - a. *They have been designed with a rural cross section, meaning there will not be curb and gutter along the streets. Driveways will have a pipe that carries the rain water away down the front drainage ditches*
  - b. *Drainage has been designed to drain any storm water away from the house and to minimize the amount of water that is flowing through the road side ditches. This drainage design has been developed to minimize any long term drainage problems for Madeline Farms Owners.*