

# FAQ



## IS THERE A PRIORITY LIST FOR PURCHASING AT LUCERO?

There is no priority list for purchasing at Lucero, please see the “Steps to Purchase” for further details. Also, please join our interest list and like our Facebook page so we can keep you updated on our progress.

## HOW MANY HOMES ARE PLANNED AT LUCERO AND WHAT IS THE FLOOR COUNT?

Lucero will offer 125 luxury three-story townhomes within the Pacific Ridge Master Plan.

## WILL LUCERO BE A GATED COMMUNITY?

Yes, the entire Pacific Ridge Master Plan, which Lucero is a part of, will be a gated community.

## DO ALL THE HOMES AT LUCERO HAVE YARDS?

Each and every home at Lucero will have a private fenced yard for outdoor living and entertaining.

## WHAT ARE THE HOA DUES AT LUCERO?

During construction the monthly HOA dues are estimated to vary from \$327 to \$424. Monthly HOA dues are currently estimated to be \$332 at buildout. The HOA dues cover exterior maintenance, trash collection, limited insurance, maintenance of the community amenities and common areas, recreational facilities, and maintenance of the private streets.

## WHAT IS THE TAX RATE FOR LUCERO AT PACIFIC RIDGE AND ARE THERE MELLO-ROOS?

**There are no mello-roos at Pacific Ridge.** The tax rate for the current year is 1.11% of the purchase price.

## WHAT ARE THE BEDROOM/BATH COUNTS, GARAGE DETAILS, AND HOME SIZES?

<b>Lucero Residence 1</b>	3 Bedrooms/Flex Space/Up to 3.5 Baths/2-car Garage	1,569 sq.ft.
<b>Lucero Residence 2</b>	3 Bedrooms + Flex Space or Bed 4/Up to 3.5 Baths/2-car Garage	1,563 sq.ft.
<b>Lucero Residence 3</b>	3 Bedrooms + Flex Space or Bed 4/Up to 3.5 Baths/2-car Garage	1,824 sq.ft.

## WHAT ARE THE COMMUNITY AMENITIES AT LUCERO?

The community amenities for Lucero at Pacific Ridge will be spread across several recreational areas. Amenities include a community pool, a spa, BBQs, and covered seating areas. The community will also offer several playgrounds for various age groups with bench seating, as well as a large turf area.

## WHAT SCHOOLS WILL MY CHILD ATTEND?

Currently our children are proposed to attend:

Ivey Ranch Elementary (k-5)  
9/10 GreatSchools™ Rating  
4275 Via Rancho Road  
ivey-ousd-ca.schoolloop.com  
(760) 966-4800

MLK Junior Middle (6-8)  
8/10 GreatSchools™ Rating  
1290 Ivey Ranch Road  
mlk.ousd.ca.schoolloop.com  
(760) 901-8800

El Camino High School  
7/10 GreatSchools™ Rating  
400 Rancho Del Oro Drive  
echs-ousd-ca.schoolloop.com  
(760) 901-8000