

Frequently Asked Questions

Who will be choosing to live at Riverpark Crossing?

Riverpark Crossing is an active community for adults, both working and retired, who have decided they want to be free from home maintenance chores. They are ready to enjoy their friends, hobbies, and an active social life, while living in a prime location close to highways, shopping, cultural, fine dining and entertainment opportunities.

Are there any age qualifications?

There are no age qualifications for purchasing a home, but at least one person living in the household must be 55 or older. For 20% of the homes, residents can be under the age of 55. Anyone younger than age 19 may visit for three months or less, but may not be a permanent resident.

Can Riverpark Crossing accommodate people with health needs?

Many features of the homes are user-friendly and accessible. A town code requires steps from the garage, but ramps can be installed at an additional nominal cost. Most doorways on the first floor are 3 feet wide and all doors have levers for door handles. All models have master bedrooms and laundry on the first floor.

Are pets allowed?

Yes, up to two household pets are welcome. Invisible fences are allowed.

Does the community benefit from any town service?

Yes, Riverpark Crossing uses city water and city sewers. The trash is picked up by the town of Rocky Hill. Utility wires are all underground. However, Riverpark Crossing is on a private road maintained by the Association. Sidewalks throughout will also be privately maintained.

What roles does the Association play?

With ownership comes membership in the Association. Each home will be assessed a reasonable monthly fee to cover snow removal, lawn care, general outside maintenance and general condo insurance (providing coverages of common areas, but not of personal property).

What are the taxes?

Depending on the size home you build the taxes have ranged from approximately \$4500 to \$6500.

Do I own the land?

You do not own the land, however you have the exclusive right to your front and back yard.

Can I plant flowers or gardens?

You can add to the plantings around your home. You may also have your own vegetable garden, provided it is approved for size and location. You will be responsible for maintaining your additional plantings or gardens.

How many occupants are allowed per house?

Two occupants per bedrooms are allowed.

Can I make changes to the house plans?

The Builders will work with each homeowner to accommodate changes in the plans that are requested. All of the homes are custom built to fit the individual homeowners needs.