

GUIDELINES ADDENDUM

THE SOUTHERN PHASE 1

LOT #: _____ ADDRESS: _____

THIS GUIDELINES ADDENDUM IS HEREBY MADE PART OF THE CONTRACT.

FLOOR PLANS/ ELEVATIONS TO BE USED FOR GENERAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE .

ALL BEDROOMS AND CLOSETS WILL BE ENGINEERED HARDWOOD. THE REMAINING ROOMS WILL ALSO HAVE ENGINEERED HARDWOOD EXCEPT FOR BATHROOMS AND LAUNDRY ROOM, WHICH WILL BE TILE.

INTERIOR PAINT SELECTIONS TO BE LIMITED TO 2 COLORS PER UNIT. THIS WILL NEED TO BE SPECIFIED IN SELECTIONS ADDENDUM.

EXTERIOR PAINT COLORS TO BE LIMITED TO 5 COLOR COMBINATIONS. THIS WILL NEED TO BE SPECIFIED IN SELECTIONS ADDENDUM.

NO CHANGES MADE TO THE FLOOR PLANS.

WASHERS AND DRYERS WILL NOT BE INCLUDED IN THE PURCHASE OF PROPERTY.

BUYERS TO CHOOSE ONE OF THE THREE SELECTION OPTIONS. NO CHANGES WILL BE MADE WITHIN SELECTION OPTIONS. ADDITIONAL SPECIFIED UPGRADE OPTIONS WILL BE AVAILABLE FOR ADDITIONAL COST UPON REQUEST.

BUILDER DOES NOT BUILD FENCES. FENCES ARE NOT ALLOWED IN ACCORDANCE WITH THE HOA.

EARNEST MONEY TO BE \$25,000 NON-REFUNDABLE UNLESS THE FAULT OF THE SELLER. THE SELLER WILL WORK IN GOOD FAITH TO COMPLETE THE HOME BY THE CLOSING DATE. IT IS VERY POSSIBLE WITH THE CURRENT ENVIRONMENT WE ARE IN THAT THERE COULD BE A DELAY. CLOSING DATES ARE MERELY ESTIMATES.

IF EARNEST MONEY IS BEING HELD BY CANNON CLEARLY MCGRAW, EARNEST MONEY TO BE DELIVERED TO CANNON CLEARLY MCGRAW WITHIN 5 BUSINESS DAYS OF THE EFFECTIVE DATE OF THE CONTRACT OR SELLER HAS THE OPTION TO DECLARE THE CONTRACT NULL AND VOID. IF EARNEST MONEY IS BEING DEPOSITED WITH BUYERS' BROKERAGE, PROOF OF DEPOSIT TO BE DELIVERED TO LISTING BROKERAGE WITHIN 5 BUSINESS DAYS OF EFFECTIVE DATE OF CONTRACT OR SELLER HAS THE OPTION TO DECLARE THE CONTRACT NULL AND VOID. BUYER HAS 10 DAYS AFTER EXECUTED CONTRACT TO COMPLETE SELECTIONS SHEET.

THERE IS A \$250 ONE-TIME MAIL KIOSK FEE TO BE PAID BY BUYERS AT CLOSING.
BUYER TO PAY A \$1500 ONE TIME HOA START UP FEE AT THE TIME OF CLOSING.
BUYER TO PAY A \$250 HOA TRANSFER FEE TO KEITH COLLINS COMPANY AT THE TIME OF CLOSING.

BUYER TO PAY \$300 PER MONTH IN HOA DUES DURING THE TIME OF OWNERSHIP. THIS INCLUDES AN INTERNET FEE THROUGH THE AVAILABLE INTERNET SOURCE.

NORTHEAST SPARK INTERNET IS AVAILABLE.

ONLY 1 GAS LIGHT ON THE FRONT OF EACH HOUSE.

SELLER SIGNATURE: _____

BUYER SIGNATURE: _____

BUYER SIGNATURE: _____