

GUIDELINES ADDENDUM

THE SOUTHERN

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 ONE OF THE 5 COLOR COMBINATIONS FOR THE DETACHED SINGLE UNITS. 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.

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

EARNEST MONEY TO BE \$25,000 NON-REFUNDABLE FOR STANDALONE UNITS AND \$15,000 NON-REFUNDABLE FOR FLATS UNLESS THE FAULT OF THE SELLER.

THE SELLER WILL WORK IN GOOD FAITH TO COMPLETE THE UNIT 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 CLEARY MCGRAW, EARNEST MONEY TO BE DELIVERED TO CANNON CLEARY 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 SUMMIT MANAGEMENT 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.

MAXXSOUTH INTERNET IS AVAILABLE.

SELLER SIGNATURE: _____

BUYER SIGNATURE: _____

BUYER SIGNATURE: _____