

GUIDELINES ADDENDUM - THE LAMAR

LOT #:

ADDRESS:

FLOOR PLANS TO BE USED FOR GENERAL PURPOSES ONLY.

THERE WILL BE TILE IN ALL OF THE "WET" AREAS TO INCLUDE BATHROOMS, AND LAUNDRY ROOMS. WOOD WILL BE IN THE REMAINING AREAS OR "DRY" AREAS INSIDE THE HOME.

PAINT SHEENS: OUTSIDE: DOOR: MINWAX STAIN OR SATIN: WALLS AND TRIM: SATIN LATEX OR FLAT LATEX
INSIDE: WALLS: EGGHELL LATE :TRIM: LATEX SEMI-GLOSS: CABINETS: LACQUER SEMI-GLOSS: CEILINGS:
LATEX FLAT

INTERNET AVAILABILITY: ATT UVERSE AND CSPIRE

BUILDER DOES NOT BUILD FENCES. FENCES ARE ALLOWED TO BE CONSTRUCTED AFTER CLOSING WITH ARCHITECTURAL REVIEW COMMITTEE APPROVAL.

EARNEST MONEY TO BE \$10,000 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 POSSIBLE WITH THE CURRENT ENVIRONMENT WE ARE IN REGARDING COVID AND THE SUPPLY CHAIN CHALLENGES THAT THERE COULD BE A DELAY. IF THERE IS A DELAY, SELLER WILL GIVE A 30 DAY NOTICE TO THE BUYERS OF THE NEW ESTIMATED CLOSING DATE.

THE SWIMMING POOL AND PICKLE BALL COURTS ARE SLATED TO BE COMPLETED BY SUMMER OF 2023.

THE YARD LANDSCAPING MAINTENANCE & IRRIGATION MAINTENANCE (IRRIGATION MAINTENANCE ONLY INCLUDED IN PHASE 4 + TINY HOMES + LOTS 1A-1K) IS INCLUDED AS PART OF THE MONTHLY HOA DUES.

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 OR 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 7 DAYS AFTER EXECUTED CONTRACT TO COMPLETE SELECTIONS SHEET.

THERE IS A \$150 ONE-TIME MAIL KIOSK FEE AT CLOSING TO BE PAID BY BUYERS.
BUYER TO PAY A \$500 ONE TIME HOA STARTUP FEE AT THE TIME OF CLOSING
PID TAX IS CURRENTLY PLANNED TO BE APPROXIMATELY \$500 PER YEAR.

BUYER TO SIGN OFF AND ACKNOWLEDGE THE PID TAX LETTER AS PART OF THIS CONTRACT.

THE "TINY HOMES" IN LOTS 8-1 THROUGH 8-14 CURRENTLY HAVE AN HOA FEE OF \$100 PER MONTH.
THE HOMES ON LOTS 1A-1K HAVE AN HOA FEE OF \$140 PER MONTH.
ALL OTHER LOTS HAVE AN HOA FEE OF \$125 PER MONTH.

SELLER SIGNATURE:

BUYER SIGNATURE:

BUYER SIGNATURE:
