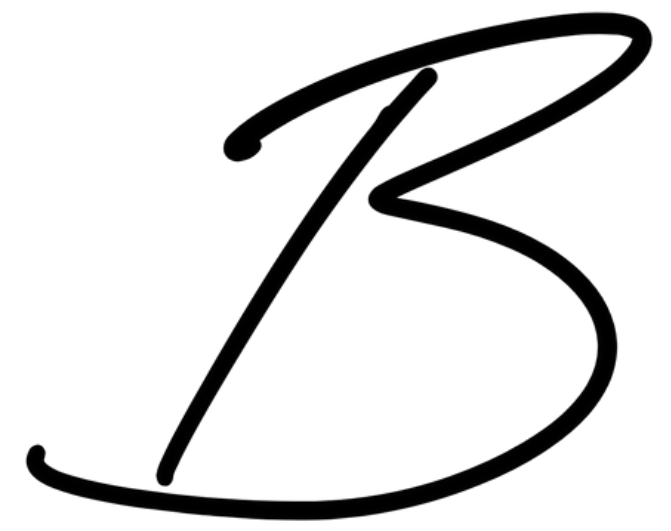


GUIDELINES ADDENDUM



BELMONT

LOT #:

ADDRESS:

THIS GUIDELINES ADDENDUM IS HEREBY MADE PART OF THE CONTRACT.

ALL BEDROOMS AND CLOSETS (EXCEPT THE MASTER) WILL HAVE CARPET. THE REMAINING ROOMS WILL HAVE HARDWOOD EXCEPT FOR BATHROOMS AND LAUNDRY ROOM, WHICH WILL HAVE TILE. ADDING HARDWOOD IN REMAINING BEDROOMS AND CLOSETS IS AN UPGRADE TO BE PRICED PER HOUSE.

INSIDE: LATEX: WALLS: FLAT, TRIM: SEMI-GLOSS, CEILINGS: FLAT

INTERIOR PAINT SELECTIONS TO BE LIMITED TO 3 COLORS

EARNEST MONEY TO BE \$20,000 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 THAT ARE UNCONTROLLABLE BY THE SELLER. 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 14 DAYS AFTER EXECUTED CONTRACT TO COMPLETE SELECTIONS SHEET.

BUYER TO PAY A \$200 HOA TRANSFER FEE TO SUMMIT PROPERTY MANAGEMENT AT THE TIME OF CLOSING.

BUYERS ACKNOWLEDGE THE CURRENT HOA FEE IS \$350 PER MONTH WHICH IS SUBJECT TO CHANGE.

BUYER TO PAY \$1000 START UP FEE TO SUMMIT PROPERTY MANAGEMENT AT THE TIME OF CLOSING.

INTERNET AVAILABILITY: C-SPIRE

THE YARD LANDSCAPING MAINTENANCE & IRRIGATION MAINTENANCE ARE INCLUDED AS PART OF THE MONTHLY HOA DUES.

FLOOR PLANS/ELEVATIONS ARE TO BE USED FOR GENERAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT SELLER'S DISCRETION AT ANY TIME WITHOUT NOTICE.

CROWN MOLDING IN COMMON AREAS DOWNSTAIRS

BUILDER/SELLER DOES NOT PROVIDE TOWEL BARS OR TOILET PAPER HOLDERS IN BATHROOMS.

BUILDER/SELLER DOES NOT PROVIDE MIRRORS

BUILDER/SELLER DOES NOT PROVIDE WINDOW SCREENS

BUYERS ACKNOWLEDGE THAT THERE WILL BE NO CHANGES MADE BY THE BUYER TO THE FLOOR PLAN AND SELECTION SHEET

BUYERS ACKNOWLEDGES THEY HAVE RECEIVED THE COVENANTS

BUYERS ACKNOWLEDGES THEY WILL RECEIVE & REVIEW NEW OWNERS PACKET PRIOR TO CLOSING.

SELLER SIGNATURE:

BUYER SIGNATURE:

BUYER SIGNATURE: