

XII

THE HIGHLANDS
PHASE 12

GUIDELINES ADDENDUM

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 (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.

BRICK ALLOWANCE TO BE PROVIDED FOR BUYER TO MAKE THEIR OWN SELECTION IF HOME IS TO BE LEFT UNPAINTED. THIS WILL NEED TO BE SPECIFIED IN SELECTIONS ADDENDUM.

PAINT SHEENS: OUTSIDE: ALL SATIN

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

INTERIOR PAINT SELECTIONS TO BE LIMITED TO 3 COLORS. COLORS TO BE FROM SHERWIN WILLIAMS.

NO CHANGES MADE TO THE FLOOR PLAN EXCEPT ADDING A WOOD BURNING FIREPLACE FOR \$30,000 EACH AND FINISHING OUT BONUS ROOM(S) WHICH WILL BE PRICED PER HOUSE.

IF APPLICABLE TO THE FLOOR PLAN, STANDARD POWDER ROOM (½ BATH) COMES WITH A PEDESTAL SINK. VANITY AND COUNTERTOP CAN BE ADDED AS AN \$1,800 UPGRADE. (24" WIDE VANITY)

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

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. 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 14 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 \$200 HOA TRANSFER FEE TO KEITH COLLINS COMPANY AT THE TIME OF CLOSING.

INTERNET AVAILABILITY: NE SPARK

SELLER SIGNATURE:

BUYER SIGNATURE:

BUYER SIGNATURE: