

Addendum "A"
Autumn Ridge Estates

Seller: Autumn Ridge Hartford LLC

Buyer: _____

Property: _____

Offer to Purchase dated: _____

The following terms, conditions, protective covenants and agreements supplement those set forth in the above referenced Offer to Purchase, and are an integral part thereof. To the extent the terms, conditions, protective covenants and agreements set forth in this Addendum A conflict with those set forth in the Offer to Purchase, Addendum A shall control.

I. Subdivision Protective Covenants. Buyer acknowledges that prior to the execution of this Offer, Buyer has received and reviewed the Protective Covenants for the Subdivision (the "Covenants") and Buyer approves and accepts the terms and conditions contained therein. Buyer understands that ownership and use of property purchased in the Subdivision will be subject to the provisions, restrictions and conditions contained in the Covenants. Buyer understands that the Covenants may be subject to further amendment before or after closing, in accordance with the amendment provisions set forth in the Covenants.

II. Association Fees. Buyer is aware that 2017 annual fees have been established for the Subdivision according to the Restrictions and that Buyer will be responsible for the annual association fee of \$150 (which will be prorated for the year of closing).

III. Additional Fees. Buyer acknowledges and agrees that Buyer is responsible for payment of any and all impact fees, sewer connection fees, water connection fees, interceptor fees, and any other fees, charges, expenses or assessments imposed, levied or assessed against the Property and pertain to charges associated with the construction of a single family home on the Property, and that Buyer has independently investigated the amount of said fees, charges, expenses and assessments with the Municipality and the applicable utilities. Any and all such costs are subject to change at any time and are not included in the purchase price for the Property under this Offer.

IV. Mailbox and Lamppost. A fee of \$260 will be collected by the HOA at each Lot closing for installation of the mailbox. The Declarant will cause the initial installation of the mailbox, as selected by the Declarant, in locations as determined by the U.S. Postal Service. Buyer accepts this mailbox location and/or placement. Maintenance and repair of the mailbox is the responsibility of the lot owner. Lampposts are not required, the lampposts at the site are street lamps for the public street and We Energies maintains them.

V. Street Trees and Sidewalks. Buyer is aware that buyer shall be required to construct a 5-foot wide concrete sidewalk which shall be installed within the public right-of way along the entire Right-of-Way frontage of each lot (property line to property line) prior to the lot owner applying for a Conditional Occupancy Permit. In the event that a Conditional Occupancy Permit is sought between November 15 and March 1 of the following year, the applicant of the Occupancy Permit shall place in an escrow account an amount as determined by the City Engineer sufficient to cover the expense of installing the required sidewalk. In this event, the applicant shall install the sidewalk by May 15 of the following year. If the applicant fails to install the sidewalk, the City may do so and use all or part of the escrow funds. If the escrow funds are insufficient to cover the entire cost of sidewalk installation, the balance of the sidewalk expense may be collected as a special assessment against the applicant's property. Buyer is also aware that each single-family lot owner shall install two city-approved trees along any lot having a street frontage of 100 feet or less, or 3 city-approved trees along wider street frontages. Owners of single-family corner lots shall install at least a total of 3 city-approved trees along their total street frontage within the terrace. (Street tree plan attached)

VI. Real Estate Taxes and Assessments. Buyer is aware that all property is subject to the possibility of reassessment which may result in increased real estate taxes.

VII. Buyer's Inspection. During the pendency of this Offer, Seller agrees that Buyer or Buyer's agents shall be given access to the Property for the purpose of soil analysis, land survey, and engineering. The time, location and means of access to the Property shall be subject to Seller's reasonable approval. Any disturbances to the surface shall be restored to substantially its previous condition at the sole cost of Buyer. Buyer further indemnifies and holds Seller

harmless from and against all claims arising from Buyer's activities on the Property prior to the date of closing. In the event of any such testing, Buyer shall restore the ground surface and the compaction, with verification of compaction by engineer's report, to the condition immediately prior to such test. In the event the results of any such testing disclose adverse subsoil conditions which would prohibit the construction of a house with a normal twelve course basement, without extraordinary expense, Buyer shall have the right, at Buyer's sole option, to declare this Offer to Purchase null and void, and in such event, all earnest money shall be returned to Buyer. Buyer's right to conduct soil tests, and Buyer's right to terminate this Offer pursuant to this provision, shall be deemed waived unless written notice of termination, together with copies of any such soil tests, are delivered to Seller prior to closing of this transaction.

VIII. Buyer Reliance and Release. Buyer acknowledges that in purchasing the subject property, Buyer has relied and will rely solely upon Buyer's own independent inspection and analysis of the property and conditions affecting the property and this transaction. Buyer releases Seller and Broker from any and all liability in any way relating to any defects, matters and/or conditions affecting the property or this transaction of which any Buyer had actual knowledge prior to acceptance of this agreement, which are disclosed in this agreement and/or which are discovered by or disclosed to any Buyer (by Seller, by Broker or by any third party) prior to the expiration of any applicable inspection or other contingency. Except as set forth elsewhere in this contract, Buyer further acknowledges that Buyer has not requested Seller or Broker to verify or determine any matters which are material to Buyer's decision to purchase, and that there are not other items or conditions that are material to Buyer's decision to purchase this property.

IX. Building and Site Development Requirements. Buyer acknowledges receipt of the Building and Site Development Requirements per the Covenants and agrees to be bound thereby and understands that all building plans, stake out surveys and yard grades, etc. must be approved by the Architectural Control Committee and the Municipality for the Subdivision prior to construction. A Master Grading Plan establishes that all home builders are required to final grade their lot in accordance to that master plan. Furthermore all homeowners understand that this grade must be maintained in perpetuity.

X. Conflict with Approved Forms. It is intended that this document be used with an approved form as set forth in RL 16.03. In the event that any provision of this Addendum conflicts with the provisions of the approved form, the provisions of this Addendum shall control.

XI. Seller's Real Estate Condition Report. This property is vacant land; there is no Real Estate Condition Report and Buyer waives their right to receive one.

XII. Broker Disclosure. Seller's affiliate, Neumann Companies Inc., is a licensed real estate brokerage entity in the State of Wisconsin, and Matt K. Neumann, Seller and a principal of Neumann Companies Inc. is a licensed real estate broker.

XIII. GAP. GAP Insurance is not included. If Buyer chooses to have GAP coverage, Buyer will request the coverage and will pay the fee.

Seller:
Autumn Ridge Hartford LLC

By: _____ Date: _____
Matt K. Neumann, President, Neumann Companies, Inc. Sole Member

_____ Buyer Date: _____

_____ Buyer Date: _____



Checklist | Autumn Ridge (Hartford)

Submit to N27 W24075 Paul Court, Suite 200
Pewaukee, WI 53072

For more information contact:

For Lots 8 & 22 – TOH to submit to Michael at FRED
melissa@neumanncompanies.com or wendy@neumanncompanies.com

- Items Needed for approval delivered to Neumann Companies office:
 - 11 x 17 plans (either emailed or dropped off)
 - 1 Survey
 - Color Sheets showing pictures and names of siding/stone/trim choices (at time of color selections, please access the following link to look over other lot colors previously approved within the same vicinity: <https://docs.google.com/a/sunvest.com/spreadsheets/d/1-09GjqeL5mB0LH7k2em-I2O6h-ApLkatMqmlp7ue39w/edit#gid=0>)
- Colors submitted – list colors here for:
 - Siding _____
 - Stone _____
 - Trim _____
- Dwelling size
 - 1,600 sq ft for one-story
 - 2,000 sq ft for one and a half story w/1,600 on the first floor
 - 2,000 sq ft for more than one story (*two-story; split level; bi-level*)
- Materials
 - Natural Materials which shall include cement board siding and high-quality vinyl (e.g. *CertainTeed Monogram Heavy-Grade .044 D4 or D5*)
 - Fascia and soffit may be aluminum
- Windows
 - Minimum of 2 windows on front and each side elevation, unless fewer windows are approved by Declarant in writing
 - Windows must be trimmed with casing, shutters or other trim
- Roofing materials
 - Wood shakes, dimensional shingles, asphalt or better
 - 3-tab shingles are not allowed
- Roof pitch
 - One-story homes must have a minimum pitch of 8/12
 - More than one-story must have a minimum pitch of 6/12, except near dormers (*one and a half story; two-story; split level; bi-level*)
- Garage must be attached
 - Requirements listed on attached City of Hartford Memorandum
 - Total area shall not exceed 900 square feet or the ground floor area of the dwelling portion of the principal structure, whichever is greater.
 - Minimum street setback is 40 feet on interior lots, 25 feet on corner lots.
 - Front entry garages are permitted but side entry garages are strongly recommended



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- Setbacks: to follow minimum requirement as shown on subdivision plat
 - Front – 25'
 - Side – 10'
 - Rear – 25'
- \$260 will be collected by the HOA at closing for installation of the mailbox. The Declarant is responsible for the installation of the mailbox. The location is determined by the US Postal Service.
- Lampposts are not required.
- Trees
 - Owner is required to plant 2 trees with a minimum 2" trunk diameter at grade along the front lot line in the locations and species as shown on the City's approved street tree plan
 - No living tree with a 2" or larger caliber shall be cut down without consent of the Declarant
- Extras
 - No antenna, aerial, satellite dish or cable for TV/Radio greater than 24" or visible from the roadway or neighboring lots
 - No above ground pools or tennis courts allowed
 - One outbuilding per lot permitted, provided it is of a style, color and building material consistent with the home on the lot. ACC approval required
 - One pet kennel per lot permitted, subject to ACC approval
 - No fences shall be greater in height than 6' tall. No perimeter log fencing is permitted without ACC approval
 - Driveway approaches must be concrete. Drives can be asphalt, cement or brick. See CC & Rs for driveway setbacks