

Addendum "A"
Reflections Village

Seller: Reflections Village, 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 fees have been established for the Subdivision by the Home Owners Association according to the Covenants and that Buyer will be responsible for the annual association fee. The 2017 fee is \$500.

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. **Connection Fees for Community Well and Septic.** Buyer is aware that buyer will pay a water connection fee of \$900 and a sewer connection fee of \$900 to the HOA at time of closing for lots 7, 8, 9, 11, 12, 16, 18, 21, 23, 24, 26, 35, 36, 38, 51 and 55.

V. **Connection Fees for Community Septic.** Buyer is aware that buyer will pay a sewer connection fee of \$900 to the HOA at time of closing for Lots 2, 3, 4, 5, 6 and 56.

VI. **Private Wells.** Buyer is aware that lots 2, 3, 4, 5, 6, 56, 57 and 58 will require individual private wells and buyer shall be responsible for all costs of constructing and maintaining a private well.

VII. **Private Mound System.** Buyer is aware that Lots 57 and 58 will need a private mound system and will not connect to the community septic.

VIII. **Bedroom Allocation.** Buyer is aware and accepts that there are limitations on the amount of bedrooms that may be constructed in the home. Lots 35, 36 and 38 are allocated four (4) bedrooms. All other lots are allocated three (3) bedrooms.

IX. **Uniform Mailbox.** Each lot shall have a uniform mailbox and newspaper box on a uniform post, which shall be installed by the Buyer at the Buyer's expense in a location 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.

Mailbox: Special Lite Berkshire SCB-2015 Berkshire Curbside Mailbox with Paper Tube, Black
<https://amzn.com/B003V5LV0Y>

Post: Special Lite Ashland SPK-600 – Ashland Post and Burial Kit, Black <https://amzn.com/B002BWOQ0K>

Numbers: Special Lite BR@ - 2" Polished Brass Numbers, Brass (mounted on front of mailbox)
<https://amzn.com/B003UX86UK>

X. **Water Meter.** Buyer is aware that a water meter must be purchased and installed at their expense prior to their occupancy. The Seller or HOA will not fund the meter nor the installation of the meter. Once the meter is installed, water and septic usage rates will apply. Information on the water meter dimensions and where to purchase the meter is as follows: 5/8 x 3/4 Model 25 Bronze water meter with HRE register gallon

Nicor connector & Orion CE remote narrow band 25' wire with Nicor connector bronze connections.
Contact: Bonnie Anderson w/ Midwest Meter Inc. Office: 262-677-2887, Fax: 262-677-2882,
www.midwest-meter.com

XI. 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.

XII. 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.

XIII. 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.

XIV. 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.

XV. 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.

XVI. 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.

XVII. 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.

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

Seller: Reflections Village, LLC

By: _____ Date: _____
Matt K. Neumann, President, Neumann Companies, Inc., sole member

_____ Buyer Date: _____

_____ Buyer Date: _____



Checklist | Reflections Village

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

For more information contact:

melissa@neumanncompanies.com or wendy@neumanncompanies.com

- Plan submission materials
 - 11 x 17 plan set
 - Lot survey or site plan
 - Color Sheets showing pictures and names of siding/stone/trim choices
- Colors submitted – list colors here for:
 - Siding _____
 - Stone _____
 - Trim _____
- House Size:
 - Less than 1/3 acre ranch – 1,300 square feet minimum
 - More than 1/3 acre ranch – 1,500 square feet minimum
 - 1½ and 2 story – 1,700 minimum w/900 on the first floor
 - Split level and bi-level homes are not allowed.
- Garage
 - Attached
 - Square footage between 400 and 900
 - Designer carriage style garage doors preferred
- Exterior Siding materials:
 - Natural stone or cultured stone
 - Structural or thin-cut face brick
 - Cement board, LP Smart Siding, or HardiePlank permitted with wood or composite corner boards
- Exterior Trim
 - Soffit & fascia of natural wood materials or aluminum
 - Siding to include corner boards (excludes brick or stone)
 - All windows to be wrapped on all four sides
 - If shutters are used, only top and bottom must be wrapped
 - If grids are used, they must be used on all 4 elevations
 - If windows are surrounded by brick, soldier course or other pattern may be used.
- Roof
 - Minimum pitch of 10/12 for ranch
 - Minimum pitch of 8/12 for 2-story
 - Other pitch only as specifically approved by the ACC
 - Dimensional shingles
 - Conventional asphalt shingles are not permitted
- Fireplaces
 - Direct vent fireplaces are permitted
 - If there is an exterior chimney, it must extend from grade to the roof line.
Acceptable materials are:
 - Structural or thin-cut face brick
 - Natural stone or cultured stone



Checklist | Reflections Village

- Setbacks
 - Front of Home – 15 ft from all street property lines (excluding garage)
 - Side – 12.5 ft
 - Rear – 25 ft
 - Garage – 25 ft from front streets for forward facing garages
- General Requirements
 - House numbers must be a minimum of 3” tall and be placed on garage wall facing street
 - All exterior walls to have a door, window or architectural feature every 20’
 - The look and feel of the home design must fit in with the surrounding homes to give the neighborhood a feeling of cohesiveness
 - Outbuildings, swimming pools, fences, tennis courts, and playground equipment to be approved
 - Above-ground pools not allowed
 - No antenna, aerial, satellite dish or cable for TV/Radio greater than 40”
 - Mailboxes must be purchased and installed at the builder/homeowners expense. The mailbox, post, and numbers must be the approved models listed below. Contact the USPS for the installation requirements.
 - **Mailbox:** Special Lite Berkshire SCB-2015 – Berkshire Curbside Mailbox with Paper tube, Black – <http://www.specialliteproducts.com/mailboxes/curbside/berkshire.aspx>
 - **Post:** Special Lite Ashland SPK-600 – Ashland Post and Burial Kit, Black <http://www.specialliteproducts.com/mailboxes/posts/ashland.aspx>
 - **Numbers:** Special Lite BR2 – 2” Polished Brass Numbers, Brass (mounted on the front of mailbox) <http://www.specialliteproducts.com/mailboxes/accessories/addressnumbers.aspx>
 - **Preferred Supplier:** Amazon.com
 - Buyer must purchase and install water meter at their own expense prior to occupancy. Water meter must be 5/8x3/4 Model 25 Bronze water meter with JRE register gallon Nicor connector & Orion CE remote narrow band 25' wire with Nicor connector bronze connections. Contact Connie Anderson, 262-677-2887, to purchase.
- All porch decking must be maintenance free
- Declarant approved mailbox for uniformity

Character Guidelines

- Balconies, porches, roof overhangs, and similar architectural elements shall define street side entrances.
- Varied building setbacks are encouraged.
- Front facing garage doors should have appropriate architectural detailing.
- Every effort will be made to avoid blank walls on all elevations. There should be no blank walls greater than 20 feet in length.
- Architectural elements such as turrets, spires and bays are encouraged.
- Permitted accessory structures are required to match the architectural character of the home. All accessory buildings require ACC approval.

To see examples of previously approved homes, email melissa@neumanncompanies.com