

Homesite Beautification Deposit

(Addendum to the CREG Purchase Agreement)

WHAT you get...

Upon completion of construction & installed landscaping, the Homeowner is entitled to a **\$290.00 REIMBURSEMENT** subject to the following:

HOW you get it...

1. Install landscaping & lawn within 4 months of house completion as described in item 18 of the covenants. (Exception: The installation may be extended to the following spring if home is completed during late fall or winter months when landscaping is impractical - written approval is required).
2. Complete compliance with all of the items contained in the recorded Protective Covenants, Restrictions, Limitations, and Easements, with emphasis on construction damage & erosion control measures as outlined in Exhibit B of the Recorded Covenants and Restrictions.

Please take note...

A suitable dumpster or other approved trash containment is required on all building sites in addition to a construction toilet and silt fencing. Homeowner/Builder shall forfeit return of Beautification Deposit in entirety if not in compliance. The Homeowner's Association reserves the option to reduce the total reimbursement amount if the homeowner or their builder fails to comply with all the items contained in the covenants. The amount of reduction will be commensurate with any costs or damages, which could include cost for lot maintenance, or failure to pay Homeowners Association dues, and all other cost incurred to bring the homeowner/homesite into compliance. This reimbursement is made part of a Purchase Agreement/ Design Review Contract dated _____ between Seller and Buyer and is binding on all parties.

Sub: _____ **Lot:** _____ **Address of Lot:** _____

If this lot is resold prior to completion of construction and installation of the homesite landscaping and lawn, the deposit will be returned to the new owner of this lot only upon installation of their homesite landscaping and lawn. All requirements and stipulations of this Beautification Deposit and the **Protective Covenants, Restrictions, Limitations, and Easements** shall apply to the new owner. If for any reason the original owner of this lot has not completed the installation of their homesite landscaping or lawn within 3 years (36 months) of the following date _____, the developer reserves the right to retain 50% of the Beautification Deposit.

I have read, understand, and agree to all of the above.

Homeowner's Signature/Date

Developer/Homeowner's Association Signature/Date



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— & —
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PROPERTIES