



Hawks Ridge Subdivision

Addendum 1-A to WB-13. This addendum is made part of the Vacant Land Offer to Purchase dated _____ for Hawks Ridge Subdivision, Lot _____, in the Village of Grafton.

1. Earnest money shall be made payable to **Kaerek Homes, Inc IBRETA Trust**.
2. Buyer acknowledges receipt of the Declaration of Restrictions for Hawks Ridge subdivision. Copies of the subdivision grading plan, subdivision final plat, storm water management measures and maintenance agreement and structural fill test (if applicable for this lot) can be found under the documents section on the MLS listing for this lot.
3. Seller makes Buyer aware that the deed restrictions call for the establishment of an HOA and the initial yearly assessment is \$50 per lot. An HOA startup assessment fee of \$500.00 shall be paid to Developer at Lot closing.
4. Buyer is aware the deed restrictions establish an Architectural Control Committee. Plans, surveys and landscape must be approved. Please submit to Kaerek Homes, Inc. 11600 W. Lincoln Ave., West Allis WI 53227.
5. Seller makes Buyer aware that a \$1,000 bond payable to the Developer and a \$2,000 bond payable to the Village of Grafton will be charged at closing. These bonds are refundable upon the completion of landscaping, concrete driveway, planting of 3 trees, and sidewalk free of cracks (section 7.1 of restrictions).
6. Buyer is aware a community mailbox is a subdivision requirement. Buyer will be charged \$2,000 at lot closing for mailbox and street trees. The community mailbox and street trees which are determined by the Village of Grafton will be supplied and installed by the Developer.
7. Buyer understands and accepts that Seller is not providing a Vacant Land Disclosure Report and hereby waives any rescission rights related to the same. Lot is sold "as is" with no warranty or representation. Buyer reserves the right, prior to closing, to perform subsoil boring tests (outside lots' buildable area) at Buyer's expense. If bore tests produce negative results, Seller shall sign a mutual release and release earnest money once testing is complete and Buyer restores lot to original condition. If Buyers build with Kaerek Homes, Inc. the site improvements are at a fixed cost.

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8. Seller makes Buyer aware that the Owner/Developers are Wisconsin licensed Real Estate Brokers.
9. Seller makes Buyer aware that Buyer is responsible to confirm current Village of Grafton fees associated with new construction when not building with Kaerek Homes, Inc.

**Kaerek Homes, Inc. has executed Addendum 1-A to
Offer to Purchase**

Buyer: X Date: X

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Seller: _____ Date: _____
Hawks Ridge Land Holdings, LLC.

March 18, 2026