

Stonehaven Addendum

Stonehaven Development, LLC Bluff Road — Whitewater, Wisconsin

This Addendum is made part of the Residential Offer to Purchase or purchase agreement (the "Offer") between Stonehaven Development, LLC ("Seller") and _____ ("Buyer"), dated _____, 20____, regarding the property located

at: _____ (the "Property").

1. Affiliated Business Relationship Disclosure

Buyer is hereby informed that Tim Vandeville Jr. is a licensed Wisconsin real estate Broker, Owner of Legacy Realty Group, LLC. Legacy Realty Group, LLC is an entity related to and affiliated with Stonehaven Development, LLC, the Seller in this transaction. Tim Vandeville Jr is an owner of Stonehaven Development, LLC. Legacy Realty Group, LLC may receive a real estate commission of up to 5% of the sale price of the Property in connection with this transaction.

Buyer acknowledges that this relationship means Seller and the listing agent/broker have a financial interest in this transaction beyond the sale of the Property itself. Buyer has the right to select independent legal counsel, an independent real estate agent to represent Buyer's interests, and any other independent service providers of Buyer's choosing. Buyer is not required to use Legacy Realty Group, LLC or any affiliated entity in connection with this transaction. There are no benefits to Buyer and no penalties for not using affiliated services.

2. City of Whitewater Development Agreement — Deed Restriction Notice

Buyer is hereby notified that the Property is subject to a Development Agreement between Stonehaven Development, LLC and the City of Whitewater, Wisconsin dated April 30, 2026, which has been recorded against the Property in the Register of Deeds for Walworth County, Wisconsin. Buyer is strongly encouraged to review the Development Agreement in its entirety prior to closing.

Pursuant to the requirements in the Development Agreement, Stonehaven Development, LLC recorded a deed restriction against all properties in the Stonehaven development project that includes the following provisions:

Owner Occupancy Requirement. Each home must be owner-occupied through December 31, 2041. Buyer agrees, as a condition of purchase, that the Property will be used as Buyer's

primary residence and will remain owner-occupied through December 31, 2041, except as may be permitted in writing by the City of Whitewater.

Resale Price Limitation — First Five Years. During the first five (5) years following the initial sale of the Property by Stonehaven Development, LLC, if Buyer sells the Property to a third party and the sale price exceeds the Capped Sale Price (as defined below), Buyer shall pay the City of Whitewater the difference between the actual sale price and the Capped Sale Price at the time of closing of that subsequent sale.

The "Capped Sale Price" is calculated as: (a) the original purchase price Buyer paid to Seller, plus (b) the cost of any capital improvements Buyer made to the Property since purchase, plus (c) an inflation adjustment based on the FHFA House Price Index for Wisconsin from the date of original purchase through the date of the subsequent sale.

Buyer acknowledges that this resale limitation is a covenant running with the land and is binding upon Buyer and Buyer's successors and assigns for the five-year period following the initial sale. The City of Whitewater has the right to monitor and enforce this restriction. Seller's obligations are limited to recording the deed restriction and Seller has no further monitoring or enforcement responsibility.

Buyer agrees to accept title to the Property subject to the above deed restrictions.

3. No Builder Warranty

Buyer acknowledges and agrees that Stonehaven Development, LLC makes no warranty, express or implied, with respect to the Property, the home, or any improvements thereon, including but not limited to any implied warranty of habitability, workmanship, merchantability, or fitness for a particular purpose.

The home constructed on the Property was built using licensed subcontractors. Seller will provide Buyer, prior to closing, a written list identifying all subcontractors who performed work on the Property, including contact information for each ("Subcontractor List"). Buyer acknowledges receipt of the Subcontractor List prior to closing.

Buyer agrees that any post-closing concerns, defects, warranty claims, or service requests related to work performed on the Property shall be directed by Buyer solely to the applicable subcontractor(s) responsible for that scope of work. Seller shall have no obligation to respond to, remediate, or coordinate any post-closing warranty or service request. Buyer assumes full responsibility for pursuing any such claims directly with the applicable subcontractor or through any applicable manufacturer warranty on installed systems, materials, or appliances.

Buyer is strongly encouraged to obtain an independent home inspection prior to closing. Any deficiencies identified during inspection must be addressed prior to closing or waived in writing.

by Buyer. Seller's sole obligation is to deliver the Property in the condition described in the Offer at the time of closing.

4. Offer Submission, Review, and Acceptance Policy

Buyer acknowledges that due to the terms and conditions of the Development Agreement between Stonehaven Development, LLC and the City of Whitewater, Wisconsin, Seller is subject to a maximum sale price limitation. Accordingly, the following offer submission and acceptance policy applies to all Properties in this development:

Maximum Sale Price. Seller will not accept any offer at a price exceeding the published asking price for the Property. Any offer submitted at a price above the listed asking price will not be considered and will be returned without review.

Order of Review. All offers will be reviewed in the order in which they are received. For purposes of this policy, "received" shall mean delivered to and time-stamped in Listing Agent's email inbox at tim@trustinlegacy.com. Offers submitted by any other means, including physical delivery, fax, or delivery to any other email address, shall not be considered received until forwarded to and confirmed at that inbox. Seller assumes no responsibility for delivery failures, delays, or technical issues outside Seller's control.

Acceptance Policy. The first complete, full-price offer received that does not include a home sale contingency shall be accepted by Seller, regardless of other financing contingencies or inspection contingencies. A "full-price offer" means an offer at the published asking price with no reduction, credits, or concessions requested at the time of submission.

Buyer acknowledges that Seller's acceptance policy is non-negotiable and is applied uniformly to all prospective buyers in compliance with applicable fair housing laws. Seller reserves the right to reject any offer that does not comply with this policy or that contains terms inconsistent with the Development Agreement or Seller's obligations thereunder.

5. Buyer Acknowledgment

Buyer acknowledges that:

- Buyer has received and read this Addendum in its entirety prior to entering into the Offer to Purchase.
- Buyer has been advised to seek independent legal counsel to review the Development Agreement, deed restriction, and all other matters described herein before signing.

- Buyer has been informed of the affiliated business relationship between Stonehaven Development, LLC and Legacy Realty Group, LLC, and understands Buyer is not required to use any affiliated service provider.
- Buyer understands that Seller makes no builder warranty and that post-closing concerns must be directed to the applicable subcontractor.
- Buyer understands and accepts the offer submission and acceptance policy described in Section 4.
- Buyer has read and understands this Addendum in full.

BUYER: _____ Date: _____

BUYER: _____ Date: _____

SELLER: Stonehaven Development, LLC

By: _____ Date: _____

Name/Title: _____