

Shady Hollow Subdivision

Addendum 1-A to WB-13.

This addendum is made part of the Vacant Land Offer to Purchase dated December __ 2026 for Shady Hollow Subdivision, Lots _____ **Defined in Addendum 1** , in the Village of Grafton.

1. Earnest money shall be made payable to _Wisconsin Abstract and Title Cedarburg wi .
2. Buyer acknowledges receipt of the Declaration of Restrictions for Shady Hollow subdivision. Copies of the subdivision grading plan, subdivision final plat, Deed Restrictions phase 8 and Addendum A, 1, 1-A , Phase 8 Plot , Lot Price sheet Village of Grafton SF-4 Zoning Sheet
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.
4. Buyer is aware the deed restrictions establish an Architectural Control Committee. Plans, surveys and landscape must be approved. Please submit to ____1055 Spring ST Grafton WI.
5. Seller makes Buyer aware that a 1,500.00 bond payable to the Developer will be charged at closing. This Bond is refundable upon completion of landscaping, concrete driveway, planting of 3 trees, and sidewalk free of cracks (section 7.1 of restrictions)
6. Buyer is aware street trees will be supplied and installed by the Developer ,either in the spring or fall, when lot owners lot is landscaped.
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. .
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.

**Addendum 1-A to
Offer to Purchase**

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Seller: _____ Date: _____

Meadowbrooke Acquisition LLC