

**ADDENDUM TO
RESIDENTIAL OFFER TO PURCHASE**

This Addendum to Offer to Purchase (this "Addendum") is attached to and incorporated by reference into the Offer to Purchase (collectively referred to as this or the "Offer") signed by Buyer on _____, 20____ for the home at 1001 Meadow View Ct in Fairway Woods, Unit No. 1 Subdivision, Village of Twin Lakes, Kenosha County, Wisconsin ("Property").

Any term not specifically defined in this Addendum will have the definition given to it in the Offer to Purchase. If any provision in this Addendum conflicts with or contradicts any provision in the Offer to Purchase, then the provision in this Addendum shall control.

In consideration of the promises and the covenants contained in this Offer, Buyer and Seller do hereby covenant and agree as follows:

1. Declaration of Covenants and Restrictions and Bylaws. Buyer acknowledges that Buyer has read and understands all obligations and responsibilities as written in the Declaration of Restrictions, Covenants and Easements for Fairway Woods, Unit No. 1 Subdivision, together with the Bylaws of the Fairway Woods, Unit No. 1 Neighborhood Association, Inc. (the "Association"), receipt of which are hereby acknowledged by Buyer.

2. Architectural Control Committee. Buyer acknowledges that all building and landscape plans shall be approved by the Architectural Control Committee prior to commencing construction.

3. Initial Assessment; Fairway Woods, Unit No. 1 Neighborhood Association, Inc. At the time of closing, Buyer shall pay an initial assessment of \$395.00 for each Lot being purchased hereunder, which shall be deposited in the Association's general fund. Buyer further acknowledges that a purchase of the Lot in the Fairway Woods, Unit No. 1 Subdivision includes a membership interest in the Association and agrees to abide by the Bylaws for said Association, a copy of which has been provided to Buyer. Buyer acknowledges that in addition to the foregoing initial assessment that the Association shall levy an annual assessment against the individual Lots for items including, but not limited to, landscape maintenance of common areas; outlot maintenance; insurance for outlots; and maintenance of the retention pond and stormwater drainage.

4. Disclosure. The parties acknowledge that certain members of Seller are Wisconsin real estate licensees.

5. Mailbox Fee. Buyer acknowledges a \$150 mailbox fee that will be collected at time of closing.

BUYER:

Print Name: _____

Print Name: _____

Dated: _____

SELLER:

Bear Homes, LLC.

By: Jonah Hetland

Dated: 9/24/26