ADDENDUM TO
SPEC HOME OFFER TO PURCHASE

This Addendum to the Residential Offer to Purchase (this "Addendum") is attached to and incorporated by reference into the Residential Offer to Purchase (collectively referred to as this or the "Offer") signed by Buyer _____ on _____ , 202___ for address _____ in Canopy Hill Subdivision, Village of Union Grove, Racine County, Wisconsin ("Property").

Any term not specifically defined in this Addendum will have the definition given to it in the Residential Offer to Purchase. If any provision in this Addendum conflicts with or contradicts any provision in the Residential 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 Canopy Hill Subdivision, together with the Bylaws of the Canopy Hill Subdivision Homeowner's Association, Inc., receipt of which are hereby acknowledged by Buyer. Buyer further acknowledges that Canopy Hill Development, Inc. is the "Developer" as defined under such Restrictions, Covenants and Easements.

2. Initial Assessment; Canopy Hill Subdivision Homeowners Association, Inc. At the time of closing, Buyer shall pay an initial assessment of $395.00, which shall be deposited in Canopy Hill Subdivision Homeowners Association, Inc.'s general fund. Buyer further acknowledges that a purchase of the home in the Canopy Hill Subdivision includes a membership interest in the Canopy Hill Subdivision Homeowners Association, Inc. 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; utility costs related to street lights: and maintenance of the retention pond and stormwater drainage.

3. Disclosure. The parties acknowledge that certain shareholders of Seller are Wisconsin real estate licensees.

4. Street Trees. Buyer acknowledges that Buyer shall be obligated to install the street trees on or adjacent to each Lot(s) in accordance with the landscaping plan for the Canopy Hill Subdivision on file with the Village of Union Grove.

Street Trees shall be installed within one (1) year of occupancy (as defined by Village Ordinance) for the home constructed on the Property. Street Trees shall be planted at a location of seven (7) to nine (9) feet behind the curb line and within the Village Right of Way. Buyer shall be required to include such Street Tree installation as part of its home construction contract for the Property. Additionally, should Buyer fail to install such Street Trees as herein required, Seller, or its affiliate, may make such installation and recover from Buyer a sum equal to 125% of the actual costs incurred to make such installation. The provisions of this Section 5 shall survive Closing and the delivery of the Deed. Street Tree installation, maintenance, watering, weeding and trimming shall be the responsibility of the Buyer.

# of trees: _____

5. Mailboxes. At the time of closing, Buyer shall pay a mailbox assessment of $150.00, payable to "Newbrook Homes, Inc." to be used for the construction of the subdivision mailboxes as approved or directed by the local Postmaster.

6. Sidewalks. Homeowner adjacent to public sidewalks are responsible for snow clearing and salting for the referenced sidewalks.

7. Village Requirements. Buyer acknowledges that paving of driveways, construction of walkways and landscaping shall be completed within one year of verbal occupancy from the Village pursuant to the Village of Union Grove Code of Ordinances. Further,

BUYER:	SELLER: Newbrook Homes, Inc.
_____	_____
Name: _____	Name: _____
Date: _____	Date: _____