

**ADDENDUM TO
RESIDENTIAL OFFER TO PURCHASE**

This Addendum to 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 _____, 20____ for the new construction located at 7782 259th Ave in the Whitetail Ridge Subdivision, Village of Paddock Lake, 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 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 the Whitetail Ridge Subdivision, together with the Bylaws of the WTR Subdivision Homeowner's Association, Inc. (the "Association"), receipt of which are hereby acknowledged by Buyer. Buyer acknowledges that the foregoing Declaration will be recorded by the Seller prior to Closing.
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: Whitetail Ridge Development, 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 Whitetail Ridge 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. Sidewalks. Lots 16-35, 48-59 and 72 within the Subdivision are subject to easements which require the installation of a sidewalk within the easement area. Lot Owners subject to such easements are responsible for snow clearing and salting for the referenced sidewalks and shall be responsible for the installation of such sidewalk prior to the issuance of a Certificate of Occupancy for any residence constructed on any such Lot from the Village of Paddock Lake.
6. Mailbox Fee. Buyer acknowledges a \$150 mailbox fee that will be collected at time of closing.

BUYER:

Print Name: _____

Print Name: _____

Dated: _____

SELLER:
Whitetail Ridge Development, Inc.

DocuSigned by:
By: Donah P. Hattland
F5A5F68F2CB049C...

Dated: 4/23/2026