

ADDENDUM “A”
TO WB-13 VACANT LAND OFFER TO PURCHASE
WOODS AT WHITE PINE NO. #1 , CITY OF PORT WASHINGTON,
OZAUKEE COUNTY, WISCONSIN

This Addendum is attached to and incorporated by reference into the Vacant Land Offer to Purchase (“Offer”) executed by _____ (“Buyer”), by which Buyer offered to purchase from Schmidt Farm Property, LLC (“Seller”) the real property known as _____ in Woods at White Pine Subdivision located in the City of Port Washington, Ozaukee County, Wisconsin.

1. **DECLARATIONS of RESTRICTIONS:** Buyer is aware that Woods At White Pine NO#1 is subject to a Declaration of Restrictions. Buyer's acceptance of the deed to the property is Buyer's confirmation that Buyer shall abide with and conform to the covenants, conditions and restrictions contained therein.

2. **ARCHITECTURAL CONTROL COMMITTEE:** Buyer is aware the Restrictions establish an Architectural Control Committee, which must approve home and site location plans prior to Buyer's start of construction.

3. **SPECIAL RULES FOR PRORATION OF TAXES.**

(a) If a separate assessment for the Property has been made by the municipality but no tax bill has yet been issued on that assessment, then taxes shall be prorated based on the product of the assessment times the most recent net tax rate available and shall be credited to Buyer at the closing.

(b) If no assessment has been made for the property by the municipality, then the taxes shall be prorated bases on the purchase price times the most recent net tax rate available and shall be credited to buyer at the closing.

4. HOMEOWNERS ASSOCIATION: Buyer is aware that there will be a Homeowners Association for the Woods At White Pine NO. #1. Such Homeowners Association is inactive at this time and there are no annual anticipated dues.

5. ENGINEERING INFORMATION:(a) Some lots have been cut and/or filled. All buildable areas have been compacted to allow for the installation of standard depth foundations. Copies of compaction tests are on file with the Building inspection Department of the City of Port Washington.(b)lots have been graded to be at or below finish grade. As such it shall Buyer responsibility to remove excess material as needed during construction of their home.

BUYER:

SELLER:

Schmidt Farm Property LLC,

By: _____
Nick R. Didier, Managing Member