

GENERAL INFORMATION ON SALES PLACE ESTATES SUBDIVISION

1. This document is to be SIGNED, DATED AND ATTACHED TO EACH EARNEST MONEY RECEIPT AND AGREEMENT TO SELL AND PURCHASE. The information contained herein is designed to be helpful and answer questions commonly asked. However, it may or may not be all inclusive.
2. The lands located in Sales Place Estates Subdivision have been developed and are being sold by GenMar Enterprises, hereinafter referred to as the "Developer".

The lands have been developed and platted in conformance with state and local subdivision regulations and standards. The restrictions as to usage for this land are set forth in the Declaration of Covenants, Conditions and Restrictions for the Sales Place Estates Subdivision and local zoning regulations. A buyer should carefully review the Declaration of Covenants, Conditions and Restrictions and Design Guidelines for the Sales Place Estates Subdivision and check the applicable zoning regulations to make certain the buyers intended plans for the lot are permitted (www.salesplaceestates.com). A buyer should review a copy of the plat of the subdivision and be aware of the zoning of adjacent properties.

3. The Seller is providing title insurance with American Land Title to assure that the Buyer receives marketable title. Any exceptions shall be set forth in the general and special exceptions shown on the preliminary title commitment, which shall be furnished to the Buyer prior to closing. A Buyer should carefully review the exceptions.

Upon full payment of the purchase price, the buyer shall receive a Warranty Deed conveying merchantable title to the property, subject to the general and special exceptions noted in the title insurance policy.

4. Well and septic systems have been approved through DEQ and Gallatin County Health Department. Buyer should check with the Gallatin County Health department for additional information. (406.582.3120)
5. Power, gas and telephone lines will be provided underground by the Developer in the utility easements of Sales Place Estates Subdivision. Any subsequent fees charged by the various utilities for the hookup are to be paid for by the buyer.
6. Fire Authority: Hyalite Fire District is the local fire authority. All individual lot owners will be required to install a fire sprinkler system.
7. Property taxes are based upon the appraised value of the lot together with improvements and are determined by the county assessor.

8. All on site improvements including paved streets, irrigation water to curb stop, and necessary utilities within the Sales Place Estates Subdivision are being completed by the developer at his cost and no assessment will be made to the lot owner for these improvements.

9. Sales Place Estates Major Subdivision Property Owner's Association shall establish annual assessments for each lot. Currently, ROA dues are \$225.00 per quarter. This includes mowing and maintenance of parks and trails and snow plowing of roads.

10. Impact fees: Sales Place Estates is within Gallatin County, and is currently not subject to impact fees. If the County implements impact fees they would be the responsibility of each owner and are assessed at the time a land use permit is issued.

11. Setbacks: Building setbacks on lots are 25 feet from the front of the street, 20 feet from the rear lot line, 15 feet on the sides adjoining other lots or parkland and 15 feet on corner lots from the front of the street. Allowed encroachments to these setbacks are outlined in Section 1.05 of the Residential Design Guidelines.

12. Landscape guidelines: All Sales Place Estates lots are subject to strict landscaping guidelines outlined in Section 1.05 of the Design Guidelines. In addition to these guidelines, all lot owners shall install underground sprinkler systems and sod on their lots within 7 months of occupancy.

13. Storm Water Management Plan: Woodland Park would like to minimize and try to eliminate sediment tracked into the street and carried into the storm water collection system, as it can be costly to the homeowners to clean or rebuild. The following items will be required of builders and homeowners in the Sales Place Estates Subdivision.

- a. Shovel and sweep street if sediment is tracked into the street on a daily basis.
- b. Install gravel driveway at the beginning of house construction when backfilling the foundation.
- c. Minimize traffic around the house and encourage contractors to use the gravel driveway to access the house.
- d. Talk with sub-contractors about access to the house to minimize sediment in the street.
- e. \$1,000 deposit clean up.

14. Due to the relatively high groundwater table within the west lots. At this time, it is recommended that the following lots are built on a slab: Lots 20, 21 and 22. Basements may be approved on the following blocks: 16, 17 and 20.

15. One of the owners is a licensed realtor in the state of Montana.

As Sales Place Estates houses are completed and owners move in, taking these steps on keeping our streets clean will only add to the value of homes. Nobody wants to drive through the mud and into their garage every day.

The undersigned acknowledges that _____ has read through the foregoing and has received a copy of the Final Plat map for Sales Place Estates and the recorded Declaration of Covenants, Conditions and Restrictions prior to entering into a contract to purchase a lot(s) located in Sales Place Estates Subdivision.

BUYER _____ DATE _____

BUYER _____ DATE _____

SALES REPRESENTATIVE'S CERTIFICATION

I hereby certify that I have made no statements contrary to the above information.

SALES REPRESENTATIVE _____ DATE _____