

DISCLOSURE STATEMENT
WELCOME TO THE RESERVE AT TEMPLE HILLS
12/31/08

As a member of the The Reserve At Temple Hills community, we want to be sure that you are informed about The Reserve At Temple Hills Homeowners Association (HOA), the Temple Hills Homeowners Association (MHOA) and other aspects of the community.

The Reserve At Temple Hills Homeowners Association (HOA)

Upon closing on a home or homesite, you are automatically enrolled as a member of the HOA and MHOA. The Declaration of Covenants, Conditions, and Restrictions and Bylaws for The Reserve at Temple Hills (enclosure) are hereby transmitted to you for your records. We encourage you to read these documents.

As outlined in the Bylaws, the HOA has the right to assess members a quarterly fee for items which fall under the direction of the HOA including, but not limited to landscape and other required maintenance of common area, gates, roads, sidewalks, parks, lakes and fences. As of January 1, 2007, the quarterly assessment is \$390.00. The quarterly assessments are subject to review and/or revision as outlined in the Bylaws. Beginning at homesite closing, Purchaser shall pay quarterly assessments at one-half (½) of the then applicable rate for completed, occupied residences. Purchaser will be billed by the HOA for one-half (½) of the assessments on a quarterly basis until Purchaser closes on the home. Once a Purchaser closes on the home, full HOA assessments shall apply thereafter.

At the closing of your homesite there is a payment due of \$900.00 toward the working capital fund and an additional payment of \$150.00 for a set up fee to the management company. In the event you sell your home or homesite, a transfer fee of \$175.00 will be charged to the buyer of your home. In order to provide a more attractive community, the developer has elected to complete the amenities at the beginning of the development. The developer has agreed to loan the HOA sufficient funds to cover the projected operating deficit up to the time there are enough homeowners paying dues to cover the operating expenses.

Temple Hills Homeowners Association (MHOA)

In addition to being a member of the HOA, upon closing on a home or homesite, you are automatically enrolled as a member of the MHOA. The Declaration of Covenants, Conditions, and Restrictions and Bylaws for Temple Hills (enclosure) are hereby transmitted to you for your records. We encourage you to read these documents.

As outlined in the Bylaws, the MHOA has the right to assess members a quarterly fee for items which fall under the direction of the MHOA including, but not limited to landscape and other required maintenance of common area, landscaping and fences. As of March, 2007, the quarterly assessment is \$70.00. The quarterly assessments are subject to review and/or revision as outlined in the Bylaws. Once a Purchaser closes on or completes construction of a home, full MHOA assessments shall apply thereafter.

Maintenance Responsibilities

A copy of the Summary of Maintenance Responsibilities (enclosure) is hereby transmitted to you for your records. Please note that the homeowner is responsible for the care and replacement of the street tree provided by the developer. We encourage you to read this information.

Roads, Sidewalks and Gated Entry

The roads within The Reserve at Temple Hills shall be private roads. Therefore, the HOA shall be responsible for all maintenance, repair and replacement of all roads and sidewalks. The gated entrance is designed for aesthetic purposes as well as to limit roadway traffic. During the construction process, it may be necessary for the gates to remain open for extended periods of time.

Underground Utilities

A copy of the Street Light and Transformer Plan (enclosure) is hereby transmitted to you for your records. To reduce visual clutter and enhance the value of your community, all electric, telephone, and cable television lines are placed underground. Many homesites will have a combination of ground mounted utility boxes located within the front yard area near the side lot line. All of these main utility lines and boxes fall within a continuous utility easement at the front of each homesite as noted on the final plat.

Drainage Easements

All homesites have a public utility and drainage easement along each side and rear lot lines. Please refer to the recorded Declaration of Covenants, Conditions and Restrictions and final recorded plat for additional easement information.

Initial_____

Trash Cans and Trash Collection Service

To reduce the clutter along the streets and minimize road traffic, all Owners or Occupants shall contract with a “back door” trash collection service, whereby collection will take place one (1) day per week on Wednesday.

Homeowner Fencing

All fences require approval from the Design Review Committee. Applications for approval can be obtained from your builder or the HOA Management Company. Lots adjacent to golf course are required to provide adequate access for golfers to retrieve golf balls. If a fence is installed by the builder or homeowner, an unlocked access gate shall be required.

Design Guidelines

The Design Guidelines are hereby being transferred to you and we encourage you to review these guidelines. Certain additions or alterations require review and approval by the Design Review Committee. These include but are not limited to exterior additions or alterations, accessory structures, exterior color changes, patios, screened porches and decks, awnings, pools and spas, driveway alterations, play equipment, brick or stone walls, landscaping additions or alterations and fences. A Design Approval Request Form is available for your future use.

I hereby acknowledge that I have read this disclosure statement and have received a copy of the Declaration of Covenants, Conditions and Restrictions, HOA Bylaws and other information as described herein. I further declare that I understand and accept my rights and obligations as a member of The Reserve At Temple Hills community.

Buyer’s Signature

Date

**Homesite
Number:**_____

Buyer’s Signature

Date

Initial_____