

Builder's Addendum
Shoreside, LLC

The additional provisions set forth below are hereby made a part of the Offer to Purchase and Contract for the Property located at _____ Jacksonville, NC 28546, between _____, Buyer(s), and Shoreside, LLC, Seller. This is the _____ Plan on Lot _____, Sterling Farms.

1. Shoreside, LLC recommends using Chris Nagle with Alpha Mortgage as the lender. Chris can be reached by phone at 910 431-2105 or by email at chris.nagle@alphamortgage.com. If Alpha Mortgage is used to secure a mortgage, the buyer will receive an additional \$1,000.00 towards their closing costs at closing.
2. Closing attorney will be Thorp, Clarke, Neville and Kirby. They are located at 13775 Ocean Hwy 50, Suite 107, Surf City, NC 28445. Their office number is 910-329-4400 and the fax number is 910-329-1001.
3. Buyer agrees to be present at the final walk thru (to be scheduled by the Seller), during the last week prior to Closing, between the hours of 8:00 AM and 4:00 PM Monday thru Friday. Only the Buyer and the Selling Agent are to be present for the Orientation walk thru with the Seller. Any professional inspections desired by the Buyer shall be done prior to the final walk thru. Any repair items resulting from said inspections will be addressed by the Seller at the time of the final walk thru. Buyer and Seller will agree to and develop a punch list of items to be corrected by the Seller. This walk thru will be the only time the Seller will accept punch list items.
4. Buyer acknowledges receipt of the Declaration of Protective Covenants and Restrictions for Sterling Farms, which is recorded in the Onslow County Registry at Book 2782 Page 0747. Association dues are currently \$29.17 per month, payable quarterly, and cover: maintenance expenses of common areas and facilities, including the entrances; common area property and liability insurance; reserve funding for repair and replacement of the common facilities, including the pool and clubhouse; and reserve funding for maintenance of private roads. Dues will be pro-rated at closing. Per Article 10.11 of the Covenants, the Buyer will pay a Working Capital fee of \$58.34 at closing. A setup fee of \$79.00 will be paid at closing to the HOA management company to initiate the Buyer's account and to provide any additional information regarding the Owners Association. There are no current or pending special assessments. The management company is Community Association Management Specialists (CAMS) at 910-256-2021.

_____	_____
Buyer	Date
_____	_____
Buyer	Date
_____	_____
Shoreside, LLC.	Date