

**ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE
STONEGATE COMMONS**

PROPERTY _____ Stonegate Commons Lot # _____

SELLER: Zimmerman Home Builders

BUYER(S) _____

DATE OF AGREEMENT _____

Intending to be legally bound hereby the Seller and Buyer agree as follows:

This Addendum to the Agreement of Sale contains the following Subparts:

SUBPART A - ADDITIONAL TERMS

SUBPART B - BUILDING SPECIFICATIONS

SUBPART C - LIMITED WARRANTY

SUBPART D - AUTOMATIC FIRE SPRINKLER SYSTEM OPTION

SUBPART E – HOMEOWNERS ASSOCIATION INFORMATION

SUBPART F – OPERATION AND MAINTENANCE (O&M)

AGREEMENT/STORM WATER MANAGEMENT BEST
MANAGEMENT PRACTICES (SWM BMPs)

Buyers Initials

Sellers Initials

**SUBPART A- ADDITIONAL TERMS
STONEGATE COMMONS**

- I. SUBDIVISION NOTES: Buyer hereby agrees to comply with the applicable Final Subdivision Notes and Deed Restrictions, if any, as recorded in the County Office of Recorder of Deeds.
- II. EXTERIOR DESIGN, TEXTURES AND COLORS: To the extent they are available for Buyers selection, all design, textures and colors are subject to Seller and/or developer approval.
- III. CHANGE ORDERS & ALTERATIONS: Seller shall have total discretion as to whether a change order or alteration is approved. NOTICE: THE COST OF CHANGE ORDERS AND ALTERATIONS, IF ANY, SHALL BE PAID DIRECTLY TO THE SELLER OR SELLER'S VENDOR WITH THE ORDER. **THE DIRECT PAYMENT WILL BE NONREFUNDABLE.** The agreement shall not be (or amended to be) subject to financing any sum of these orders. Each order requested and approved beyond 10 business days of the execution date of this agreement will have a \$250 service charge paid to Seller. After 30 days, no changes will be made.
- IV. SELECTION OF PRODUCTS PROVIDED BY VENDORS: All selections are subject to Seller approval. Selections, if any, shall be chosen within ten (10) business days of Seller signing the agreement. If selections are not completed within the ten (10) business day period, Seller has the option to complete the selections. The cost of selections made that are above the Seller allowance shall be paid directly to vendor. Selection of some products may impact the ability of Seller to meet settlement date.
- V. INCLEMENT WEATHER CONDITIONS: If construction of dwelling takes place during a time of year when the exterior cannot be completed, and if required by Buyer's lender, Seller agrees to escrow funds as may reasonably be required, however escrow funds shall not exceed one and one half times the actual cost of items to be completed. Buyer and Seller agree that lender's appraiser shall determine if items, for which funds are being held, are completed; at which time, the escrow agent shall release the funds directly to Seller.
- VI. GRADING AND SEEDING: In the event of soil settlement around the foundation or soil displacement due to excessive rain or erosion, the Seller agrees to supply soil only for a period of three (3) months from the date of settlement. Buyer will be responsible for soil distribution and reseeded as needed. Note: If lawn is seeded after settlement due to Inclement Weather Conditions, Seller will supply soil up to three months from when lawn is seeded.
- VII. BOUNDARY PLANTINGS AND FENCES: Buyer agrees to delay installation of any plantings or fences within ten feet of property boundary until adjacent property(s) is graded and seeded unless written consent is received from Seller.
- VIII. EMERGENCY ESCAPE AND RESCUE OPENINGS DISCLOSURE: Basements with habitable space shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement (International Residential Code R310).
- IX. RELEASE OF LIENS: A bond of indemnity will be provided in place of a release of liens, prepared by the Title Company/Attorney at no charge to the Seller. If a release of liens is requested on behalf of Buyer, a \$500.00 charge shall be paid to Seller at the time of the request. The request and payment shall be received thirty (30) days prior to the date of settlement.

Buyer Initials

Seller Initials

<p style="text-align: center;">SUBPART B – BUILDING SPECIFICATIONS STONEGATE COMMONS</p>
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Zimmerman Home Builders

1. FOUNDATION

Footers: Porch & Garage	8"x20" 2500 P.S.I poured concrete
Non-Basement:	Slab 4" concrete with vapor barrier with insulated sill plate
Basement Floor:	6' Patio Door
Radon Provision	3" Pipe under concrete slab

2. EXTERIOR WALLS

Framing:	2x6 – 16" on center
Sheathing:	7/16" Aspenite
Siding:	Double 4" Striaight Siding, stone veneer per print

3. ROOF

Framing:	Roof trusses, engineered for each home, place 24" on center
Sheathing:	7/16" Aspenite or O.S.B (Oriented Strand Board)
Roof surface:	Lifetime fiberglass shingles with continuous ridge vent

4. INTERIOR FRAMING

Partitions:	2x4 – 16" on center
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5. WINDOWS & DOORS

Windows: United	Maintenance-free double hung windows with screens on heated, finished areas
Exterior doors:	Fiberglass insulated front door with doorbell
Interior doors:	2-panel

6. EXTERIOR TRIM

Soffit, Fascia, Trim:	Aluminum fascia - vinyl soffit
Spouting:	Seamless aluminum

7. INSULATION

Exterior walls:	R-21 Batt
Ceiling above living area:	R-49 Blown

8. STAIRS

Yellow pine risers and treads box stairs

9. PLUMBING

Water lines:	Flexible plastic
Soil lines:	PVC
Water heater:	Fifty gallon electric hot water heater
Washer/Dryer hook-up:	Washer and electric dryer hook-up, dryer vent included
Fixtures:	Black or brushed nickle fixtures
Exterior hose bib:	One in rear

Buyer Initials

Seller Initials

10. ELECTRIC

Main panel:	200 amp service
Interior fixtures:	Builder's choice
Exterior fixtures:	Light at each exterior entry
Receptacles:	Number and placement of electrical outlets per code requirements one receptacle in garage and one receptacle in basement. Household receptacles all per code.
Smoke detectors:	Hardwired & battery backup on all floors
Cable:	One cable jack in living room

11. HEATING/COOLING

Unit:	Gas heat/electric central air conditioning
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12. INTERIOR FINISHES

Wall surface:	Drywalled interior walls, glued and screwed
Paint:	Walls and ceilings – 2 coats flat latex Trim and doors – Designer White – one coat of primer and one coat of semi-gloss
Trim:	Paint grade trim
Shelving:	Wire Closet shelves

13. FLOOR COVERING

Carpet & vinyl:	Luxury Vinyl Plank or carpet, padding and installation
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14. BATHS

Tub(s) & shower(s):	White one piece fiberglass unit with shower rod
Toilets:	White water saver
Vanities:	One piece cultured marble counter top with molded bowls
Faucets:	Chrome single levers
Mirrors:	Plate glass – one at each vanity
Exhaust fan:	One per bathroom

15. KITCHEN

Cabinetry:	Standard to be viewed at Integrity Kitchens
Counter top:	"A" Granite
Sink:	Stainless steel double bowl
Range:	Electric range
Dishwasher:	Included
Microwave:	Included

16. GARAGE

Electrical:	One electrical outlet; one porcelain socket and bulb for lighting
Floor:	Sloped concrete
Walls:	Finished and insulated R-11 Batt walls
Overhead door:	Insulated – paneled doors with windows depends on plan

17. OUTDOOR AREAS

Porch:	Refer to specific house plans
Deck/Patio:	Wood deck and concrete patio
Driveway:	Macadam
Mailbox:	Cluster mailbox

18. LANDSCAPING

Lawn:	Grading and seeding
Landscaping:	Enhanced landscape package

**SUBPART C- LIMITED WARRANTY
STONEGATE COMMONS**

1. ONE (1) YEAR COVERAGE

This Limited Warranty commences on the date of settlement, or the date of occupancy, whichever occurs first, and continues for a period of one (1) year from that date. **This Limited Warranty is in effect only if Builder is in receipt of entire sales price.**

2. COVERAGE PROVIDED

During the term of this warranty, and subject to the terms and conditions listed herein, the Seller warrants the home against defects in materials and workmanship in the following items:

- A. The Central Heating, Cooling, and Ventilation Units and their Components.
- B. The Plumbing Unit and its Components.
- C. The Electrical Unit and its Components.
- D. Structural and Finish Components.
- E. Windows, Doors, and Hardware.
- F. The Roof and its Components

The Building Industry Association of Lancaster County's Contractor Quality Commitment Program provides a booklet with approved guidelines for typical construction defect standards. (Building Industry Association 1794 Oregon Pike, Lancaster, PA 17601. 717.569.2674). These standards will be used to determine if a defect exist and the possible remedy. Should the Quality Commitment Program in any way contradict this Limited Warranty the terms of this Warranty shall take precedence.

3. REQUEST FOR WARRANTY SERVICE

An Owner with a Limited Warranty Complaint shall submit a clear and specific **written** request to the Builder at the address shown on this Limited Warranty. Except for an emergency, no Limited Warranty work will be performed until complaint is in writing.

4. REMEDY

Upon receipt of a written complaint the Seller will within a reasonable time examine an alleged defect to determine if this Limited Warranty covers it. A defect covered by this Warranty will be repaired, replaced, or replaced with item of like kind at Builder's expense. Builder reserves the right to charge the Owner a reasonable sum per service call for any request not covered under this Limited Warranty. Any repair or replacement shall not extend the Warranty term. The total liability of this Warranty is limited and shall not exceed the purchase price of the home.

5. CONSEQUENTIAL DAMAGES

Limited Warranty coverage does not include consequential damage or inconvenience resulting from a defect.

6. DISCOLORING

Repair or replacement of interior and exterior surfaces including driveways and sidewalks will be limited to the defective area. Seams and color variations are a normal consequence of repair.

7. RIGHT OF ACCESS

Owner must provide the Builder access to property during normal weekday business hours to perform its obligations under this Warranty. Failure to provide such access will relieve Builder of its obligations.

Buyer Initials

Seller Initials

8. NON-TRANSFERABLE

This Limited Warranty is not transferable and will terminate if property is abandoned.

9. EXCLUSIONS

This Limited Warranty shall not extend to, include, or be applicable to:

- A. Damages or losses resulting from accidents, civil commotion, acts of God or Nature including but not limited to: windstorms, wind driven water, freezing, floods, sink holes, hail, lightning, fallen trees, earthquakes, explosions, fire, smoke, water escape, or changes in underground water table.
- B. Any condition which does not result in actual physical damage to the home including but not limited to: inhabitability or health risk due to presence or consequence of unacceptable levels of radon gas, mold, formaldehyde, carcinogenic substances or other pollutants and contaminants, or the presence of hazardous or toxic materials.
- C. Coverage on appliances and items of equipment including but not limited to: water heaters, pumps, stoves, ranges, ovens, refrigerators, garbage disposals, dishwashers, washer and dryers, furnaces, air conditioning units, heat pumps, and other similar items is for one (1) year or the manufacturer's written warranty period, whichever is more. Seller hereby assigns any and all manufacturer's warranties to Owner.
- D. Any soil erosion/sedimentation or storm water control management systems that are approved by a governing jurisdiction.
- E. Shrinkage, cracks or movement in concrete foundation, basement walls and slab, and garage floors, which are within normal design performance criteria.
- F. Normal and usual cracks, nail pops, twisting or movement in walls, ceiling, exterior and interior trim and finished items caused by drying, aging or shrinkage of building products.
- G. Floor squeaking and clicking noises caused by interactions among flooring, joists and subfloors when they move.
- H. Existence of a dry basement or loss or damage caused by or resulting from seepage of water. Dampness or condensation due to failure of the Owner to maintain adequate ventilation.
- I. Personal property damage or bodily injury or punitive damages.
- J. Any defect, damage, or loss which is caused or aggravated by negligence of Owner or anyone other than the Builder or his employees, agents, or subcontractors.

10. APPENDIX – SEE ATTACHED

**Zimmerman Home Builders
520 Hammer Creek Rd
Lititz, PA 17543
717-278-2233
bryan@zhomes.biz**

Buyer Initials

Seller Initials

APPENDIX to Limited Warranty – Stonegate Commons – Zimmerman Home Builders

LAWN CARE

The home owner is responsible for the care and growth of the new lawn. Lawn is not a Warranted item. Early preparation will go a long way to ensuring success in establishing a lawn that increases the beauty of the home and provides for outdoor enjoyment!

Here are some things to place on the To-Do-List immediately upon closing.

1. Proper Watering and Mowing.

More new lawns fail due to improper follow-up care within the first 4 to 8 weeks than any other time. Information source: Care of newly-established turf at plantscience.psu.edu.

2. Proper Fertilization and Weed Control.

Certain products should not be applied to new lawn. Read the directions and understand the proper use of the product such as, crabgrass and weed control before you purchase for use on your lawn.

3. Soil Testing.

Every property's soil is uniquely different so it is helpful to know what nutrients (pH, phosphorus, potassium) should be applied to your lawn. Testing sample kits can be picked up at 1383 Arcadia Road, Lancaster, Pa 17601. Phone: 717-394-6851.

Information source: extension.psu.edu/lancaster.

It is recommended that the home owner work with a professional lawn care service to help establish the lawn. www.lawncareofpa.org. Weather conditions and the time of year the grass seed is applied will determine the timing for normal types of care.

MOLD, FUNGI AND INDOOR AIR QUALITY

Indoor mold contamination and the inhalation of bioaerosols (bacteria, mold spores, pollen and viruses) have been associated with allergic responses. Mold is not a warranted item. Information about indoor air quality issues is available at: 1) Pennsylvania Department of Health, Phone 1-877-724-3258; 2) Centers for Disease Control and Prevention (CDC), Web site (<https://www.cdc.gov/mold/>) provides information about mold and health and links to mold-related resources.

Buyer Initials

Seller Initials

**SUBPART D – AUTOMATIC FIRE SPRINKLER SYSTEM OPTION
STONEGATE COMMONS**

PA Act 1 / House Bill Number 377 Acknowledgement Form.

Buyer has the option to install an automatic fire sprinkler system in accordance with section R313.2.1 of the 2009 International Residential Code.

Information regarding the possible benefits of installing an automatic sprinkler system is made available on the State Fire Commissioner website: www.osfc.pa.gov/pages/residential-sprinkler-systems.aspx.

NOTE: Should Buyer choose to have a fire sprinkler system installed in their home, Buyer will choose a home site and a home model or a custom home plan to be built thereon.

The estimated cost of \$2.50 per square foot to install a fire sprinkler system may not include the cost of complying with local municipality regulations. The estimate is predicated on availability of public water with adequate pressure provided from the street.

Buyer understands there may also be cost involved with maintenance of the system.

After considering the benefits, costs, availability, and Seller construction time schedule the Buyer elects one of the following choices with an (X):

() Buyer chose a home that is partially or completely built without a fire sprinkler system.

() Buyer chose not to have a fire sprinkler system installed in a home to be built.

() Buyer chose to have a fire sprinkler system installed in a home to be built.

Buyer Initials

Seller Initials

**SUBPART E – HOMEOWNERS ASSOCIATION INFORMATION
STONEGATE COMMONS**

Page 1 of 2

Stonegate Commons III & IV Homeowners Association

360 Loucks Road
York, PA 17404
Phone 717-843-2869
FAX 717-854-6070
E mail pm@c21.com

Dear Homeowner:

CENTURY 21 Dale Realty Co Property Management is Stonegate Commons III & IV Homeowners Association property manager. Any calls concerning property management should be made to CENTURY 21 Dale Realty Co Property Management.

Our contact information is:

CENTURY 21 Dale Realty Co Property Management 360 Loucks Road
York, PA 17404
Phone: 717-843-2869
Fax: 717-854-6070
Email: pm@c21.com

Our office hours are Monday – Friday 8AM – 5PM.

The Stonegate Commons III & IV yearly fees are \$215.00 due by Jan. 31st. If you pay by check or money order, please make it payable to: Stonegate Commons III & IV Homeowners Association and mail or bring your payment to the above address. Many owners use their own bank's online bill pay system to eliminate the cost of postage and envelopes to make their payments. Most banks offer this service free of charge. If you choose to use your bank's online payment system, please use the following information for your payment.

VENDOR NAME: Stonegate Commons III & IV Homeowners Association VENDOR ADDRESS: 360 Loucks Road, York, PA 17404
VENDOR PHONE: 717-843-2869
ACCOUNT NUMBER: Your unit street address - For Example "123 Granite Run"

If you have any questions, you may contact CENTURY 21 Dale Co Property Management by phone, FAX or e mail.

Sincerely,
CENTURY 21 Dale Realty Co Property Management

*See next page for HOA Form

Buyer Initials

Page 10 of 15

Seller Initials

**SUBPART E – HOMEOWNERS ASSOCIATION INFORMATION
STONEGATE COMMONS**

Page 2 of 2

Stonegate Commons Phases III and IV

Homeowners Association

ACKNOWLEDGEMENT

- 1) The undersigned, being the new Owners of the unit referenced below, do hereby acknowledge that we have received and read the documents of Stonegate Commons Phases III and IV Homeowners Association, a Planned Community and agree to observe them.
- 2) We agree not to make any changes to the exterior of our unit, or common elements without the written approval of the Board of the Association.

3)

Unit Being Sold: _____

Date Unit being Sold: _____

Name of the New Unit Owner: _____

Telephone Number of New Owner: _____

Email of New Owner: _____

Address of the New Unit Owner (if different from unit):

DATE: _____

BY: _____
Buyer

WITNESS: _____

BY: _____
Buyer

WITNESS: _____

**SUBPART E - OPERATION AND MAINTENANCE (O&M)
AGREEMENT/STORM WATER MANAGEMENT BEST
MANAGEMENT PRACTICES (SWM BMPs)**

APPENDIX A

OPERATION AND MAINTENANCE (O&M) AGREEMENT

STORMWATER MANAGEMENT BEST MANAGEMENT

PRACTICES (SWM BMPs)

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between _____, (hereinafter the “Landowner”), and Penn Township, York County, Pennsylvania, (hereinafter “Township”);

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of _____ County, Pennsylvania, Deed Book _____ at page _____, (hereinafter “Property”).

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the SWM BMP Operation and Maintenance (O&M) Plan approved by the Township (hereinafter referred to as the “O&M Plan”) for the property identified herein, which is attached hereto as Appendix A and made part hereof, as approved by the Township, provides for management of stormwater within the confines of the Property through the use of BMPs; and

WHEREAS, the Township, and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of the Township and the protection and maintenance of water quality require that on-site SWM BMPs be constructed and maintained on the Property; and

WHEREAS, the Township requires, through the implementation of the SWM Site Plan, that SWM BMPs as required by said SWM Site Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the Landowner, successors, and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner shall construct the BMPs in accordance with the plans and specifications identified in the SWM Site Plan.
2. The Landowner shall operate and maintain the BMPs as shown on the SWM Plan in good working order in accordance with the specific operation and maintenance requirements noted on the approved O&M Plan.

3. The Landowner hereby grants permission to the Township, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper credentials, to inspect the BMPs whenever necessary. Whenever possible, the Township shall notify the Landowner prior to entering the property.
4. In the event the Landowner fails to operate and maintain the BMPs per paragraph 2., the Township or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMP(s). It is expressly understood and agreed that the Township is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Township.
5. In the event the Township, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Township for all expenses (direct and indirect) incurred within ten (10) days of receipt of invoice from the Township.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMPs by the Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.
7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release the Township from all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by the Landowner or the Township.
8. Inspection of the BMPs shall be in compliance with the Penn Township Stormwater Management Ordinance, as amended.

This Agreement shall be recorded at the Office of the Recorder of Deeds of York County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs, and any other successors in interests, in perpetuity.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 20__.

WITNESS:

By: _____
Property Owner

By: _____
Property Owner

COMMONWEALTH OF _____

SS:

COUNTY OF _____

On this _____ day of _____, 20____, before me a Notary Public, the undersigned officer personally appeared, _____, an individual, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purpose contained herein

Notary Public

COMMONWEALTH OF _____

SS:

COUNTY OF _____

On this _____ day of _____, 20____, before me a Notary Public, the undersigned officer personally appeared, _____, an individual, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purpose contained herein

Notary Public

Attest:

Penn Township

Secretary

_____(Seal)
Manager

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF YORK

On this _____ day of _____, 20____, before me a Notary Public, the undersigned officer personally appeared, _____, an individual, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purpose contained herein

Notary Public

All terms of these subparts shall survive settlement.

BUYER(S) HAVE RECEIVED, UNDERSTAND AND AGREE TO THIS ENTIRE ADDENDUM AND ALL SUBPARTS CONTAINED HEREIN.

All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.

NOTICE TO PARTIES: WHEN SIGNED THIS ADDENDUM IS A LEGALLY BINDING CONTRACT. Parties to this transaction are advised to consult an attorney before signing if they desire legal advice.

Buyer _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Please provide Buyer information that may prove helpful for urgent communication.
Please print or type.

Name - Buyer 1

Name - Buyer 2

Best contact phone number

Best contact phone number

Email address

Email address