

**DISCLOSURE STATEMENT – THE VILLAGE OF BURKITT PLACE
BURKITT PLACE HOMEOWNERS ASSOCIATION
12-30-08**

As a member of the Burkitt Place community, we want to be sure that you are informed about the Burkitt Place Homeowners Association (BPHOA), the Village of Burkitt Place Owners' Association (VBPOA) and other aspects of the community.

Homeowners Association

Upon closing on a townhome, you are automatically enrolled as a member of the Burkitt Place Homeowners Association (BPHOA) and The Village of Burkitt Place Owners' Association (VBPOA). The Declaration of Covenants, Conditions, and Restrictions (CCRs) for Burkitt Place, Bylaws for Burkitt Place, the Declaration of Covenants, Conditions, and Restrictions (CCRs) for The Village Of Burkitt Place and Bylaws for The Village of Burkitt Place are available for review from your Sales Agent. A copy of these will be provided to you at closing for your records. We encourage you to become familiar with these documents.

As outlined in the Bylaws, the BPHOA has the right to assess members a quarterly fee for items which fall under the direction of the BPHOA including, but not limited to landscape and other required maintenance of common area, amenity center, parks, and street lights. As of January 1, 2008, the quarterly assessment is \$191.00. The quarterly assessments are subject to review and/or revision as outlined in the Bylaws.

The Village Of Burkitt Place Owners' Association - Homeowners who purchase a townhome will be members of The Village of Burkitt Place Owners' Association (hereinafter called a "Sub-Association"). Homeowners who are part of a Sub-Association will be notified by their builder. Additional quarterly fees for any Sub-Associations will be set and collected by the Sub-Association. As of January 1, 2008, the additional quarterly assessment for the townhome Sub-Association is \$268.39. Therefore, the total quarterly assessment for townhome residents (including the BPHOA fee and the Sub-Association fee) is \$459.39.

At the closing of every homesite in Burkitt Place there is a payment due of \$350.00 toward the working capital fund of the BPHOA. In addition, at the closing of a townhome in Burkitt Place, there is a payment due of \$150.00 toward the working capital fund of the townhome Sub-Association. A set up fee of \$150.00 is due to the management company at the closing of all homesites. In the event you sell your home or townhome, a transfer fee of \$175.00 will be charged to the buyer of your home or townhome. A \$55.00 fee will be charged by the management company for the closing information on all sales. 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 BPHOA and Sub-Association sufficient funds to cover the projected operating deficit up to the time there are enough homeowners paying dues to cover the operating expenses after which the loan will be repaid.

A \$55.00 fee will be charged for the account closing information on all sales.

Maintenance Responsibilities

A copy of the Homeowners 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.

Trails

The developer will construct a paved asphalt trail along Burkitt Road and paved trails within the open spaces, as shown on the Burkitt Place Sidewalk & Trail Plan (enclosure).

Underground Utilities

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 typically 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.

Stormwater Detention and Siltation Ponds

As required by local governing bodies, this community has a number of areas constructed to either detain water during heavy rains, or to filter out silt and pollutants before water leaves the site. These areas may be designed to hold water on a temporary or permanent basis. Some of these areas may be designated as limited maintenance natural areas to foster plant and wildlife habitats. Please refer to the Community Maintenance Plan.

Street Extensions

Certain streets within Burkitt Place have been extended to the boundary line, at the request of the local municipality, to allow for potential future street connections to adjoining properties. These streets are shown on the overall Burkitt Place Master Plan and on the final plats for the corresponding phases. A temporary "hammerhead" or cul-de-sac turnaround will be constructed at the time that the phase is developed. These turnarounds will then eventually be removed when the street extension occurs.

Homeowner Fencing

All fences require approval from the Architectural Review Committee. Applications for approval can be obtained from your builder, the BPHOA Management Company or the Sub-Association Management Company.

Design Guidelines

The Design Guidelines are being developed and will be transmitted to you for your records once available. We encourage you to review these guidelines. Certain additions or alterations require review and approval by the Architectural 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 will be made available for your future use.

Trash Removal

In an effort to have more streamlined and efficient trash removal at Burkitt Place, an agreement has been reached with Clean Earth Sanitation, Inc has been chosen to be the sole provider of this service. Because Clean Earth Sanitation services and fees are based on serving all of Burkitt Place, each homeowner shall be required to utilize them as their trash removal provider. The agreement with Clean Earth may be terminated by the Burkitt Place HOA board at any time due to non performance.

I hereby acknowledge that I have read this disclosure statement and have received a copy of the Declaration of Covenants, Conditions and Restrictions for Burkitt Place, BPHOA Bylaws, Declaration of Covenants, Conditions and Restrictions for The Village of Burkitt Place, VBPOA Bylaws and other information as described herein. I further declare that I understand and accept my rights and obligations as a member of the Burkitt Place community.

Buyer's Signature

Date

Buyer's Signature

Date

Lot #: _____

Address: _____

**Fax to Mary Massey @
Ghertner and Company
FAX: 259-4540**