



## **Ramsey Branch – Contract Addendum and Covenants Review**

The following is a summarization of a few key points of the “Covenants, Conditions and Restrictions for the Ramsey Branch and the Villas at Ramsey Branch Subdivision”. This contract addendum merely serves to highlight a specific few of the restrictions contained therein, and in no way replaces, alters or diminishes the complete set of recorded covenants.

- \_\_\_\_\_ 1) Ramsey Branch is a 55+ adult living community. In order to maintain compliance with the HOPA Act of 1995, there must be at least one primary, permanent resident be 55 years old or older.
- \_\_\_\_\_ 2) Guests under the age of 18 (grandkids, etc.) are limited to a maximum of 6 weeks of visit time, and no more than 3 weeks consecutively, within any calendar year. No one under the age of 18 will be allowed permanent residency.
- \_\_\_\_\_ 3) If for any reason the residence ceases to have at least one primary resident that is aged 55 or older, the owner may be required to sell his/her interest in the property. Ample time and notice will be given if this were to occur.
- \_\_\_\_\_ 4) Future sales or property transfers must be approved in writing prior to the attempt of transfer of title. (HOPA)
- \_\_\_\_\_ 5) The owner agrees to respond to an annual survey requesting the identity and age of each current resident (HOPA).
- \_\_\_\_\_ 6) There will be no above ground fencing allowed on the property. Underground pet containment fencing will be allowed.
- \_\_\_\_\_ 7) Lawns will be maintained only by the Association. Removing or adding sod is not permitted without first obtaining consent from the association or management company. Landscaping is permitted, but planting trees is not permitted due to the irrigation system. Large plants and trees will need to be in pots.
- \_\_\_\_\_ 8) Homeowners will be fully responsible for insuring proper and consistent operation of their lawn irrigation system.
- \_\_\_\_\_ 9) There will be a one time fee at closing of \$155 for the installation of the mailbox. The association will maintain the mailbox as part of the monthly fee.
- \_\_\_\_\_ 10) Additional outside buildings, sheds, satellite dishes, or structures of any type are not permitted.
- \_\_\_\_\_ 11) No boats, trailers, service vehicles, or inoperable vehicles will be allowed on any lot unless fully contained within a closed garage. Golf carts are allowed as to comply with city rules and restrictions for street use.
- \_\_\_\_\_ 12) All pets must be fully contained within the boundaries of your property. No more than 2 dogs or cats per residence. Owners are responsible for maintaining all pet noise to a minimal level.
- \_\_\_\_\_ 13) Each property owner will be responsible for a monthly amenities fee. This fee may graduate with the addition of community amenities, and in accordance with the guidelines contained in the recorded covenants. Amenities covered by this fee may include lawn mowing, snow removal from driveways and sidewalks, a basic Charter cable TV and internet package, and any other amenities that the Association may decide to provide.
- \_\_\_\_\_ 14) The Amenities fee will be ACH from a checking account on the 5<sup>th</sup> of each month unless otherwise noted at closing.
- \_\_\_\_\_ 15) Buyer understands that Ramsey Branch LLC has contracted with an outside management company to care and maintain the subdivision and all amenities.
- \_\_\_\_\_ 16) Buyer acknowledges receipt of a complete copy of the “Covenants, Conditions and Restrictions for the Ramsey Branch and the Villas at Ramsey Branch Subdivision.” Buyer hereby agrees to fully comply with all aspects of these “Covenants, Conditions, and Restrictions.”

**Buyer:** \_\_\_\_\_ . **Date:** \_\_\_\_ / \_\_\_\_ / \_\_\_\_ .

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