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Melrose Reserve Villas DISCLOSURES

JSRE, LLC, the developer of the Melrose Reserve Villa subdivision, hereby discloses, and the buyer hereby acknowledges and agrees to the following terms and conditions. These disclosures are made a part of any purchase contract for property in Melrose Reserve. The lot buyer shall: (a) provide a copy of these disclosures to any third party contracting to purchase the lot, (b) obtain from said purchaser written acknowledgement of receipt thereof and (c) provide a copy of said acknowledgement to developer.

1. **HOMEOWNERS ASSOCIATION DUES.** Melrose Reserve Villa Homeowners Association shall provide lawn care, consisting of mowing, edging, fertilizing and weed control of grass areas only; (excluding designated natural areas) on all Lots, but such mandatory services shall not include the replanting or reseeding of sod or grass, the care or replacement of bushes, shrubbery, trees, gardens or flowers, the care of foundation plantings, or the care of any areas which have been enclosed by an Owner with fencing or hedging (even if a gate to such enclosed area is installed). The Owner of such an enclosed area shall be required to maintain such enclosed area at the Owner's expense and without any reduction in the assessments otherwise payable by the Owner to the Association.
2. The Homes Association shall provide and pay for the costs of spring start-up, winterization, and repair and maintenance of any common lawn sprinkler system(s) installed by or for the Developer or the Homes Association on the Lots and Common Areas, except that the Homes Association shall not be obligated to pay for the repair or replace any damage caused by the negligence or willful misconduct of the Owner or the Owner's guest or contractors (which shall be the responsibility of the Owner).
3. The Homes Association shall provide snow (but not ice) as soon as possible when the accumulation reaches two inches or more and the snow has stopped. The Homes Association shall not be required to apply any salt, sand or chemical treatments to any such surfaces.
4. Monthly dues covers:
 - Weekly curbside pick-up of Trash and Recycling
 - Lawn application for fertilizer and weed control 6 times a year — 5
 - Annual application of grub control
 - Activation and testing of villa irrigation systems
 - Watering of the Common Areas
 - Weekly lawn maintenance
 - Refreshing of Common Areas twice a year
 - Maintenance of the Common Area landscaping and flowerbeds
 - Front street tree pruning of villas as needed
 - Winterization of the Common Areas and Villas
 - Clearing of snow off driveways and sidewalks when the accumulation reaches 2" or more. — not in rec.
5. Each Owner shall insure adequate watering to maintain a healthy lawn appearance, as appropriate for the season.
6. The initial monthly assessment for each assessable lot is ^{\$200} **\$250.00 per month** and subject to change. Which, shall be payable in the amount of **\$750.00 per quarter**. In addition, a **one-time initiation fee of \$595 per household plus a mail box fee of \$300.00, for a total of \$895.00 is due at closing.** The monthly assessments provided for herein shall be based upon the calendar year and shall be due and payable on the first day of each month (or, at the option of the Board, on a quarterly basis on the first day of each quarter).

SPECIAL ASSESSMENTS. The city and county have levied special tax assessments against lots in Melrose Reserve for various public improvements. Such assessments will be itemized on the title commitment provided to the Buyer prior to closing. A list of current special assessments may be obtained from Johnson County website.

JSRE, LLC

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12/09/17 11:19AM CST
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Julia Sobek, Member

BUYER:

Jeff Robinson
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