Forest Lakes
Development and Landscape Assurance Policy
(Revised 4-4-16)

To ensure the consistent quality and character prior to and during construction of improvements at the Forest Lakes Residential Development, a one-time “Assurance Deposit” will be collected by the Association. Since Forest Lakes is comprised of several unique neighborhoods, the deposit requirement will be either one of the following Deposits: (a) Development Assurance or (b) Landscape Assurance, depending on the Filing or “neighborhood” selected.

(a) Development Assurance Deposit (Estate Lots) Lot/Architectural/Landscape

The Development Assurance Deposit is comprised of the following components and applies to the Custom lots (one acre or more) currently known as “The Estates at Forest Lakes” (filing #1) and portions of filing #3.

- Lot maintenance (if required due to Owner negligence) of vacant lot(s)
- Submittal, review and approval of exterior colors, architectural and site plan for the home
- Submittal, review, and installation of approved landscape plans

(b) Landscape Assurance Deposit (Non-Estate Lots)

The Landscape Assurance Deposit is comprised of the following component and currently applies to the “Bristlecone” and “Pinons” neighborhoods at Forest Lakes (filings #2 and #3):

- Submittal, review, and installation of approved landscape plans only

Deposit Amounts

Development Assurance (Collected at Lot Closing) - $7,500.00

Landscape Assurance (Collected at home closing between Classic Homes (Seller) and 3rd party (Buyer) - $5,000.00
Refund of Deposits

Development Assurance

- Approval of architectural and site plan - $2,500.00 minus the architectural review fee
- Approval of initial landscape plan - $2,500.00 minus the landscape review fee
- Final inspection of approved landscape and architectural design as installed and built - $2,500.00 minus any fees associated with approval of landscaping or expenses incurred by the Association due to Owners negligence of lot maintenance

Landscape Assurance

- Approval of initial landscape plan - $2,500.00 minus the landscape plan review fee
- Installation of approved landscape plan - $2,500.00 minus any fees or costs associated with approval of the landscaping

Timing and Deposit Refund / Offsets

- Assurance deposits will be refunded (minus review fees) by the Association to the Owner within forty-five (45) days following the issuance of approval letters by the Association.
- In addition to charging review fees, the Association is entitled to impose additional administrative and/or maintenance charges if owner of vacant lot does not maintain it. The Association is permitted to offset the balance of the Development Assurance Deposit (those portions other than the Review Fee component) to satisfy Association charges. Owners are required to replace all such offset amounts and, failing to do so, the otherwise refundable portion of the Development Assurance Deposit will be reduced by the amount of all applicable charges and fees that are offset and a lesser Development Assurance will be refunded when and if a refund is applicable.

Miscellaneous

- If a home does not get built on a lot, each Development Assurance Deposit will automatically transfer with each Lot sale to the new lot owner and will remain subject to the terms, conditions and deadlines set forth in this policy.
- All Assurance Deposits will be deposited by the Association into an investment, interest bearing account in an FDIC-insured banking institution. Interest generated by this account will be deposited into the Association’s General Operating Account for the sole benefit of the Association.
- Any Review or Inspection that is not approved at the time of Review or Inspection may be subject to additional fees at the Associations discretion.
• All homes built in “The Estates” neighborhood are to be landscaped within Six (6) Months of completion. Substantial completion (as determined by HOA board) or the Certificate of Occupancy will serve as the completion date. Homes in other neighborhoods are to be landscaped within Six (6) Months of Closing or Transfer of Title.

• Owners whose Six (6) Month deadline is delayed due to late fall or winter weather conditions must request an extension in writing to the Association. The request shall include the anticipated completion date of the landscaping installation. Only upon the Owner’s receipt of written approval for the Association extending the Six (6) Month deadline will the deadline be extended.

• Unless a variance is granted by the Association, Owners who have not completed landscaping within an additional Six (6) months following the landscape deadline, will forfeit to the Association the balance of the Development Assurance Deposit or Landscape Assurance Deposit.

• The review, inspection and re-inspection fees for architectural and landscaping approvals are set by the Association. The review fees are subject to change from time to time and Owners are encouraged to reference the current fee schedule. Please contact the Community Manager for the Association or your Sales Consultant for the review, inspection, re-inspection Fee Schedule.

Address of Lot or Home: ____________________________________________________________

Deposit Required: _________________________________________________________________

Purchaser: _____________________________________ Date: ____________________________

Purchaser: _____________________________________ Date: ____________________________