



HOME OWNER’S ASSOCIATION / ROAD ASSOCIATION FEE ADDENDUM

In addition to the terms set forth in the Purchase & Sale Agreement, the undersigned parties have further made and entered into this addendum agreement as of this day by and between, **STROUDWATER DEVELOPMENT PARTNERS, LLC**, a Maine limited liability company, its successors, members, agents, officers, affiliates, and assigns, and also including for this definition the “Seller” identified in Section 1 of the brokerage form of Purchase & Sale Agreement (the “P&S”) to which this document is, and **BUYER**, as identified in Section 1 of the said P&S, their successors and assigns (if permitted by the P&S) (all the “Buyer”). In consideration of the mutual covenants contained herein and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **FUNDING HOA RESERVES**. Buyer agrees that it shall, at closing, pay the equivalent of two months of the Home Owner’s Association fee (the “HoA Fee”) in effect as of the date of Closing as a payment toward the general budget of the association. As of the date of this Addendum, the monthly HoA Fee is **\$38** per month, subject to future increases (this current monthly figure is provided for estimating purposes only, the parties hereby agreeing that home construction is a lengthy process and that the HoA Fee is likely to have increased by the date of Closing).

2. **PRORATION OF HOA FEE**. In addition to the payment set forth above, Buyer shall pay its pro rata share of the HoA Fee due for the month of closing, with Buyer paying the portion of such HoA Fee calculated from the day of Closing through the end of the calendar month.

3. **LOTS 1-4 ROAD ASSOCIATION**. Buyers purchasing Lots 1-4 are subject to a separate road association fee, which (as of the date of this Addenda) is **\$165** per month, subject to future increases (“RMA Fee”). This fee incorporates the HOA Fee noted above. For the purchase of Lots 1-4, the Buyer shall pay two months’ worth of RMA Fees into a capital account for such association, in addition to a prorated first month’s fee. This fee is *not* applicable to any lots except Lots 1-4.

IN WITNESS WHEREOF, the undersigned Developer, has hereunto set his hand and seal as of the Effective Date set forth in the P&S.

DEVELOPER:

Stroudwater Development Partners, LLC
By: JHR Development, LLC, its Manager

By: _____
J. Hilary Rockett, its Managing Member
Thereunto Duly Authorized