

## Wildcat Valley Estates PCC&R's - The Differences Between Phase Documents

The following notes will highlight the differences between the six sets of PCC&R's pertaining to Wildcat Valley Estates.

This document is only intended to give the reader a guideline to differences and is not a legal interpretation or representative of a complete analysis. The reader should not rely on this document as a legal comparison.

Differences between the documents will be noted by section (highlighted in all caps).

WITNESSETH -Exhibit A- Page number reference for Exhibit A varies by phase document.

### DEFINITIONS:

Item 13 – the page reference for Exhibit A is different by phase document

### CHARACTER OF THE DEVELOPMENT:

Wildcat Creek – There is a section on Wildcat Creek including restrictions in the first five phases. This section does not exist in Phase 6 PCCR

Unimproved Lot Resale – the language is the same in all documents with one exception . Phases 2-6 include the additional language – “at the original selling price plus 8% interest for the interim time period for a length of five years from the closing date.

### USE RESTRICTIONS:

Item 1 – In reference to the minimum square footage are as follows:

	Phase 1	2	3	4	5	6
One story dwelling:	2500	2500	2500	2500	2500	2150
Two story dwelling:	2400	2400	2400	2400	2400	2200
Ground floor	1600	1400	1400	1400	1400	1200

Item 6 – refers to erosion control while under construction Phase 1-5 are identical in content. Phase 6 contains additional language referencing the Developers erosion control plan .

Item 12 – in reference to animals – Phase 1 has an additional provision pertaining to an exception for horses - not found in the remaining documents.

Item 14 – in reference to exterior antennas, satellite dishes etc. – Phase 1-5 exclude the use of all such devices. Phase 6 has an Exception for satellite dishes less than 18” in diameter may be installed with prior approval of the Building Committee.

Item 18 - Outlots – Phase 1-5 refer to Outlet A while Phase 6 refers to Outlet D

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Item 21 Language on surplus excavated soil contained in the second paragraph in Phases 1-5 is a separate item in Phase 6 as Item 22.

Item 25 – in Phases 1-5 “The streets are hereby dedicated to the public” is found in Item 26 in Phase 6. Plus there is additional language pertaining to easements in Item 25 of Phase 6.

Item 29 – In Phases 1-5 has language referencing Flood Protection Grade is not found in Phase 6.

Item 32 – Phases 2-6 include additional language – “no all pre-fabricated homes” This language is not found in Phase 1.

### HOMEOWNERS ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

In reference to Class B Membership conversion events – In Phases 1-5 (b) states January 1, 2002 and in Phase 6 the date is January 1, 2013.

### GENERAL PROVISIONS

EXCEPTIONS – Language in Phases 1-5 refer only to “The Committee” whereas in Phase 6 the language is “The Building Committee”.

EXHIBIT A – Varies by Phase