

## Purchase of Greensprings West Lots by Ryan Homes

The intent of this document is to provide general information for Greensprings West (GSW) homeowners on the recent purchase of multiple lots in Phase 6 of GSW by Ryan Homes (RH) from the developer, Jamestown LLC (Developer). The information is presented in a Question/Answer format.

Q1: How many lots did Ryan Homes purchase?

A1: Ryan Homes signed an agreement with the Developer to purchase a maximum of 30 lots.

Q2: Will the lots all be purchased at the same time?

A2: No. The contract states that RH needs to purchase a minimum of 4 lots per quarter up to a maximum of 30 lots.

Q3: When does RH need to start purchasing 4 lots per quarter?

A3: RH needs to start purchasing 4 lots per quarter 150 days after the contract date.

Q4: What happens if RH does not purchase 4 lots per quarter?

A4: RH will be in default of the contract and will forfeit any deposits paid to the Developer to date.

Q5: Are the lots that can be purchased by RH located throughout GSW?

A5: No. The 30 lots that can be purchased are identified by lot number in the contract and are located only in Phase 6.

Q6: Can other builders purchase from the Developer the lots that have been reserved for RH?

A6: No. The contract lists the specific 30 lots that are reserved for RH so other builders cannot purchase them while the contract is in place.

Q7: Are any of the lots located on the golf course?

A7: There are 6 lots that are classified as "golf course lots" and 24 lots that are classified as "interior lots".

Q8: Why do RH lots have a different "For Sale" sign than the other lots or homes that are for sale in GSW?

A8: The Developer (who is currently in charge of the GSW HOA) granted a waiver to RH for the signage requirement.

Q9: Does RN need to get design approval for the homes it plans to construct?

A9: Yes. All RH floor plans for homes that will be built in GSW have been submitted to the Developer for approval.

Q10: Can RH build any style homes they want on the lots?

A10: No. The Developer has only approved the following floor plans for homes to be built in GSW: Springbrook, Avalon, Victoria Falls, Fairchild, Waverly, Cresswell and Bridgeport.

- Q11: Can RH build homes on a slab?  
A11: No. All RH must be built on a crawl space with brick to grade required on all 4 sides of home.
- Q12: Can RH build homes with blacktop or regular concrete driveways?  
A12: No. Driveways shall be constructed of exposed aggregate concrete.
- Q13: Must RH build homes with side facing garages as is required in the newer sections of GSW?  
A13: RH has been given permission by the Developer as part of the architectural review of the RH designs approved for GSW to have a maximum of 10 of the 24 homes (interior lots) to have front load garages.
- Q14: Can RH build homes with all vinyl siding?  
A14: RH has been given permission by the Developer to build a maximum of 10 of the 24 homes (interior lots) to be all vinyl siding.
- Q15: Can RH install any type of landscaping?  
A15: No. The Developer has specified a choice of 2 landscape packages that must be followed for all homes (including a fully sodded yard).
- Q16: Will the HVAC units be screened from view?  
A16: The HVAC units must be screened from view from the street fronting the home.
- Q17: Can RH use vinyl siding on “golf course lots”?  
A17: No. All “golf course lots” must use hardie-plank siding or brick.
- Q18: For “golf course lots”, will there be any landscaping on the rear of the homes?  
A18: Foundation plantings must be installed on the portion of the home fronting on the golf course.
- Q19: Can homes be sided and/or painted any color?  
A19: No. Specific color schemes have been specified by the Developer.
- Q20: What is the minimum square footage of living space for the homes to be built by RH?  
A20: The minimum square footage for a one and a half or a two story home must be 2,400 square feet and for a rancher, it must be 2,000 square feet.
- Q21: Where can I find out more information about Ryan Homes and their plans for building at GSW?  
A21: There is a RH sales office at Liberty Crossing off Rte. 60 in Lightfoot (across from the NY Deli) and information is also available at [www.ryanhomes.com](http://www.ryanhomes.com).

Note: This document is for informational purposes only. The author makes no guarantee to the accuracy of the information contained in the document. If there is a discrepancy in the information between this document and the official documents executed by Jamestown LLC and Ryan Homes, the information in the official documents will be deemed as correct.