

COMMUNITY DISCLOSURES

FOR

SUN CITY CAROLINA LAKES

(Incorporated as an Addendum to the Sun City Carolina Lakes Purchase Agreement)

Current as of February 21, 2007

Pulte Home Corporation, operating through its Del Webb brand (“Del Webb”), is developing Sun City Carolina Lakes as an active adult Community. Del Webb has over forty years of experience in building active adult communities, and today tens of thousands of people call a community by Del Webb “home.”

The purpose of this Community Disclosures Addendum is to provide certain information about the process of purchasing your home at Sun City Carolina Lakes (the “Community”), the operation of the Sun City Carolina Lakes Community Association, Inc. (the “Community Association”) and certain other aspects of the Community lifestyle. Del Webb appreciates your decision to purchase a home from us. We want your enjoyment of your home and the Community to last for many years, and are providing this Addendum to answer some of the questions you may have about Sun City Carolina Lakes. If you have any other questions, please call us.

Unless otherwise defined in this Addendum, all capitalized terms will have the same meaning given to them in the recorded Declaration of Covenants, Conditions and Restrictions, or any supplemental declarations to be recorded, for Sun City Carolina Lakes (the “Declaration”). The Declaration may be supplemented or amended from time to time in accordance with its terms, and such amendments and supplements will be binding on all applicable Lots in the same fashion as the Declaration. In the event of any inconsistency between the Declaration or the Purchase Agreement and this Addendum, the Declaration and the Purchase Agreement will control.

I. LOCATION OF SUN CITY CAROLINA LAKES

The Community is located within the County of Lancaster, State of South Carolina (“County”) and is subject to the jurisdiction of the County. Many public services, including public safety (police protection) are provided by the County. Water and Sewer service are provided by the separate Lancaster County Water and Sewer District. Fire protection is provided by the Indian Land Volunteer Fire Department. Emergency medical services are provided by the County out of Lancaster, EMS station No. 4. There is a special tax district covering Sun City Carolina Lakes for the purpose of financing enhanced fire protection and emergency services to the area., as discussed further below.

II. DEVELOPMENT AND CONSTRUCTION ISSUES

Del Webb is planning to develop Sun City Carolina Lakes in several phases, comprised of neighborhoods. The overall Community is currently about 1,500 acres, and is currently planned for approximately 4,187 home sites (increased from the original 3,400 sites by the addition of approximately 332 acres to the northwest), and a recreation center complex which includes an approximately 39,000 square foot recreation center and adjacent outdoor amenities, planned for completion in Spring of 2007. Del Webb also sold land within the community to a golf course developer, Carolina Lakes Golf Club, LLC, which has constructed a privately-owned 18-hole golf course, currently being operated using a temporary clubhouse facility.

No guarantee is made that the neighborhoods in the current Concept Plan or additional amenities will ever be built, though Del Webb does reserve the right to add additional acreage, residences, and facilities to the Community beyond the current figures described above.

Residents will experience some construction related traffic and activity after closing. This may result in noise, dirt, detours, and other inconveniences which will be temporary in nature. Working hours for such activities will generally be from dawn to dusk, Monday through Saturday with some exceptions.

III. ACTIVE ADULT MARKETING; RESTRICTIONS ON OCCUPANCY

Sun City Carolina Lakes is being developed as an age-restricted Community planned primarily for adults fifty-five (55) and older and is in compliance with the terms of the Federal Fair Housing Act, as amended. The Community has age restrictions as described in Article II, Section 2.5 of the Declaration. There are specific limitations on occupancy of the residences, summarized as follows:

Age Restriction: Each residence, if occupied, must be occupied by at least one (1) person fifty-five (55) years of age or older although a limited number of original purchasers of homes in the Community may be between the ages of fifty (50) and fifty-five (55) ("qualifying occupant"). No person under nineteen (19) years of age shall reside in any home for more than ninety (90) days in any consecutive twelve (12) month period.

The Board of Directors of the Community Association may establish policies and procedures from time to time as necessary to maintain the Community's status as an age restricted community under applicable law. Each Home Owner will be required to sign a certification at the time of contract identifying the age-qualified occupant(s) and stating that each person occupying the house meets the residency requirements.

If you have any questions as to whether you, other residents of your home, or tenants qualify for occupancy, please ask your Sales Associate before you buy the home.

IV. IMPROVEMENT DISTRICT AND SPECIAL TAX DISTRICT

A. Improvement District. The original 3,400, and possibly all, Lots within Sun City Carolina Lakes will be obligated to pay annual assessments, which are in addition to regular property taxes and the assessments of the Community Association, to the Sun City Carolina Lakes Improvement District, a special financing district established to finance a portion of the construction of roadways, utilities and other infrastructure (including funds for the construction of a County library on land donated by Del Webb) within Sun City Carolina Lakes. Such

assessments are currently set at \$385.00 per year. Developer may, but is not obligated to, add additional land both to Sun City Carolina Lakes and to the Improvement District.

B. Special Tax District for Fire Protection and Emergency Services. In addition to the assessments of the Sun City Carolina Lakes Improvement District, and separate from regular property taxes and the assessments of the Community Association, each of the original 3,400, and possibly all, Lots will be obligated to pay an annual assessment, initially \$75.00 per year but capped at \$90.00 per year, to a Special Tax District establish to finance enhancements to fire protection and emergency services in the area of Sun City Carolina Lakes including, but not limited, salaries for paid staff at the Indian Land Volunteer Fire Department, currently an all-volunteer station. Developer may, but is not obligated to, add additional land both to Sun City Carolina Lakes and to the Special Tax District.

V. THE PROCESS FOR PURCHASING A HOME

A. Execution of Contracts. All residential sales include residential home and homesite. Your Sales Associate will provide you with the Sun City Carolina Lakes Purchase Agreement. As part of the sales process, you will select additional options and upgrades. The cost of any options and upgrades will be added to the purchase price shown on the Purchase Agreement by a written addendum that you will need to sign, and you will need to make a separate deposit towards the purchase of options and upgrades. The decision as to how you take title to your home can have significant legal and estate planning consequences to you, and we strongly recommend that you seek professional advice in making this decision. You will also be executing an addendum designed to promote home ownership and stability in the community by limiting the number of homes purchased for investment. The addendum requires all purchasers to own the home for a minimum of one (1) year, subject to limited exceptions, and requires seasonal residents and investors to advance additional earnest money.

B. Mortgage Loans. If you are financing the purchase of the home, it is your responsibility to submit a loan application to a lender within five (5) days of entering into your Purchase Agreement. Final loan approval must be given by the lender no later than thirty (30) days after the execution of the Purchase Agreement.

C. Prices and Future Changes. Although the purchase of your home may result in some future financial benefits due to appreciation in property values over the period of ownership, Del Webb makes no representations or warranties regarding future price changes on other homes and lots in current or future phases of the Community, and Del Webb reserves the right to adjust prices upward or downward without notice or obligation to Home Owners. Specifically, Del Webb makes no representation that your residence will at any time in the future either retain or exceed its value at the time of purchase. At no time will any Sales Associate or Manager of Del Webb make any representations or warranties regarding tax benefits, home values, price appreciation or depreciation, or future pricing adjustments. Del Webb does not warrant that all similar homes will be sold at similar prices.

D. Form of Payment. An initial earnest money deposit is required at the time of the sale. Personal checks, cashiers checks, cash or credit cards (Visa, MasterCard, and Discover only, with a limit of \$5,000.00) may be accepted. An additional down payment of the balance of ten percent (10%) of the net purchase price including lot premium and architectural options selected as of signing (excluding additional options, upgrades and change orders) is required within thirty (30) days of the date of contract. Such additional down payment must be paid by personal, certified or cashier's check, or wire transfer. The closing will not take place until all

funds are verified. Credit cards may not be used for payments other than \$5,000 of the initial earnest money deposit.

E. Closing Funds. The law firm of Morton & Gettys of Rock Hill, SC will act as closing agent and will furnish you with an estimate of closing costs and what items are included as “closing costs.” This estimate does not include loan closing costs, or lender’s fees to obtain the loan (“points”). Closing costs which are payable to your lender will be supplied to you by your lender. Closing costs must be paid at closing. A cashier’s check or wire transfer (including mortgage funding) must be received for the entire balance of the purchase price. **At Closing, Purchasers will pay a separate, one-time capital contribution, currently set at \$600, to the Community Association as an additional source of funding for the Community Association. Purchasers will also be responsible at closing for their pro-rated share of the year’s property taxes and of the year’s assessments of both the Sun City Carolina Lakes Improvement District and the Special Tax District for Fire and Emergency Services.**

F. Retention of Funds in Event of Default. In the event you default on your obligation to purchase the home, Del Webb may retain up to fifteen percent (15%) of the total purchase price out of all deposits made, including but not limited to the initial deposit and any sums deposited in payment of options, extras and upgrades to the residence, and/or may seek other remedies as provided for in your Purchase Agreement and by South Carolina law.

G. Home Construction. Construction will be accomplished according to Del Webb’s construction schedule. The estimated delivery date indicated on the Purchase Agreement is merely an estimate of when your Home may be completed. Del Webb will not be responsible for any inconvenience, expense or loss resulting from a delay in completion of construction. The completion of homes on lots which are located on the site of a temporary water detention facility may be delayed longer than surrounding homes because of regulatory restrictions on when the temporary facilities can be deactivated and lots constructed in their place. In the case of these lots, the Purchase Agreement may estimate a six-month range of possible delivery dates.

H. Lot Location. Location of the residence on the lot will be in accordance with applicable building codes, the County development standards, and Del Webb’s customary construction practices. Lot perimeter is as shown on the recorded plat, including easement areas, other than easements which may later be established pursuant to the Declaration. A plot plan showing the intended placement of the residence upon the lot will be furnished to you for review prior to start of construction, provided that such plot plan remains subject to change until final approval by the County. In the event of any discrepancy between the lot dimensions shown on the plot plan, and the recorded subdivision plat, the recorded plat shall prevail. All lot premiums are charged primarily based upon size, elevation, or special location (i.e., cul-de-sac, greenbelt, corner, golf course) of Buyer’s lot and not based upon views, orientation of the residence, distance to adjacent homes, or the surroundings. Del Webb does not guarantee, warrant, or represent the availability of views from such lot now or in the future.

I. Construction Site Visits. Visits to the Home site or other areas in which construction activity is taking place are prohibited if you are not accompanied by a Del Webb representative. A construction site can be a dangerous place for persons who are unaccustomed to the building industry or the risk associated with the construction of a house in progress. If you violate this provision, you accept full responsibility for any injury or loss which may occur to you, your family or friends or other persons accompanying you to the site or your personal property regardless of the condition of the construction site.

J. Warranties. Del Webb offers a limited construction warranty (the “Home Protection Plan”) to be provided to the Purchaser. The Home Protection Plan is given in lieu of additional warranties, express or implied, including without limitation, the implied warranties of habitability, merchantability, and fitness for a particular purpose, and all other obligations or liabilities. Purchasers waive all rights to recover under warranty for any incidental or consequential damages suffered as a result of any defective material or workmanship.

K. Reversal of Floor Plans. The homes are designed so that the floor plan can be reversed on the lot. The layout of your floor plan will be designated as “garage left” or “garage right” on your Purchase Agreement. The layout of your floor plan is determined exclusively by Del Webb in accordance with grade, safety, and other considerations.

L. Model Home Decorations. Model homes are professionally decorated and landscaped. Model homes contain many optional features that will not be included with your home, but may be available as options. Your Sales Associate will provide you with a standard features list. Certain items, including, but not limited to, window coverings, wall coverings, special paints, special floor coverings, built-in items, ceiling fans, furniture, outdoor hardscape, fountains and spas and certain landscaping are not included as standard features and may not be available as optional items.

M. Optional Items. Optional items which have been selected and are available from Del Webb may not be changed once the home has been released for construction.

N. Windows. Dimensions and location of windows vary with elevation selection.

O. Attics. Attic areas are not intended nor designed for storage.

P. Landscaping. Landscaping will be installed by Del Webb as weather and schedule permit, but in no event later than ninety (90) days after closing. Such installation will not extend the closing date, and Buyers will be solely responsible for paying to Del Webb at Closing any hold backs or escrowed funds required by lenders relating to such incomplete improvements. Any additions of landscaping by Home Owner must be approved by Del Webb in advance in accordance with the Declaration and the Design Guidelines. The Design Guidelines define a portion of each lot, called the Private Area and generally bounded by the building setback lines, outside which no building or landscape additions or improvements of any kind will be approved, with the exception of limited improvements subject to specific approvals. The Design Guidelines also define minimum maintenance standards and the responsibilities of the Home Owners. If the Community Association is providing landscape maintenance to a portion of the lot, the Home Owner will remain responsible for all landscape maintenance within the Private Area. If the Community Association is not providing such service, the Home Owner will be responsible for landscape maintenance of the entire lot plus the adjoining parkway area from the front lot line to the back of the street curb.

Q. Driveways and Walks. Driveways and walks will be installed by Del Webb as weather and schedule permit, but in no event later than ninety (90) days after closing. Such installation will not extend the closing date, and Buyers will be solely responsible for paying to Del Webb at Closing any holdbacks or escrowed funds required by lenders relating to such incomplete improvements.

In certain Neighborhoods containing attached residences, the sidewalks may be located on a portion of a lot owned by a Home Owner rather than in a dedicated public right-of-way. Portions of said lots may also be subject to certain easements for municipal and other utilities,

in addition to the easements imposed by the Covenants, Conditions, and Restrictions, including the right of others to have access over the sidewalks for pedestrian usage. Ownership of such areas, including the sidewalk, will impose certain duties on a Home Owner subject to maintenance responsibilities of the Community Association as established by the Declarant or by its rules and regulations.

R. Drainage. Grades, swales, and conveyance devices for drainage established by Del Webb are critical to the overall Community drainage plan and cannot be changed at any time. Each individual Home Owner is responsible for all damages related to any change of drainage, grade, or conveyance device whether caused by the Home Owner or hired landscapers.

S. Golf Balls. It is acknowledged by each Home Owner and/or resident that certain disclaimers are made in regards to the golf course. Such disclaimers/disclosures are set forth in Article XV, Section 15.2 of the Declaration and include, but are not limited to, a golf ball disclosure. Golf balls are difficult to control and, accordingly may enter Home Owner's airspace, and strike Home Owner, his/her residents or guests, Home Owner's yard, walls, roof, windows, landscaping, and personal property causing personal injury and property damage.

Neither Del Webb, any affiliate of Del Webb, the Community Association, nor any director, officer, employee or agent of Del Webb, an affiliate of Del Webb or the Community Association shall be liable for personal injury or property damage caused by the above matters, and each Home Owner, by accepting a deed to his/her Lot, acknowledges and agrees to same, and releases Del Webb, all affiliates of Del Webb, the Community Association and their respective directors, officers, employees, agents, successors and assigns from any and all liability in connection therewith, on behalf of him/herself, his/her family and all guests and invitees.

A golf ball easement for entry of golf balls onto each lot, and for retrieval of golf balls from unenclosed areas, has been created in Article XI, Section 11.4 of the Declaration.

T. Credits, Refunds, or Rebates. Del Webb may receive credits, refunds, or rebates from manufacturers or suppliers associated with the purchase of certain products or services, and those credits, refunds, or rebates shall remain the property of Del Webb.

U. Golf Carts. Residents of Sun City Carolina Lakes may utilize designated Community streets for golf cart circulation, provided the owner of the cart remains in compliance with all County and State laws, and the Community Association's Golf Cart Standards and routing plan. Under South Carolina law, operation of golf carts on public streets is limited to daylight hours and is subject to other regulations.

V. Utilities. Utilities to the home will be turned on prior to or at the time of final inspection. Home Owners have five (5) days to transfer the utilities to their name after Closing. Home Owners should not contact the electric or gas company until after Closing in order to prevent scheduling problems. Locations of above ground utility structures are determined by government agencies and/or utility providers and may affect your residence.

W. Mail Delivery. Postal service is provided to each residence and the Community Association. Services may be single or dual mailboxes (serving two (2) adjacent homes), centralized postal units (serving seven (7) or more homes), an office, or a combination of two (2) or more of these depending on Community and Postmaster requirements. Mailboxes and

posts will be of a uniform design installed by Del Webb. All single and double boxes will be maintained by the Home Owner(s) subject to provisions in the Declaration for the Community Association to perform maintenance that any Home Owner is failing to perform and to charge the Home Owner for such maintenance.

X. Trees. There may be trees existing on the Lot at the time of your purchase. Del Webb will make reasonable efforts to protect those trees outside the location of the home. We do not, however, guarantee that existing trees will survive following the construction of the home and will not be responsible for replacing such trees.

Y. Steps. In an effort to provide adequate yard drainage and to minimize driveway slopes, steps may be required in the access way to the homes, including front steps, steps from the living area to the garage, including gas curbs required by applicable building codes, steps from the living area to the back patio, and steps to stoops. With the exception of basement stairs, no steps will be installed in the enclosed living area of the home. Some Lots will have steep slopes from the front to the back yard. For drainage and other considerations, these slopes may not be stepped.

Z. Protected Areas. Certain parcels within the Community have been identified as protected areas which may only be developed under certain circumstances and may remain as open space. These areas, which are surrounded by protective screening, are protected from disturbance by state and federal law, and entry into these areas is strictly prohibited. Violators will be subject to prosecution..

VI. THE COMMUNITY ASSOCIATION

A. The Community Association. Del Webb formed the Community Association, a South Carolina not-for-profit corporation, to own the common area property and to administer the affairs of the Community. The Community Association will be run by a Board of Directors (“Board”) consisting of not less than three (3) nor more than seven (7) members. The By-Laws contain a detailed description of the powers of the Board.

B. Leadership By Del Webb. During the Declarant Control Period, which will extend until Del Webb no longer owns any land for development in the Community unless sooner terminated by Del Webb, Del Webb will control the Board and therefore the management and orderly development of the Community. Control of the affairs of the Community Association is common in master planned real estate developments. See Articles III and IV of the Declaration and the By-Laws for details.

C. Declaration. Del Webb will, prior to the closing of the first home in the Community, record with the County Recorder’s office of Lancaster County, a Declaration of Covenants, Conditions and Restrictions for Sun City Carolina Lakes (“Declaration”) which covers certain land held by Del Webb for the development of Sun City Carolina Lakes. A copy has been delivered to you as part of the process for executing the Purchase Agreement. The Declaration contains important and significant restrictions on property use and lifestyle, and you are encouraged to read it carefully before you purchase your home. In the event that, for any reason, your home or lot is sold to you and closed upon without being first subjected to the Declaration, as amended and supplemented, you as Buyer hereby agree, in consideration for the

terms hereof and Pulte's performance hereunder, to subject your lot and home to the Declaration upon Pulte's request.

D. Assessments. During the Declarant Control Period, Del Webb may annually elect either to pay assessments on all of its unsold lots or to pay the cash "shortage," as defined in the Declaration, for such fiscal year. If there is a shortage that is not subsidized by Del Webb, there could be assessment increases. The Association may levy Special Assessments from time to time to cover unbudgeted expenses or expenses in excess of those budgeted.

Certain activities may involve membership in chartered clubs (as described in Paragraph P of this Section, below) which might require payment of additional fees. Members may not avoid the payment of Regular and Special Assessments by non-use of the recreational facilities. Water, sewer, utilities, telephone, and cable television are not included in the assessments. Garbage collection is currently included in the assessments.

In addition to the Base Assessments, Home Owners who purchase homes that have certain maintenance provided by the Community Association in a Neighborhood will also have Neighborhood Assessments. There may also be assessments for certain Limited Common Area facilities as described in the Declaration, and assessments for Special Services or Optional Services if provided by the Association and selected by the Home Owner. Home Owners who purchase a condominium will be members of both the Community Association and a separate condominium association and will pay assessments to each entity. Such Home Owners will also be subject to the provisions of the Master Deed creating the condominium regime as well as to the Declaration.

E. Membership and Recreational Facilities Use. Ownership of a home that is subject to the Declaration entitles the Home Owner to Membership in the Community Association with the rights granted pursuant to Article III of the Declaration. There is only one (1) Membership per residence, and the Membership is jointly held by any joint owners. Use privileges are different from Membership privileges and are subject to the provisions of Article II of the Declaration. Each Membership entitles the Home Owner to receive up to two (2) activity cards with use privileges per residence free of charge. Additional cards, if any, may be obtained upon fulfilling any requirements established by the Community Association. A separate fee may be charged for additional cards, and limits on the number of cards per residence will be established (refer to Article II, Section 2.2(a), et. seq. of the Declaration). The Rules and Regulations will set forth limits on guest use of the Recreational Facilities.

F. Recreation Center. The Community Recreational Center is planned to be approximately 39,000 square feet providing hobby, craft, and exercise facilities, with amenities which include an indoor pool, fitness and aerobics space, a walking track, multi-purpose rooms for a variety of activities and a ballroom. The building also houses the Association office. Outdoor amenities currently planned include park areas (which areas are phased in as new Neighborhoods are constructed), a pool, tennis courts and bocce ball.

All costs of maintaining the Recreation Center will be included in the Community Association budget. The owner of the golf course will pay use fees for banquet and entertainment facilities at the same rates as Residents.

G. Golf. Carolina Lakes Golf Club, an 18-hole golf course owned by Carolina Lakes Golf Club, LLC (the “Golf Course Owner not affiliated with Del Webb), has been constructed within the Community. The course has multiple tee placements to accommodate a variety of skill ranges. Residents in good standing may play the golf course for a fee, subject to availability of tee times. Rates are subject to change and will likely increase in the future. Non-owners and non-residents (including the public) are allowed to play the course, but Residents who take advantage of the Golf Course Owner’s membership program will be given a discounted rate and the opportunity to reserve tee times prior to their being offered to the general public. Initial operation of the golf course is through a temporary clubhouse facility.

H. Tennis Courts. An area near the Recreation Center Complex is planned to include an outdoor tennis facility primarily for the use and enjoyment of residents and their guests. The Association may hold events which are open to the public or make the courts available for public play for a fee. The initial budget provides for no separate charge for the use of the tennis courts by residents. The Board reserves the right, however, to charge for their use in the future. Some of the courts may be lighted for night play, but hours of play and lighting will be subject to Rules and Regulations adopted by the Board. Traffic and on-street parking may increase during public events.

I. Special Use Fees. The Board is empowered by the Declaration to charge special use fees. As an example, special use fees may be charged for renting a room (subject to availability) at the Recreation Center for private use, such as the ballroom for catered banquets. Such functions may include residents and/or outside parties.

J. Additional Fees. Pursuant to Section 8.16 of the Declaration, **as an additional source of funding, the Community Association will collect a New Member Fee of a one-third of one percent (1/3%) of the gross selling price of the home upon each resale of a home in the Community.** Certain transactions are exempt from the fee. In addition, the Community Association may charge an administrative fee, which may change from time to time, to cover administrative expenses resulting from changes in ownership and membership in the Association.

K. Architectural Review and Modifications. Until the expiration of the Development Period, Del Webb will administer and enforce architectural controls and review and act upon all applications for original construction and landscaping within the Community. The Association Board has appointed a Modifications Committee (“MC”) which, during the Development Period, may be granted certain powers by Del Webb to review and approve modifications or alterations to existing structures. At the end of the Development Period, the MC shall assume all architectural and modifications review powers of Del Webb in addition to any existing delegated powers (see Article IX, Section 9.2 of the Declaration for more detailed information).

L. Design Guidelines. Del Webb has prepared Design Guidelines which set forth the Community standards for architecture, landscaping, design, and maintenance. The Design Guidelines are enforced by Del Webb or the MC, as appropriate. Any changes or additions to the residence and all landscaping plans are subject to pre-approval by Del Webb or the MC. The Design Guidelines specifically prohibit stand-alone flagpoles, storage sheds, most fences, most statues, and guesthouses unless installed by Del Webb. A copy of the Design Guidelines is to be included with your Purchase Agreement package and is subject to amendment from time to time.

M. Rules and Regulations. The Board will adopt Rules and Regulations which govern certain aspects of the Community and lifestyle. These Rules and Regulations may be amended from time to time. The Rules and Regulations will be enforced by the Board or a designated committee.

N. Marketing By Del Webb. During the time period that Del Webb is marketing homes and homesites for sale, prospective purchasers will be allowed reasonable use of the Recreational Facilities. Del Webb may build Vacation Getaways for use by prospective residents to visit the Community and obtain a feel for the lifestyle prior to buying. Del Webb may build additional Vacation Getaway units in the future. These Vacation Getaways may be sold to third parties or maintained as rental units. Del Webb may also, for so long as it is a Member of the Association, use the recreational facilities for charitable, philanthropic, political, marketing and employee benefit purposes, and such use will include participation by non-members.

O. Chartered Clubs. An integral part of the lifestyle at Sun City Carolina Lakes involves activities at the Recreation Center. The Community Association will assist Members in forming and chartering clubs for the pursuit by the members of such clubs of hobbies and crafts. Any fees charged by chartered clubs for membership or use of facilities are not included in the Base Assessment and are the property of such chartered club. Some equipment may be furnished initially by Del Webb for club activities by the club members. Members of any such chartered club will need to reserve funds for future purchase and/or repair of equipment for each particular club. Membership in a club may be prerequisite to certain facility use.

P. Easements. Article XI of the Declaration provides for the creation of a variety of easements, including blanket easements, in favor of public utilities, the Community Association, the Golf Club Owner and its invitees and Del Webb.

Q. Pets. Home Owners are responsible for cleaning up after their own pets at all times and in a timely manner. In the absence of invisible fencing, pets are to be leashed at all times when outside. Regardless of the method used, pet owners are responsible for assuring that their pets do not run free. The number and type of pets are limited by the Declaration consistent with County ordinances.

R. Neighborhoods. Certain Neighborhoods may consist of attached residences. Ownership of certain attached residences will be on a fee simple basis subject to party wall rights, easements, and common driveways. Due to the type of attached product being constructed on certain lots, utility lines for electric, telephone and cable transmission may run under certain units in order to provide service to another unit within the same structure. Easements have been, or will be, established on the Plat for said Neighborhoods and in the Declaration to allow such utility line locations. In addition, driveways for such residences will be shared by more than one (1) residence and will be subject to maintenance as established in the Declaration. These attached residences will be subject to the terms of the Declaration. The Association may, but is not obligated to, provide additional services within the Neighborhoods containing attached residences. Neighborhood Committees (as defined in the Declaration) will be established for such Neighborhoods.

S. Community-Wide Agreement Regarding Cable Television. Del Webb has, on behalf of the Community Association, an agreement, assignable to the Community Association, with Fort Mill Telephone Company and Palmetto Cable TV, d/b/a Comporium Communications, for the provision of cable television service to all Lots within Sun City Carolina Lakes pursuant to a bulk rate. Charges by Comporium Communications to the Association for cable service will be included in the base assessment payable to the Community Association. Del Webb will receive payments from Comporium Communications as new Home Owners move in to Sun City Carolina Lakes. Home Owners are free to select an alternate provider of cable service to their homes, but will not thereby be relieved of the obligation to pay the entire assessment of the Community Association, regardless of whether the assessment includes cable service that is available to the Lot through the Association.

T. Future of Sales Center. As set forth in Section 4.16 of the Declaration, Del Webb has reserved all rights with respect to the future of the sales center after Del Webb no longer requires the sales center for sales and marketing purposes. Without limiting the foregoing, Del Webb may sell the property to the Association or to a third party for any use permitted under applicable law.

U. Community Association Obligations to County. Pursuant to a Development Agreement entered into between Del Webb, the golf course owner, the owner of the commercial parcel and the County, Del Webb agreed to maintain the storm water control system within Sun City Carolina Lakes and to maintain right of way landscaping of both public and private roadways within, and certain roadway right-of-way Sun City Carolina Lakes, including adjacent portions of U.S. Highway 521 and Van Wyck Road. These obligations are assignable to the Community Association, and Del Webb has assigned or will assign such obligations to the Community Association early in the Declarant Control Period. The Association will thus be responsible for such maintenance.

V. Retaining Walls. Several large retaining walls are located throughout the Community. Responsibility for maintenance of the walls rests with the Association, and there are easements in place to allow such maintenance, as well as significant restrictions on planting and the addition of other improvements to yards adjoining these walls, as more particularly set forth in the Declaration, as amended. If you buy a lot on which a retaining wall exists or a lot bordered by a retaining wall, the use of your lot will be subject to these provisions of the Declaration.

VII. NEIGHBORHOODS

Each residential area within the Community, such as each attached product development or single-family detached housing development, will be designated as a separate Neighborhood.

Some Neighborhoods within the Community may be provided additional landscaping and exterior maintenance or other enhanced services by the Community Association. An easement in favor of the Community Association to provide maintenance is reserved over all lots in the Declaration. The Association is not obligated to continue these maintenance services.

VIII. SALES ACTIVITY

Del Webb will be conducting the sale of homes from its sales center and possibly from other locations throughout the Community, which sales activity may generate significant traffic.

IX. CONCEPT PLAN; DEVELOPMENT AND ANNEXATION OF LAND INTO SUN CITY CAROLINA LAKES

Exhibit A of the Declaration describes the area of land against which the Declaration will initially be recorded. This exhibit will be amended from time to time as additional property becomes subject to the Declaration. Exhibit B of the Declaration describes an area of land which could become subject to the Declaration as part of Sun City Carolina Lakes. This description may be amended from time to time as additional land is proposed for inclusion in the Concept Plan. Del Webb may annex additional land into Sun City Carolina Lakes that is not currently described in the Declaration. This annexation will not require the consent of the Home Owners of lots in Sun City Carolina Lakes. Del Webb reserves the right to make changes to the development plan described in the Del Webb Master Plan including changes in land use, improvement plans, street pattern, the type, style, or price of residences, options and option prices, lot sizes, configurations, lot premium prices, densities, recreational amenities, addition or deletion of model homes, or other improvements. **Without limiting the foregoing, future development could include condominiums or other types of multi-family housing (including multi-story buildings), and commercial development to serve the Community, subject to certain approvals.** No statement by Del Webb or any Sales Associate as to a present intended use of property in Sun City Carolina Lakes shall affect Del Webb's right to make changes to the Del Webb Master Plan or any zoning ordinance applicable to Sun City Carolina Lakes in the future. The Sun City Carolina Lakes Master Plan presently allows for the development of up to approximately 4,187 residences. The actual number of residences at build-out will affect the amount of the Regular Assessment, and Del Webb cannot guarantee the exact number of residences. **By execution of the Purchase Agreement, and as a material part of the consideration included in the purchase price, you waive any right to claim any damages, costs, liabilities, expenses or obligations against Del Webb, any affiliate of Del Webb and their respective officers, directors, shareholders, employee and agents for any changes to development plans, the Del Webb Master Plan, as amended, adopted by the County, any zoning ordinance or land use change within Sun City Carolina Lakes or on adjacent properties or the annexation of additional land into Sun City Carolina Lakes.**

X. ENVIRONMENTAL FACTORS IN SUN CITY CAROLINA LAKES

- A. Wetlands. The Declaration explains that certain wetlands, upland buffers and other open space areas are subject to deed restrictions in accordance with federal law and the Army Corps of Engineers' 404 permit. With limited exceptions, the restricted areas must be maintained in their natural state, and under no circumstances are residents permitted to mow, maintain or otherwise modify such restricted areas.
- B. Floodplains. Certain portions of the Common Area are within the regulatory floodplain established by the Federal Emergency Management Agency and may be subject to temporary inundation during and after storm events. Certain recreational facilities such as walking trails and the golf course may be unavailable for a time during and after such storm events.
- C. Weather. The Community is located within a large geographical area that can experience heavy thunderstorms, high winds, and other severe weather in the warmer months. During and after heavy rainfall, temporary surface drainage may occur for a short period.
- D. Mosquito Abatement. Del Webb or the Association may, but are not obligated to, participate in a mosquito abatement program for the area including Sun City Carolina Lakes.
- E. Power Lines. There are two power lines bisecting the community within a single 268 foot right of way owned by Duke Power. One is a 44kv line on steel poles and one is a 500kv line on steel towers.
- F. Removal of Materials by Del Webb. Del Webb has reserved the right to remove peat, gravel, and other material from Sun City Carolina Lakes (including Common Area) during the Development Period as it deems appropriate in its discretion (See Article XIII, Section 13.4 of the Declaration). Del Webb may sell such material without obligation to the Community Association.

You should carefully read the disclosures made in the Declaration. If you have any questions, or do not understand these disclosures, please ask your Sales Associate for assistance.

VIII. HOME FINANCE

Pulte Mortgage, LLC (“Pulte Mortgage”), a wholly-owned subsidiary of Pulte Homes, Inc., the parent of Del Webb, is licensed to originate mortgage loans. Pulte Mortgage offers financing to qualified applicants for the purchase of homes at Sun City Carolina Lakes. **Purchasers of homes utilizing financing are not required to use Pulte Mortgage.**

XII. WATER/SEWER SUPPLY

Sun City Carolina Lakes' water and sewer service is provided by LCWSD. LCWSD may provide reclaimed water from the treatment plant for golf course and other landscape watering. There is to be no on-site sewer treatment facility, but there will be a sewage pump station

located in the southwestern portion of the Property near the neighborhood currently identified as Neighborhood J. Noise from the pumps may be audible in some areas.

XIII. ELECTRIC AND GAS UTILITY SERVICE

Duke Power supplies electricity to the Community. Distribution facilities are phased in as development progresses and are completed prior to the completion of residences within each neighborhood. Duke Power will own and maintain the electrical boxes used to monitor power usage. Location of these boxes is at the sole discretion of the utility and Del Webb has no control over where they are placed.

Purchasers are advised that power lines will be located underground throughout the Community and the voltage and current associated with these lines produce electric and magnetic fields of varying strengths. Each Purchaser must make all inquiries into the effects of electric and magnetic fields as desired prior to purchasing a home. Del Webb makes no representation or warranty regarding electric or magnetic field levels within the Community.

Natural gas service to the Community will be supplied by Lancaster Natural Gas.

XIV. PUBLIC STREETS

Most of the streets within the Community are public, and certain of the roadways may be used by the public for travel through the Community. The County will regulate traffic within the Community. Golf cart travel is permitted on designated streets within the Community consistent with a South Carolina statute which limits such travel to daylight hours and otherwise regulates such use. All golf carts will be required to meet certain minimum safety equipment standards. Golf cart drivers using the public streets will be required to have proof of insurance. There may be some private streets within future Neighborhoods, which streets would be privately maintained by those Neighborhoods and privately regulated.

XV. RECREATIONAL VEHICLE PARKING

The term “vehicles,” as used in this Section, shall include, without limitation, automobiles, trucks, boats, trailers, motorcycles, campers, vans, and recreational vehicles. No vehicle may be left upon any portion of the Community except in a garage, driveway, or other area, if any, designated by the Board. Commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles, stored vehicles, and non-licensed vehicles or inoperable vehicles shall not be parked within the Community other than in enclosed garages; provided, however, that one (1) boat, trailer, commercial vehicle, recreational vehicle, snow mobile, or other similar vehicle may be temporarily kept or stored completely in a driveway for not more than twenty-four (24) hours total within any consecutive seven (7) day period.

XVI. LAND USE PLANNING

A. Commercial Parcels. In November of 2005, Del Webb sold an approximately 25-acre parcel of land along the southeastern border of the community to a commercial developer. The developer is currently land planning the parcel and seeking commercial occupants, but no assurance can be given as to the timing of development or specific future uses of the parcel. In addition, the parcel currently described as Pod A-1 at the eastern corner of the property along Highway 521, consisting of approximately 11 acres, may either be developed as residential or commercial. Under the current zoning, Sun City Carolina Lakes may have up to sixty acres of commercial property in total, including the above parcels. Current designations of land use as shown on conceptual plans thus could change in the future to accommodate additional commercial parcels.

B. Adjacent Lands. Zoning and land use designations on vacant or partially developed property surrounding Sun City Carolina Lakes are a mix of commercial, agricultural and residential, though such uses may change. For example, Del Webb added an additional 332 acres to the the original plan of the Community in a second re-zoning procedure. As noted above, Del Webb has no duty to complete this or any other phase of the Community, but does have the right to increase the size of the Community over that shown in the concept plan.

Zoning and land use decisions that are made by governmental agencies and property owners affecting the land outside the boundaries of the Community are subject to change and are beyond the control of Del Webb. Del Webb makes no representations regarding future land use changes.

XVII. DEPARTMENT OF REAL ESTATE PUBLIC REPORTS

Sun City Carolina Lakes is a master planned Community and subject to regulation by a number of governmental agencies including some out-of-state Departments of Real Estate. Various states outside of South Carolina may require that a Public Report be filed with that state's Department of Real Estate for the protection of their residents. Any Public Report filed with an out-of-state Department of Real Estate will contain disclosures required by that state and should be read in its entirety. If there is any question as to whether your state of residence requires a Public Report, please ask your Sales Associate before you buy the home.

This Community Disclosure Addendum is prepared voluntarily by Del Webb as a supplement to (or in lieu of) any Public Report that has been provided to you. This Community Disclosures Addendum is intended to serve as the Public Report for Buyers from states, including South Carolina, that do not require any form of Public Report. It provides a summary of certain disclosures that have been made to you by Del Webb and its Sales Associates in connection with your purchase of a home at Sun City Carolina Lakes.

Reading this Community Disclosure Addendum is not a substitute for reading any Public Report which may be required by any out-of-state Departments of Real Estate.

FOR YOUR PROTECTION, PLEASE DO NOT SIGN THIS ADDENDUM UNTIL YOU HAVE HAD AN OPPORTUNITY TO READ THE DISCLOSURES. THIS ADDENDUM IS INCORPORATED INTO YOUR PURCHASE AGREEMENT.

(File Number)

(Lot Number or Name)

I/WE ACKNOWLEDGE THAT WE HAVE HAD THE OPPORTUNITY TO REVIEW EACH OF THE DISCLOSURES IN THIS ADDENDUM AND DISCUSS THEM WITH DEL WEBB'S SALES STAFF, AND THAT NO REPRESENTATIONS OR WARRANTIES THAT ARE INCONSISTENT WITH THE DISCLOSURES HAVE BEEN MADE.

SIGNATURE(S) _____

PRINTED NAME(S) _____

ADDRESS _____

DATE _____