

Standard Features - Magnolia Reserve

Exteriors

- 30 year architectural roof shingles
- Low maintenance vinyl siding
- Low E Single Hung Vinyl tilt windows with screens
- Covered back porch
- Double car concrete driveway
- 2 Flood lights
- 2 Car, finished sheetrock garage
- Landscape package includes irrigated and sodded front yard
- Covered front porch
- Shutters on front elevation per plan
- 2 Exterior spigots
- Gutters over front and back doors

Interiors

- Water resistant laminate floors in downstairs living areas
- Gas fireplace in great room
- Stain resistant carpet with 6 lb. pad in bedrooms, stairs, and bonus room
- Smooth painted ceiling and walls
- Vaulted or tray ceiling in master bedroom and great room (to be determined per plan)
- Brushed chrome finishes on hardware
- 3 light Craftsman fiberglass front door
- Lever handles & deadbolts on front & rear doors
- 2-panel interior doors
- Sliding back door or full view glass door
- Vented closet shelving
- Cabinets in laundry room per plan
- Ceiling fans in master bedroom, great room & pre-wired in other bedrooms and bonus room
- Phone jacks in kitchen, bedrooms & bonus room
- Cable TV wired in living room, all bedrooms and bonus room
- Coffered ceiling in dining room with wainscoting
- 5 ½" base molding
- 3 ¼ casing on doors and windows

Kitchen

- Solid surface countertops with tile backsplash
- 36" cabinets
- Stain finish on cabinetry
- Recessed icemaker water line connection
- Pantry (to be determined per plan)
- Stainless steel appliances (no refrigerator)

Bathrooms

- Tile shower in master bath
- Ceramic tile flooring
- ½ bath flooring type subject per plan
- Raised vanity in all baths
- Designer plumbing fixtures
- Elongated toilets

Energy Savings

- Third party energy test & rating on all homes
- 50 gallon hot water heater
- 14 seer Carrier® heat pump
- 200 amp electrical service
- R30 insulation in ceilings
- R13 insulation in walls
- GFI receptacles to meet code

Assurance of Quality and Service

- Pre-closing walk-through with builders representative
- 6 Year structural warranty
- 1 Year builder warranty

***** Included Features are Subject to Change Without Notice.**

All upgrades are to be paid at time of contract and are nonrefundable.

Warranty

Hardison Building takes pride in the quality and structure of their homes and proves that with every home having a 1 year Workmanship and Material warranty as well as a 6 year Structural warranty





MAGNOLIA
reserve

STANDARD COMMUNITY FEATURES

UPDATED: 12/16/2022

EXTERIOR:

- 30 year architectural shingles
- Low maintenance vinyl siding
- 2-Car garage w/ sheetrock and trim (no paint)
- Designer landscaping package includes irrigated and sodded front yard
- Low E, Vinyl tilt windows with screens
- Double car concrete driveway
- Covered front and rear porch
- Shutters on front elevation per plan
- 2 Exterior hose bibs

INTERIOR:

- Laminate flooring in all downstairs livings areas.
- Stain resistant carpet with 6 lb pad in bedrooms, upstairs halls and bonus room (per plan)
- Hardwood stair treads
- Smooth painted ceilings and walls
- Vault or tray ceiling in master bedroom (per plan)
- Brushed chrome finishes on hardware
- Schlage door knobs and deadbolts on front and rear doors
- 2-panel interior doors
- Sliding back door or full view glass door
- Vented closet shelving throughout
- Ceiling fans in master bedroom, great room and pre-wired in other bedrooms, bonus, and rear porch (per plan)
- Phone jacks in kitchen, all bedrooms and bonus room
- Cable TV wired in living room, all bedrooms and bonus room
- 5 1/4" base molding
- 3 1/4" casing on doors and windows
- Upgraded detail trim package to include crown moulding and coffered and tray ceilings (per plan)

KITCHEN:

- Quartz countertops
- 36"-42" white or stain finished cabinets
- Designer plumbing fixtures
- Recessed icemaker water line connection
- Whirlpool stainless steel appliances (no refrigerator)

BATHROOMS:

- Full tile shower in master bath
- Raised double vanity bowl in master bath
- Designer chrome plumbing fixtures
- Elongated toilets
- Tiled Floors

ENERGY SAVINGS:

- 50 gallon hot water heater
- R38 insulation in ceilings
- 14 seer heat pump
- R15 insulation in walls
- 200 amp electrical service
- GFI receptacles to meet code

ASSURANCE OF QUALITY AND SERVICE:

- Pre-Closing Walk-Thru w/ Builders Representative
- 6 YR Structural Warranty
- 1 YR Builder Warranty

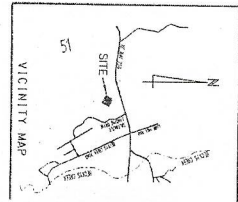
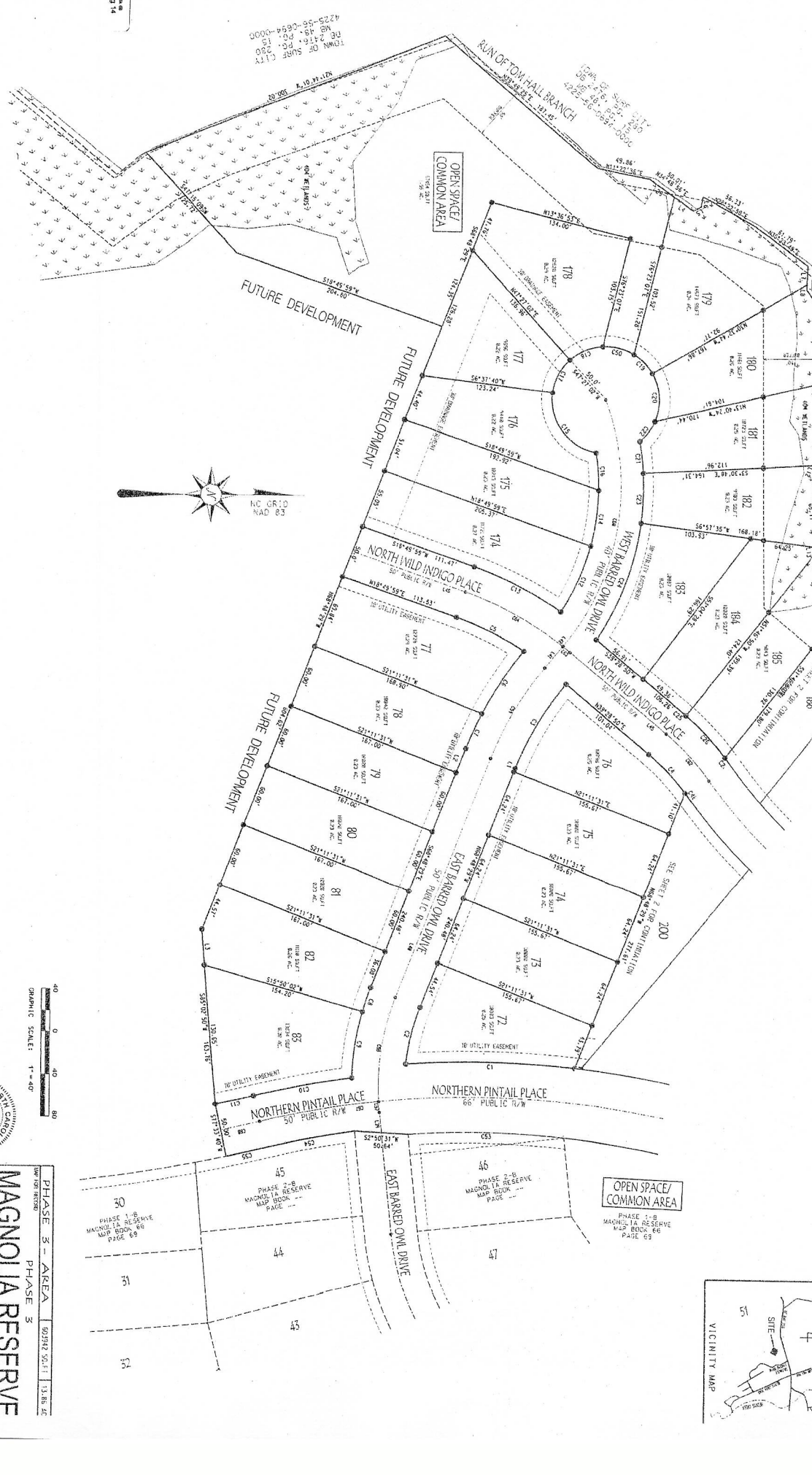
***** ALL UPGRADE CHARGES MUST BE PAID IN FULL AT CONTRACT OR SELECTIONS MEETING AND ARE NON-REFUNDABLE *****



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BUILDER RESERVES THE RIGHT TO CHANGE OR SUBSTITUTE ALL STANDARD FEATURES AS NECESSARY WITHOUT NOTICE

THE TOWN OF TOM HALL BRANCH IS THE PROPERTY LINE
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 THE TOWN OF TOM HALL BRANCH IS THE PROPERTY LINE



PHASE 3 - AREA
MAGNOLIA RESERVE
 601992 205.11 13.86 AC
 100% OF 100%
 100% OF 100%
 100% OF 100%
 100% OF 100%

OWNER: TOM, LLC
ADDRESS: 8620 RIVER ROAD
PHONE: WILMINGTON, NC 28412
DESIGNED: JHF
DRAWN: GAG
APPROVED: JHF
DATE: 04/17/22
SCALE: 1" = 40'
SHEET 1 OF 2

STROUD ENGINEERING, P.A.
 1000 CHURCH DRIVE
 WILMINGTON, NC 28403
 910.353.3333
 100% OF 100%
 100% OF 100%
 100% OF 100%
 100% OF 100%

James H. 8/8/22
TOWN OF SUITE CITY DIRECTOR OF PUBLIC WORKS

3/3/22

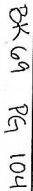
<i>[Signature]</i>	3/1/22
MAYOR, SUITE CITY	
<i>Aida P. Cervantes</i>	3/1/22
TOWN CLERK, SUITE CITY	

[illegible]

STATE OF NORTH CAROLINA
COUNTY OF _____
I, _____, Clerk of the Superior Court, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the _____ Court of the County of _____, State of North Carolina.

THAT AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, WHICH IS LOCATED IN THE SUBDIVISION OF SUNT CITY, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, TO BE FILED FOR RECORD, TO ESTABLISH MINIMUM BUILDING STREETS.

MENT



SURVEY DATA

MAGNOLIA RESERVES HOMEOWNERS ACCOCIATION, INC

RULES, REGULATIONS and RESTRICTIONS

OWNERS, TENANTS, OCCUPANTS, GUESTS SHALL BE SUBJECT TO THESE RULES

1. No buildings, fences or exterior change, alteration or addition can be made until it is approved by the Architectural Control Committee.
2. All light bulbs or other lights installed in any fixture located on the exterior of any building shall be white or non-frost light bulbs.
3. No lot shall be used for any purpose except for residential purposes. No short-term rentals less than 6 months, including those through VRBO and AirBnB are not permitted.
4. No noxious or offensive activity shall be carried on upon any lot. Nothing shall be done on any lot that is an annoyance or nuisance to the neighborhood
5. All houses and lots must be kept from developing any unclean, unsightly, or unkempt conditions. All damaged blinds must be replaced immediately.
6. All lots must maintain grass, weeds, shrubs, unsightly growths, or dead trees. All drainage ditches shall be properly maintained.
7. No temporary structures such as tent, shack, barn, trailer, garage shall be used on any lot without approval.
8. No boat, motorboat, camper, or trailer shall be kept or stored on any lot without written approval. No inoperable vehicle or vehicle without current registration and insurance will be permitted on any lot.
9. Maximum of two dogs or cats per home. Animals are not allowed to run free and must always be properly leashed. Certain breeds such as American Pit Bull Terriers, American Staffordshire Terrier, American Bully, and Staffordshire Bull Terriers are not permitted to be kept on any lot.
10. No exterior antennas or satellites are permitted on any lot other than a satellite dish and must remain behind the house.
11. NO "FOR RENT" signs or any other signs shall be permitted on any lot.
One "FOR SALE" sign may be placed on the individual property that is for sale.
12. Trash cans are only permitted to be visible from the streets on the evening before garbage pick-up day and on garbage pick-up day. Trash cans must be screened with approved fencing.

Magnolia Reserve Homeowner's Association, INC. Collection Policy

Assessment fees are to be paid on or before the first (1st) day of the month in which they are due each quarter. A thirty (30) day grace period will be allowed during which payments may be received without penalty to allow for mail delays and other circumstances which may arise. Any assessments, charges or fines are due when billed.

A late payment fee of \$20.00 (twenty dollars) will be applied to all accounts with a balance greater than zero on the 30th day of each month and for each month assessments, charges or fines are not paid in full.

If there is a circumstance preventing an owner from paying their assessment fees on time, an owner can submit an appeal in writing to CEPCO within thirty (30) days of the assessment due date. The BOD will review that appeal and address the situation and/or fines as needed within 30 days of submittal.

Accounts that remain unpaid for a period of ninety (90) days and have not been remedied through payment or the appeal process, may be referred to the Association's collection attorney. A lien may be filed on the lot at the discretion of the BOD. Attorney fees for this action are added to and become a part of the homeowner's account balance.

Accounts that remain unpaid for thirty (30) days following the filing of the lien are subject to such other collection remedies as allowed by the governing documents and the North Carolina General Statutes including foreclosure on the property and is at the discretion of the BOD. All attorney fees associated with these actions are also added to and become a part of the homeowner's account balance.

The BOD may accelerate or decelerate all provisions of this policy at any time should it suspect that the probability of collection is threatened by any delay in action or for any other reason.

MAGNOLIA RESERVE HOMEOWNERS ASSOCIATION, INC

Fine Policy

Consistent with the applicable provisions of NCGS § 47-F, the Magnolia Reserve Homeowners Association has promulgated the following fine policy to be applied to violations of the Covenants, Restrictions and Rules and Regulations.

- 1st Violation - Written Notice of Violation (warning)
- 2nd Violation - Written Notice of Violation and subject to a \$25.00 fine
- 3rd Violation - Written Notice of Violation and \$50.00 fine*
- 4th Violation - Written Notice of Violation and \$75.00 fine**
- 5th Violation - Written Notice of Violation and \$100.00 fine***
- Subsequent Violations - Written Notice of Violation and \$100.00 fine

Property owners are entitled to a hearing before an adjudicatory panel appointed by the Board of Directors before a fine is applied to the owner's account. Following the opportunity for a hearing, subsequent violations are subject to the above fine policy without further warning or hearings. Such fines are applied on a per diem basis for each observation of a violation. Architectural (ARC) violations will bypass the 1st Violation notice (warning).

- *If no fine applied for 2nd violation then the fine will be \$25.00
- **If no fine applied for 2nd violation then the fine will be \$50.00
- ***If no fine applied for 2nd violation then the fine will be \$75.00

An excerpt from NCGS § 47F (North Carolina Planned Community Act)

§ 47F-3-107.1. Procedures for fines and suspension of planned community privileges or services.

Unless a specific procedure for the imposition of fines or suspension of planned community privileges or services is provided for in the declaration, a hearing shall be held before the executive board or an adjudicatory panel appointed by the executive board to determine if any lot owner should be fined or if planned community privileges or services should be suspended pursuant to the powers granted to the association in G.S. 47F-3-102(11) and (12). Any adjudicatory panel appointed by the executive board shall be composed of members of the association who are not officers of the association or members of the executive board. The lot owner charged shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision. If it is decided that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation occurs. Such fines shall be assessments secured by liens under G.S. 47F-3-116. If it is decided that a suspension of planned community privileges or services should be imposed, the suspension may be continued without further hearing until the violation or delinquency is cured. The lot owner may appeal the decision of an adjudicatory panel to the full executive board by delivering written notice of appeal to the executive board within 15 days after the date of the decision. The executive board may affirm, vacate, or modify the prior decision of the adjudicatory body. (1997-456, s. 27; 1998-199, s. 1.)

UTILITY INFORMATION

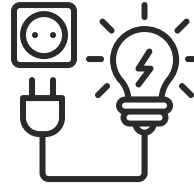


WATER

Surf City Water

(910) 328-4131

utilities@surfcitync.gov



ELECTRIC

Jones Onslow

(910) 353-1940

joemc@joemc.com



SEWER

Surf City Sewer

(910) 328-4131

utilities@surfcitync.gov



TRASH

Surf City Trash Services

(910) 328-4131

utilities@surfcitync.gov



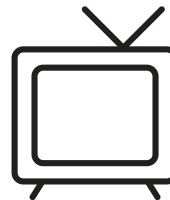
GAS

Jones Gas & Oil co.

(910) 346-6384

Suburban Propane

1-910-799-0420



CABLE

Spectrum

Sales: 1-855-243-8892

Support: 1-855-707-7328

DirectTV

1-877-584-1858



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Building Co.