

COMMUNITY DISCLOSURE

Metro Park Village

The following information discloses the Seller’s current, actual knowledge of the condition of the Property as of January 4, 2016 and is not a substitute for any inspections the Buyer may wish to obtain. This Disclosure Addendum is designed to assist the Seller in providing information about the Property and to assist Buyer in evaluating the Property. Conditions may exist which are unknown to the Seller. Buyer is encouraged to address concerns about the Property whether or not included in this Disclosure Addendum.

Covenants	The property is subject to Covenants, as recorded and amended. Buyer acknowledges that the covenants and all related documents are available through the Title company.
Associations	None
Association Dues, Fees, and Assessments	None
Architectural and Landscape Guidelines	See Covenants
Impact Fees	The current Impact Fees for this Subdivision are as follows: \$389.00 for wastewater to City of Las Cruces. The payment options include an upfront payment of \$389.00, or it may be paid over a period of 60 months at an estimated \$7.15 per month. This information is an estimate only and is not guaranteed.
Zoning	City of Las Cruces PUD (Planned Unit Development)
Utility Providers	Water- Moongate Water; Sewer- City of Las Cruces; Electrical- El Paso Electric; Gas- City of Las Cruces
Cable and Telephone	CenturyLink and Comcast currently offer phone, cable tv, and internet service in this subdivision. Hakes Brothers makes no other representation regarding these services.
Schools	Schools servicing this neighborhood are currently Monte Vista Elementary School, Mesa Middle School, and Onate High School. However, school boundaries may change. The Buyer should verify with the Las Cruces Public Schools for current school boundaries.
Subdivision Streets	Public streets maintained by City of Las Cruces
Flood Zone	The Property is not located in a 100-year floodplain as identified by the Federal Emergency Management Agency (“FEMA”). FEMA is updating floodplain maps, and the Property’s status may change. Buyer is advised to make appropriate inquiries as to the potential effect on insurance, Property value and risk should the Property be included in a floodplain in the future.
Property Taxes	See Property Tax Notice
Mold	Mold occurs naturally in the environment. Residential construction is not designed to exclude all mold spores. It is the Buyer’s responsibility to prevent the conditions that could allow mold to develop, by regularly inspecting for leaks and moisture, regularly operating the HVAC system, maintaining normal humidity levels inside the home, etc. If there is any water damage or water intrusion into the home, Buyer should take immediate action to prevent mold from resulting. Buyer acknowledges and agrees that Seller will not be liable for any actual, special, incidental or consequential damages arising out of the presence/existence of molds, unless caused by the sole negligence or willful misconduct of Hakes Brothers.

Buyer’s Signature

Date

Buyer’s Signature

Date