

The Battery at Berkeley Park Annual Assessments & Additional Fees

Fiscal Year Runs June 1, 2007 – May 31, 2008

A. Annual Assessment / Lawn Maintenance Fee - Collected by The Battery HOA at closing between Farragut Holdings, LLP and Builder or Farragut Holdings, LLP and Individual Buyer. Pro-rated at time of closing of lot. HOA will eventually bill Homeowner at the beginning of HOA's fiscal 2008-2009 year.

Total Number of Lots - 54 Home Sites and 8 Lots of Common Grounds Comprising over 9 Acres.

Per Lot Annual Assessment - \$1,800.00; weekly lawn mowing, weed eating/edging provided by The Battery HOA during the growing season (37 weeks approx. for Knoxville climatic area). Additionally, annual mulch (midnight black) in early April and two fertilization treatments and two weed pre-emergent treatments are included for all finished individual lawns of homeowners and home builders. Volunteer Lawn is under contract to maintain The Battery's individual lawns and common grounds comprising of 25.84 acres. Furthermore, electricity to power the 27 streetlamps, 16 boulevard bollards, two fountains, boulevard accent lighting is covered by the annual lot assessment. Also, electricity and water to operate the common ground irrigation for the boulevard, two detention ponds and other common ground lots is included.

Please Note - Annual Assessment is Fixed by the Developer for Two (2) Years Until June 1, 2009.

B. Berkeley Park and The Battery Club House, Swimming Pool and Lawn Maintenance Initiation Fee - \$500.00 One time fee due and payable to The Battery HOA upon closing or deed transfer of a completed house from a builder to the new homeowner. Initiation fee is customarily collected by the real estate title company upon closing of the completed house.

* **Professional Design Services, exterior only**, provided by Summer Henry Designs, Summer Henry - **\$1,000.00**

* **Mailbox Fee - \$475.00** * One time fee unless mailbox is damaged or destroyed, then builder or homeowner will be responsible for replacement of mailbox.

* **Blueprinted Renderings & Home Plans/Construction Drawings** – Developer is responsible for all professional design costs associated with the development and completion of *The Battery Custom Collection*; Builders and Private Lot Owners have the right to use any one of the eighteen color renderings/elevations and

accompanying eight floor plans from *The Battery Custom Collection* designed exclusively by Stephen Davis Home Designs, Knoxville, TN. Only one of the exclusive copyrighted eighteen home renderings, eight floor plans and construction blueprints will be included as part of the lot purchase and all costs associated with the eighteen home renderings and blueprints are paid for by the Developer, Farragut Holdings, LLP. Re-design costs associated with any new design, alteration or modifications required by the builder or private lot owner to a home plan and/or rendering of *The Battery Custom Collection* will be responsibility of the builder or lot owner. Please note that not all of *The Battery Custom Collection* of home plans may not be adaptable for some of the lots at The Battery; however, the majority of the eight floor plans and accompanying eighteen renderings are custom drawn to fit within the “building envelope” of each individual lot. Should you have questions, please consult with Stephen Davis Home Designs or the Developer.