

EXHIBIT 1 TO LIMITED WARRANTY ADDENDUM
IMPROVEMENTS TO BE MADE BY DECLARANT

A. If Buyer and Declarant execute an Upgrade Addendum, Declarant will make the following improvements to the Buyer's Unit:

- New cabinets in kitchen and bathroom
- New paint throughout unit interiors
- New tile at entry
- New kitchen and bathroom flooring
- New millwork package to include base, casing, closet doors and bedroom and bathroom doors (as necessary)
- New crown molding for the living room ceiling (except in units with vaulted ceilings)
- New carpet in all rooms other than kitchen, bathrooms, entry and laundry room
- New granite countertops in kitchen and bathroom
- New Sinks, Faucets, Towel Bars and Tile Shower Surrounds
- New lighting throughout unit interiors
- New fireplace detail to include surround and mantel (as necessary)
- New or cleaned window blinds

B. Declarant will not repair any items listed in the Building Enclosure Review

C. Declarant will make the following repairs of items listed in the Property Condition Assessment. Declarant will not repair other items listed in the Property Condition Assessment:

- P. 7 - Isolated areas of deteriorating sheathing on carport roofs - generally around downspout connection.
- P. 8 - Isolated areas of the railroad tie retaining walls deteriorating, particularly in the South Phase near building D.
- P.10 - Joints between concrete pool deck and tile to be sealed.
- P. 10 - Damaged or missing shingles on mailbox kiosks.
- P. 12 - Gutter cleaning and sprinkler adjustment
- P. 12 - Repair of known roof leaks as part of routine maintenance.
- P. 13 - repair isolated areas of cracked, loose or missing vinyl siding or dented aluminum siding.
- P. 16 - Exterior deck railing showing signs of rusting and in need of painting, along with building exterior wood trim
- P. 16 - Top of exterior deck railing not securely fastened to the building structure in isolated areas of South phase.
- P. 20 - Dryer exhaust vents at exterior need to be cleaned out.
- P. 21 - Phased replacement of water heaters on an as-needed basis as part of maintenance

- P. 22 – Install GFIs in kitchens and laundry closets if required by code
- P. 25 - ADA - As part of the clubhouse renovation, 1) adding a van accessible parking stall at the sales center, 2) changing flush handle locations, 3) insulating piping under sinks.