

Exhibit A-Wolf Ranch Landscape Deposit Program

Unless complete landscaping for your new home has already been installed by your builder as part of the sales price of your home, it is required that a landscape deposit is paid to the Wolf Ranch Owners Association for every new home built in the community. Less the fees (see table below) associated with the review and inspection of the completed landscaping, this deposit will be refunded in two parts. The table below shows the deposit amounts, which are based on the selling price of a completed home, along with the estimated amount of each refund. These refund amounts are calculated using the typical fees associated with plan review, which includes a plan review fee and one post-installation inspection fee.

Landscape plans must be submitted to the Wolf Ranch Design Review Committee (DRC) prior to the commencement of landscape installation. The Wolf Ranch DRC will review plans in accordance with the *Wolf Ranch Community Design Guidelines-Condensed*.

Once approval of a submitted landscape plan has been given, the first half of the deposit (less the plan review fee) will then be refunded to the Homeowner. The homeowner must notify the DRC when the landscaping has been completed and ready for inspection. The DRC will typically inspect the landscaping within one week of notice, but will have up to 15 working days to complete this inspection. A fee will be deducted from the amount of the second refund for each inspection required. The remaining portion of the landscape deposit will be refunded within 30 days following inspection approval.

In the event that the landscape has not been completed within the required period, the DRC reserves the right to install or complete installation of the landscaping using the remaining landscape deposit funds. Refer to Chapter 5, Section 5.3(b) of the Community Charter for landscape timing requirements.

Homeowners wishing to submit a landscape plan to the DRC prior to closing may do so by mailing their landscape plan, along with a check payable to the Warren Management Group, Inc. in the amount of \$150 to the address below. Plans will only be reviewed when final grade is complete on the individual lot. One half of the landscape deposit will be collected for Owners having submitted their landscape plan and approval has been given prior to closing. The landscape deposit (less appropriate inspection fees) will be refunded to the owner upon the inspection of the completed landscaping.

Plan review fee schedule

Plan Review	\$150
Inspection	\$50
Additional inspections (if needed)	\$50

Value of Home	Landscape deposit*	Amount of first refund**	Amount of second refund***
Less than \$200,000	\$1,500	\$600	\$700
\$200,001-300,000	\$2,500	\$1,100	\$1,200
\$300,001-400,000	\$3,500	\$1,600	\$1,700
\$400,001-500,000	\$4,500	\$2,100	\$2,200
\$500,001-600,000	\$5,500	\$2,600	\$2,700
More than \$600,000	\$6,500	\$3,100	\$3,200

*collected at closing

**to be refunded upon approval of landscape plan; assumes \$150 plan review fee

***to be refunded after inspection of completed landscaping; assumes one \$50 inspection fee

Individuals desiring to submit a landscape plan or those seeking additional information regarding the landscape deposit or landscape review process should contact:

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