

EXHIBIT A
(As Revised March 12, 2008)

**IMPORTANT INFORMATION ABOUT THE WOLF RANCH
COMMUNITY**

Congratulations on your decision to buy a new home in Wolf Ranch. The following information about the Wolf Ranch community is being provided to you as a part of your purchase contract with the builder of your new Wolf Ranch home, to familiarize you with some of the things that make Wolf Ranch a unique and special community in Colorado Springs.

1. The Wolf Ranch Community Charter, Community Council and Owners Association.

Your Wolf Ranch home and lot are subject to the Community Charter for Wolf Ranch and the Community Council. The purpose of the Community Charter is to foster and encourage a sense of community unique among residential developments in Colorado Springs and to protect and enhance the value of your home and other homes in Wolf Ranch. The Community Charter establishes the Wolf Ranch Owners Association, Inc. and you will become a member of this homeowners association upon closing of the purchase of your new Wolf Ranch home. As a member of the homeowners association you will pay assessments made by the association, based on a budget provided to all homeowners, to fund the association's activities in protecting and enhancing the value of your home. The Community Charter also provides for the establishment of architectural and design standards for homes, landscaping and other residential improvements in Wolf Ranch, which are referred to in the Community Charter as Design Guidelines. The purpose of these Design Guidelines is to assure that all homes in Wolf Ranch are of compatible architectural styles and satisfy the high aesthetic standards established for Wolf Ranch, for the long term protection of your investment in your new Wolf Ranch home. By signing below, you acknowledge that you have received copies of the Community Charter, Community Council Covenant and the Design Guidelines, as well as the Wolf Ranch Owners Association's Articles of Association, Bylaws, current budget and current homeowners assessment and working capital contribution for your home.

The Community Council is established by the Community Covenant:

- to establish a relationship between Wolf Ranch Community Council, Inc., Wolf Ranch Owners Association, Inc., and the Wolf Ranch community;
- to provide a framework for conducting activities and programs to involve and enhance the lifestyle of the residents of Wolf Ranch and the surrounding community; and
- to provide a mechanism for funding the Council's operations, programs, services, and activities.

The Community Council is funded by a fee not to exceed 0.25% of the gross sales price of each residence upon each sale of the residence. The fee has been initially established to equal 0.1% of the gross sales price of the residence, but not to exceed \$500.

The Design Guidelines contain standards related to the construction of your home and improvements and landscaping on your lot. The original construction of your home was in accordance with approval of the Reviewer, which is the entity with the right to review and approve construction of improvements under the Design Guidelines. If you desire to construct any future improvements, modify any existing improvements or install any landscaping on your Lot, you will be required to get the approval of the Reviewer prior to commencement of work. Among the improvements that will require approval of the Reviewer are fences, dog runs, gazebos, decks and storage sheds. The Reviewer may be contacted by mail at 111 South Tejon St., Suite

222, Colorado Springs, Colorado 80903, by phone at (719) 593-2600 or by fax at (719) 633-0545, Attention Ralph A. Braden.

As set forth in the Community Charter, the Founder (Nor'wood Limited, Inc.) under the Community Charter may make certain changes in or amendments to the Community Charter that do not materially affect your rights as a homeowner and such changes or amendments may be made without your approval. In addition, the Founder may make any amendment necessary to comply with the guidelines established by, or the requirements of, any governmental authority, title insurer or institutional lender, as provided in the Community Charter. Such changes or amendments do not affect the rights and liabilities of the parties under your home purchase agreement and will not be a cause or reason for termination or revision of your purchase agreement.

2. Upper Cottonwood Creek Metropolitan Districts and Joint Service Plan With Old Ranch Metropolitan District. The home and lot you are buying in Wolf Ranch are part of one of the Upper Cottonwood Creek Metropolitan Districts. The Upper Cottonwood Creek Metropolitan Districts have entered into a Joint Service Plan with the Old Ranch Metropolitan District, under which both districts will provide services for Wolf Ranch. The districts have been formed for the purpose of building and maintaining many of the public improvements you will enjoy as a Wolf Ranch homeowner, including parks, streets, landscaping, trail systems and open space areas.

By signing below, you acknowledge that you have received a copy of the order establishing the Metropolitan Districts. You and other Wolf Ranch homeowners will pay a property tax to pay for the costs of building and maintaining these Wolf Ranch public improvements. Specifically, the districts have the power to impose a mill levy, as adjusted for changes in the assessed valuation brought about by Article X, Section 3 of the Colorado Constitution (Gallagher Adjustment), for the payment of bond and other debt, and for operational purposes. The specific mill levy will be reflected in the title commitment that you will receive prior to closing. The districts may also collect user fees and charges for a limited range of facilities and services as described in the Joint Service Plan.

3. No Joint Venture. You acknowledge and understand that no partnership, joint venture or principal and agent relationship exists between your home builder and Nor'wood Limited, Inc., which is the Founder under the Community Charter, nor with the developer of the Wolf Ranch.

4. Wolf Ranch Master Plan and Development Plan for Your Neighborhood. By signing below, you acknowledge that you have received copies of the Wolf Ranch Land Use Plan. The Wolf Ranch Land Use Plan is a general depiction of the land uses in Wolf Ranch, and more detailed information is contained on the Wolf Ranch Master Plan. Copies of the Wolf Ranch Master Plan and Development Plan for the neighborhood in which your home is located may be obtained upon request to Nor'wood Development Group or may be obtained from the City of Colorado Springs. The Wolf Ranch Land Use Plan is provided to you so that you will have information about the Wolf Ranch community Founder's current plan, which has been approved by the City of Colorado Springs, for the development of the entire community. The Wolf Ranch Land Use Plan shows you the planned uses of various areas within the Wolf Ranch community for neighborhood parks and open spaces, community trails and bike paths, schools, residential neighborhoods, mixed use areas and neighborhood commercial businesses that will serve community residents. Because the Wolf Ranch Master Plan and Land Use Plan may be changed in the future, any currently undeveloped land adjacent to your neighborhood may be developed in the future for a use that is different from the planned use shown on the current Wolf Ranch Master Plan and Land Use Plan.

5. Drainage. To assure that proper drainage patterns are maintained within your neighborhood and Wolf Ranch and that you and other homeowners do not experience drainage problems due to alterations of drainage patterns, you agree not to alter the drainage patterns on your lot existing at the time of completion of your home and the closing of your purchase of your home and lot. You further agree not to extend gutter downspouts with drainage pipes that vary the drainage of your lot from established drainage patterns. You will be responsible for any damages to the property and improvements of other lot owners in Wolf Ranch that result from your alteration of drainage patterns on your lot. It is critically important that you make sure that your landscaping does not alter drainage patterns on your property.

6. Landscaping. If complete landscaping has not been

included by your builder in the purchase price of your house, then a landscaping deposit is required to be paid at closing to the Wolf Ranch Homeowner's Association to be administered in accordance with the landscape deposit program. At closing, you will receive information concerning the landscape deposit program. This program is administered by Warren Management, 1720 Jet Stream Drive, Suite 200, Colorado Springs, CO 80921 (719) 534-0266.

This informational document is part of the Wolf Ranch home purchase contract between your home's builder, _____ ("Seller") and you, _____ ("Purchaser") dated _____, 200____, concerning the purchase and sale of a residence located on Lot _____, Subdivision Filing No. _____ (the "Lot"), in the City of Colorado Springs, El Paso County, Colorado, and having a street address of _____.

SELLER:

_____, a

By:

Title

PURCHASER:

