



ADDENDUM SR
(For Vacant Land Offer to Purchase – Sugar River Vista)

Addendum SR is made part of the Vacant Land Offer to Purchase dated _____, _____
between _____ (Buyer) and Hildas Pies Inc (Seller),

for the purchase of Residential Lot(s) in the Plat (the "Plat") Sugar River Vista, Town of Verona, Dane County, Wisconsin.

1. Legal Description of Lot(s) Purchased:

Lot(s)# _____, Sugar River Vista, Town of Verona, Dane County, Wisconsin.

2. Buyer acknowledges certain officers, directors and/or Members of the Seller are real estate brokers licensed by the State of Wisconsin.
3. Buyer acknowledges receipt of the covenants and restrictions for the Lot(s). Buyer shall have five (5) calendar days from acceptance of this Offer to review and approve them. If Buyer does not provide written notice of disapproval within that period, this contingency is deemed satisfied. If notice is given, the Offer shall be null and void and all earnest money returned to Buyer.
4. Buyer acknowledges and accepts full responsibility when their Builder of choosing has been contracted to build Buyer's property on said Lot(s) and that Builder has reviewed Item #3 above "The Covenants and Deed Restrictions" and accepts all information contained therein. Buyer shall have sole responsibility for all costs associated with any violations or deviation from "The Covenants and Deed Restrictions" as a result of constructing Buyer's property on said Lot(s).
5. Buyer acknowledges items included in the purchase price are: All special and area assessments of record as of the date of closing, public road improvements including, street surface and electric mains. In order to properly install road and lot improvements, the Seller, its agents, contractors and subcontractors, may enter upon and crossover said Lot(s), alter the grade of said Lot(s), remove and/or deposit soil and clear vegetation or other obstructions from all utility easements.
6. Buyer acknowledges Seller makes no warranty with respect to sub-soil conditions or the presence or absence of topsoil on any specific Lot. Buyer is advised to contact D'Onofrio Kottke & Associates Inc concerning any soil related issues or issues relating to the location of any improvements to a Lot(s).
7. Buyer acknowledges receipt of Lot Detail Maps of subject Lot(s) and hereby accepts all information provided. Any altering or deviation from said Lot Detail Map as it relates to drainage, stormwater, runoff and the existing grade of said Lot(s) shall be Buyer's sole responsibility and Buyer shall pay for all costs associated with such altering or deviation, unless Buyer obtains a written consent from developer's engineer approving the same.
8. Buyer acknowledges and accepts that Lots 20 and 21 are subject to additional maximum elevation/vertical height restrictions pursuant to Section 5.1(j) of the subdivision Covenants.
9. Buyer acknowledges and is hereby given notice that the lands to the north, south, east and west may someday be developed. Buyer is encouraged to investigate with the Town of Verona for the planned use of any property surrounding or adjacent to the property owned by the Seller.
10. Buyer Acknowledges and is hereby given notice all exterior lighting within the Sugar River Vista Plat shall comply with the lighting requirements set forth in **Dark Sky Ordinance 2017-04**, as adopted by the **Town of Verona, Wisconsin**, and as may be amended from time to time. Said ordinance is hereby incorporated by reference and made a part of these Covenants as if fully set forth herein.



11. CLOSING: All closings shall be at Preferred Title or there shall be a \$1000 fee paid to Seller at closing if closing takes place at another Title Company other than Preferred Title.
12. Buyer acknowledges and understands that any construction shall not start prior to closing on the Lot(s) without written consent of Seller.
13. Buyer acknowledges pursuant to the Covenants and Deed Restrictions for Sugar River Vista, all building plans, plot plans, landscaping plans, building elevations, LP tank location and buried, exterior finish materials, colors and Identity of General Contractor must first be reviewed and approved in writing by the Architectural Control Committee and/or the Developer or duly authorized agent of the Developer prior to the start of any construction.
14. Buyer acknowledges that Seller may make amendments, in their discretion, to the Covenants and Deed Restrictions prior to closing. Seller shall notify Buyer of any such changes within 10 days of their execution.
15. Buyer acknowledges receipt of the Vacant Land Disclosure Report (VLDR) signed by Seller on January 20, 2026, which is made a part of this Offer by reference. In the event of any discrepancies between lines 101–181 of the WB-13 and the Seller's VLDR, the Seller's VLDR shall take precedence. Buyer's signature on this Offer constitutes acknowledgment of receipt of the Seller's VLDR.
16. Prior to closing Buyer shall inspect each Lot(s) being purchased to confirm that such improvements are satisfactory. Unless otherwise agreed to in writing prior to the closing, Seller shall have no responsibility to repair or replace any defects in the improvements that are observed at a later date after closing of the Lot(s).
17. Buyer acknowledges that the Town of Verona and Dane County charge various fees at the time of requesting a building permit. These fees shall be the responsibility of the party applying for a building permit. Buyer is advised to contact the Town of Verona to determine the current amounts and applicability of these fees.
18. Buyer acknowledges that they may not dump, store or otherwise dispose of any excess soil, rock, concrete waste or debris anywhere within the Plat. They must arrange, at their own expense, to remove this material and have it properly disposed of offsite.
19. Buyer acknowledges and accepts there is a yearly assessment of \$500 as per the Sugar River Vista Documents. Said fee shall be due at closing of Lot. For subsequent years the yearly fee shall be due on an annual basis as set forth by Sugar River Vista Homeowner's Association, Inc. All maintenance, repair and replacement costs of the Approved Cluster Mailbox (also known as Cluster Box Unit - CBU) shall be the sole responsibility of the Residential Homeowners Association.
20. This Offer to Purchase is subject only to the terms and conditions contained in writing in said Offer, this Addendum SR and the Covenants and Deed Restrictions Documents provided to Buyer. No other statements or representations shall apply unless reduced to writing and signed by all parties hereto. In the event that any provisions of this Addendum conflict with provisions of the Vacant Land Offer to Purchase referenced above, the provisions of this Addendum shall control.

Approved and agreed to this _____ day of _____, 2026.

BUYER: _____

SELLER: Hilda's Pies, Inc.

BUYER: _____

By: _____
Harvey Temkin, President