

Summary of Park Sterling Annexation Amendment #2

For background on the annexation agreement:

An agreement was put in place with the original developer of the Phase III portion of Oakridge Mountain in March 2010.

The original developer went bankrupt and ownership of his remaining lots went to New Horizons Bank, at which time the Annexation Agreement was transferred via an amendment. On October 1, 2012 Park Sterling Bank took ownership and a new amendment was signed and continues to keep the original Annexation Agreement in place. This document is very important to Oak Ridge in that it holds the lots in Phase III to the same standards as the rest of the community.

The major points of the agreement are:

In consideration for gaining access across our private roads to enter the Phase III property, the developer pays a portion (78%) of the annual dues per lot. This portion is based upon the amount paid by the Association for road maintenance of the Phase I and II roads being crossed, front entrance maintenance and grass cutting along the roads crossed. Right now the bank is paying \$328 per lot. This amount is increased incrementally if the Oakridge dues are increased. The developer (bank) is responsible for maintenance of Phase III roads and grass cutting until 10 lots are sold. According to the Agreement When 10 lots are sold, collectively or individually, all lots will pay full dues. The bank does not have voting rights until those 10 lots are sold. There are 14 lots in Phase III, 3 lots are sold and are paying full dues and have voting rights, 11 lots are held by Park Sterling and are billed the \$328/lot.

If you would like to see the Agreement and Amendments they are on the website.