

Creekshaw Townhomes “No HOA Dues” Promotion Official Rules & Regulations

1. Promotion Overview

WJ Creekshaw LP (“Developer”) is offering to pay **one (1) year of the Annual Assessment**, currently **\$2,700.00**, for eligible purchasers of qualifying completed inventory homes within the Creekshaw Townhomes community (“Promotion”). \$2,100.00 will be paid to the HOA for the neighborhood Townhome assessment and \$600.00 will be paid for the master HOA assessment.

2. Promotion Period

The Promotion is valid only for purchase agreements for qualifying homes that:

1. Sales contract is **executed on or after February 1, 2026**, and
2. **On or before August 31, 2026**, and
3. **Must close home purchase on or before September 29, 2026** (“Promotion Period”). Purchase agreements signed or closings occurring outside these dates are not eligible.

3. Eligibility Requirements

To qualify for the Promotion:

Purchaser must enter into a binding purchase agreement for a **completed inventory home** within Creekshaw Townhomes during the Promotion Period. The home must successfully close and fund by **September 29, 2026**. Only homes designated by Developer as “completed inventory homes” are eligible. The home must be a new completed inventory home ready for move-in and must be built by Impression Homes. The home must be a new home that has not been previously owned by another owner. Participants must be 18 years of age or older to be eligible. The HOA Dues will be paid by WJ Creekshaw LP and submitted to the Creekshaw Townhomes homeowners’ association on behalf of buyer listed on this document. Promotion is void where prohibited by law.

4. Incentive Details

Developer will pay one **(1) Annual Assessment**, currently **\$2,700.00**, on behalf of the purchaser.

Payment will be submitted to Legacy Southwest the property owners’ association management company, and applied to the buyer’s account.

1. Developer’s payment will cover the 2027 **Annual Assessment only**. **This promo only covers the annual assessment from January 1, 2027 to December, 31, 2027.**

ITEMS NOT COVERED:

The Promotion **does NOT include** and Developer will **not pay for**:

Any **other HOA-related fees**, including but not limited to initiation fees, transfer fees, working capital contributions, resale certificate fees, covenant inspection fees, community fee, special assessments, late fees, or fines. Any **closing costs**, lender fees, escrow fees, title insurance premiums, taxes, prepaid items, or any other fees or expenses associated with closing the home purchase.

Any portion of assessments that increase after the date of closing. Purchaser shall remain responsible for all fees and charges not expressly included above.

5. Non-Transferability

The Promotion is **non-transferable, non-assignable**, and may not be redeemed for cash or any other credit or consideration. The Promotion applies to one home purchase per household.

6. Changes and Cancellation

Developer reserves the right to **modify, suspend, or terminate** the Promotion at any time prior to purchaser signing a binding purchase agreement. Once a purchase agreement is executed during the Promotion Period, Developer will honor the incentive so long as purchaser complies with all eligibility requirements.

7. No Broker or Third-Party Compensation Impact

The Promotion shall not be substituted for, reduce, or otherwise impact any cooperating broker commissions or other compensation arrangements unless agreed to in writing.

8. Disclosures

Home availability, pricing, features, and terms are subject to change without notice.

The Promotion may not be combined with any other incentive, discount, or program unless expressly approved in writing by Developer. Purchaser is responsible for verifying all HOA fees, governing documents, and association requirements.

All amounts referenced are in U.S. dollars.

9. Governing Law

These Rules & Regulations shall be governed by and interpreted under the laws of the state in which Creekshaw Townhomes is located.