

Community Addendum: Beau Coast West



Please Note: Beau Coast West is a separate neighborhood from Beau Coast with its own amenities, covenants, guidelines, rules and regulations and HOA dues. Owners in Beau Coast West are not permitted to use amenities in Beau Coast except as a guest of a Beau Coast owner in keeping with the Beau Coast Rules and Regulations and Beau Coast residents are not permitted to use amenities in Beau Coast West except as a guest of a Beau Coast West owner in keeping with Beau Coast West Rules and Regulations.

Please read the Beau Coast West Covenants thoroughly before signing any contract documents. By signing this agreement, you agree you have read and agree to all neighborhood covenants, guidelines and rules and regulations.

This Community Addendum overrides any provisions outlined in the Builder Addendum.

Plans and Selections:

All homes constructed in Beau Coast West have all exterior color choices made that cannot be changed.

Once a home has been permitted, the plan and handing of that plan cannot be changed.

All homes will be wired to a standard mechanical plan and cannot be changed.

Window and door location and sizes may be modified at builder's discretion.

Materials (including appliances) may be substituted as needed based on availability.

When Purchasing a Presale:

1. A presale is defined as a home that has not started construction, permit has not been pulled and interior selections have not been made.
2. Buyer has two weeks to make their exterior and interior palette selection from date of contract.
3. All upgrades must also be selected at this time and paid for immediately outside of contract. It cannot be added to sales price and is non-refundable.
4. Not all options are available for every lot and are offered at Builder's discretion.

When Purchasing a Spec- no matter phase of construction:

1. A spec home has all exterior and interior selections complete before it starts. These selections are unable to be changed due to extreme lead times. This includes all exterior and interior selections.
2. Pricing for a screened in porch (if available per plan), and/or refrigerator can be obtained through your agent.

Upgrades:

1. All upgrades must be chosen at the time of contract and paid for in addition to the non-refundable builder deposit. All upgrade amounts are non-refundable. Payment of builder deposits and upgrades are due within 5 days of contract execution.
2. If it is not in writing and paid for, no upgrades will be made.

Change Orders:

1. Change Orders will not be permitted in Beau Coast West.

What to Expect During the Build:

At Streamline, we encourage the buyer to be involved in the build process- this is your home! However, please note below the steps for proper communication as well as when you will be needed during the build process.

1. Communication regarding the build must be directed to your Agent.
2. Homeowners are not permitted to supply their own building materials, fixtures, or any products for the home. Credits will not be issued. All standard included features will be installed in the home as outlined in your included features addendum, unless otherwise notified by the Builder.
3. Your home is an active job site until possession is turned over to you. If wanting to tour or visit the jobsite, please set an appointment with your Agent to walk through the house. Streamline Developers is not responsible for any injury to a homeowner touring the property.
4. Please do not speak with any worker on site. They are not authorized to make changes or do anything different from what the superintendent has asked them to do. If questions arise, please contact your Agent via email as soon as possible, and they will work on getting your questions answered.
5. For ALL homes, you or a representative are required to be a part of the following meetings:
 - a. Homeowner Orientation (One week before closing)
 - i. The Closing Coordinator will provide you with available dates and times. The time slots for this walk are 10am and 2pm.
 - b. Final Walk (Day of Closing)
 - i. The Closing Coordinator will arrange this meeting to occur approximately an hour to two hours before closing.

Disclosures:

Builder VS. Developer:

1. The Developer of Beau Coast West is Preston Development. They own the properties before they are sold to a third party, in this case, the Builder. They work closely with the HOA and management company (CAMs) to manage the common areas and amenities.
2. The Builder is Streamline Developers. The builder purchases lots from the developer to build your home and does not control the HOA.

Future Improvements:

ALL future improvements such as patios, fences, exterior changes, etc. need to be approved by the Homeowner ARC through the management company. The builder cannot authorize these changes pre or post closing- they must be submitted by the homeowner to CAMs. After closing, no additional impervious surface may be added to the property.

Covenants:

Beau Coast West is governed by Rules, Regulations and Covenants that must be followed by all homeowners. By signing this document, you acknowledge receipt, understanding and acceptance of those Covenants.

Buyer Initials: _____

HOA Management:

1. The HOA is managed by CAMs. Their contact information is csmorehead@camsmtg.com. All questions regarding the amenities, common area, ARC submittals or personal lawncare should be directed to them.
2. At each closing, CAMs charges a \$175-\$400 fee to provide assessments to the closing attorney. CAMs has the right to charge within this range relative to how quickly the request must be turned around. It is always the intent of the closing attorney to request the information in plenty of time to keep the fee as low as possible. This is a fee incurred by the buyer.

Mail Kiosks:

1. Beau Coast West is required to provide Mail Kiosks in lieu of mailboxes for postal delivery. The developer reserves the right to add more kiosks in common areas as the community grows.
2. Access to your mail kiosk box will be given along with your house keys and amenity FOBs.
3. Your mailbox location may not always be in the kiosk located closest to your house.

Trash and Propane Enclosures:

1. All homes require a white vinyl trash can enclosure. This will be installed at the builder's expense and placement will be at the discretion of the installer.
2. All homes with a gas fireplace require a white vinyl propane enclosure. This will be installed at the builder's expense and placement will be determined by the location of the gas stub out. (Propane tanks are not included in the purchase of any home.)

Rentals:

1. Rentals are permitted throughout the BCW community. There is a thirty day minimum for rentals. Please refer to the covenants for more information.

Amenities:

1. The developer is the sole responsible party for amenities being constructed in Beau Coast West.

Interest Rates and Lock Dates:

1. With the unpredictability of interest rates as well as construction build times, the Builder is not responsible for interest rate increases or rate lock extension costs during the course of the build.
2. It is important that the buyer consult with their lender on the implications of rising interest rates as well as rate lock extension possibilities.
3. The builder is never responsible for payment of rate lock extensions due to construction or lender delays.
4. A contract cannot be terminated due to an interest rate increase.

Infiltration Basin- Town of Beaufort: Waiting on Finalized Memo From Town

1. There is a high rate infiltration basin owned by the Town of Beaufort located within the neighborhood of Beau Coast West and is fenced in with an 8' tall fence.
2. Please see attached memo for more information regarding Infiltration Basin. Additional questions should be directed to the Town of Beaufort or McKim and Creed engineers.

Buyer Initials: _____

Lights at Freedom Park:

1. Beau Coast West adjoins a public park to the East, Freedom Park. Freedom park has stadium lighting installed on property and will be used when appropriate for their evening activities. Please contact the Carteret County Parks and Rec department for the seasonal evening game and light use schedule.

Wastewater Treatment Plant:

Beaufort Public Utilities Department works to ensure that the Town has clean, potable water for municipal, commercial, and residential use and that waste is transported and treated effectively and efficiently. The department maintains a high degree of environmentally conscious water sewer, and wastewater treatment methods in order to preserve water quality for Beaufort’s residents and visitors. The wastewater treatment plant is located adjacent to the Beau Coast Community on Freedom Park Way. The goal of this disclosure to keep Beau Coast West residents informed of this treatment plant.



Brownfield Site:

This tract is positioned south of Freedom Park Road adjacent to the Beau Coast community at a location just north of Great Egret Way and west of Sea Hawk Street. This tract was formerly used by the Town of Beaufort as a sanitary landfill from the 1950s to the mid to late 1970s. The tract was not owned by the Town but rather a private property owner during the time it was used as a landfill. The current property owner elected to purchase the tract after completing environmental testing and obtaining an agreement from the North Carolina Department of Environmental Quality (DEQ) to allow for certain restricted uses that the agency considered “safe” for human health. This testing along with the conditions and restrictions for further use of the tract were spelled out in a Brownfields Agreement which allows for use of the tract as a natural area with a perimeter public walking path. This testing did not indicate that contamination had migrated offsite into the areas for planned residential neighborhoods adjoining the tract to include the current Sea Hawk Street and Great Egret Way. A sketch is attached which shows the location of the tract. The goal of this disclosure is to keep Beau Coast West residents informed of this Brownfield site in close proximity to the neighborhood.



Buyer Initials: _____

DEQ refers to the tract as: Project Name:
Pace Conservation Center Project Number: 14011-10-016
Status: Recorded as of 6/14/2012.

Subsequent to the purchase of the tract, the property owner considered other development alternatives for the site to include a public park for the Town of Beaufort. The owner supplemented the testing data obtained during their initial due diligence of the tract which required clearing of surface vegetation to allow for testing and other planning efforts. Ultimately the concept for a park was not pursued by the Town or the property owner. Currently, the tract is returning to a natural vegetated state from the previous removal of surface vegetation in keeping with the approved North Carolina Brownfields Agreement.

If requested, memorandum with Additional Information to be supplied by Agent

Addendum as of May 20, 2025

Homeowner Signature: _____ **Date:** _____

Homeowner Signature: _____ **Date:** _____

Buyer Initials: _____