



PO Box 7122
Jacksonville, NC 28540-2122
(910) 455-6956 office
(910) 455-6325 fax

Contact Information Sheet

Property: _____

Sydes Communities

Tony Sydes or Leah Quinn

Office Hours: Monday – Friday, 8am – 4pm

Listing Agent Contact

Firm: Keller Williams Realty – New Bern

Agent: Jeremy Smith – Home Team Elite

Phone(s): 252-349-8124

Email: JeremySmith@KW.com

Selling Agent Contact

Firm: _____

Agent: _____

Phone(s): _____

Email: _____

Buyer's Information

Name: _____

Current Address: _____

Phone(s): _____

Fax: _____

Email: _____

Addendum to Contract

This addendum to the Offer to Purchase and Contract dated _____ between _____, Buyer and A. Sydes Construction, Inc., Seller regarding property known as _____ in or near the County of Craven, North Carolina, by reference hereto, is incorporated in and is a part of said contract, as follows. In the event of any conflict between these provisions and the provisions of the Contract, these provisions shall control. A default by Buyer in the provisions of this Addendum shall be a material default in the Contract.

1. Closing Attorney to be Steven K. Bell—2809 Village Way Trent Woods NC, 28562 closings@stevenkbell.com (252-633-1236)
2. Buyer has received Restrictive Covenants from his/her Agent and acknowledges their responsibility to read them for compliance.
3. Buyers are advised that all fencing, exterior home modifications, and/or outbuildings must be approved by the Homeowner's Association. The restrictive covenants should be referenced for guidelines.
4. It is Buyer's responsibility to confirm school assignment and any potential redistricting.
5. Renderings of floor plans and elevations may differ slightly from actual home when construction is complete.
6. The Buyer is responsible for having the utilities turned on in their name within 3 days after closing, i.e., electric, water/sewer, gas.
7. Buyers may not engage the project manager, or tradesmen/subcontractors to make additions or changes of any kind while under construction and/or prior to closing. Such changes must be coordinated between their agent and the Builder Representative in the office.
8. Buyer to coordinate all available interior and exterior selections through A. Sydes Construction, Inc., contact 910-455-6956 to make selection appointments. The stage of construction at the time of contract will determine which changes the builder will accommodate.
9. Upgrades, changes, and additions must be paid for in advance and are non-refundable. Any upgrades or changes have the potential to delay the closing date.
10. In accordance with the Builder's Insurance Company and NC State Law:
 - Buyers understand and agree that they will not be on the job site between the hours of 6:00am and 6:00pm during the weekdays and must be accompanied by an Agent on any visit.
 - Buyers understand that they enter the job site at their own risk, even when accompanied by Builder or Agent.
11. Buyer is advised that the BUA (Build Upon Area) will potentially change from what is currently found in the Restrictive Covenants at the discretion of the developer and engineering of projects.
12. Buyer understands that the Builder will not deliver possession until the Warranty Deed has been recorded and the funds have been disbursed.
13. Buyer acknowledges that there are Wetlands within the Subdivision and there will be limited effects on various lots. The Buyer further acknowledges they have reviewed the recorded plat for all notations on the Lot referenced herein.

- 14. Buyer acknowledges that the One-Year Builder Warranty covers structural items only and does not include cosmetic items to include paint, landscaping, and small concrete cracks. Lot clearing is at builder or developer discretion, but it is deemed as is once the home is closed and may or may not include the full acreage of the lot.
- 15. Buyer's walk thru of the home will be scheduled through the agents upon home completion. The walk thru should be scheduled at least a week prior to closing, but must take place no less than three business days prior to closing.
- 16. Builder shall diligently pursue the construction of the house and shall complete construction as a "turn-key" job on or before the closing. If the Seller is delayed at any time in the process by any of the following: a.) any act of neglect of Buyer; b.) any changes ordered in the construction; c.) material or labor shortages, adverse weather conditions, or delays in transportation which were reasonably anticipated or d.) acts of God, then the time for completion on construction of the House and closing shall be extended automatically by a reasonable time to account for deal experiences, Construction shall be deemed complete when i) the House has been completed in accordance with the Plans and Specifications; ii) a Certificate of Compliance has been issued by the appropriate governmental authority having jurisdiction over the construction of the House. Builder is not responsible for any fees i.e., extension of interest rate lock, etc., resulting from such delays of closings.
- 17. In the event the Seller should determine that the Buyers pre-qualification or approval for any loan secured for the source of funds has been revoked or had conditions placed upon said approval, Seller shall have the right to demand an unqualified loan commitment from the Buyer's Lender. In the event said loan commitment is not received by Seller within three (3) business days of written demand, Seller shall have the right to cancel this Offer to Purchase and Contract. In the event of said Seller's cancellation, any earnest money deposit shall be refunded to Buyer and any due diligence funds or builders deposit shall be retained by Seller.

_____ (Buyer)

_____ (Seller)

_____ (Buyer)



CONSTRUCTION SPECIFICATIONS FOR MONITOR CAPE AT BLUEWATER RISE

GENERAL & EXTERIOR

- All homes meet or exceed local codes and standards, energy efficiency standards, and HUD/VA building requirements.
- Engineered truss roof system.
- 1/2" OSB sheathing of all exterior walls and roof.
- Fiberglass/asphalt shingles on roof.
- Vinyl siding and trim to be installed on exterior of home. Front elevation to receive shutters where room permits.
- Single hung vinyl windows per plan with half screen and grids.
- Insulated metal exterior doors.
- Raised panel steel overhead garage door with opener.
- Soil treated for termite protection with warranty provided at closing.

INTERIOR

- Exterior walls to receive R-15 insulation batts and ceiling to receive R-38 blown insulation.
- Interior to receive 1/2 gypsum drywall on walls and ceilings.
- 2 panel arch top interior doors with grooves and 3 1/4" trim 3 1/4" trim picture framed windows, and 5 1/4" baseboard throughout home.
- White smooth finish ceilings.
- Two coats of flat wall paint throughout the home in select builder color. One coat primer on trim and two coats semi-gloss trim paint.
- Garage area will be trimmed, but unpainted
- Vinyl coated ventilated metal closet shelving.
- Nickel door hardware throughout.

ELECTRICAL

- Nickel light fixtures to be installed throughout home.
- Door chime and smoke detectors provided.
- Ceiling fan provided for the family room and master bedroom. All other bedrooms are prewired for ceiling fans.
- Ethernet connections provided in the living room and all bedrooms.

PLUMBING

- Gas water heater.
- PVC drain lines and Pex water lines
- Washer, dryer, and icemaker connections.
- Minimum of two exterior water spigots.

HEATING & COOLING

- 14 seer high efficiency heat pumps.
- Gas fireplace (inclusion per plan).

KITCHEN

- Smooth top freestanding range, microwave hood, and dishwasher to be installed per builder's selections.
- Granite countertops.
- Stainless steel double bowl sink.
- Single lever pull-out chrome faucet.

BATH

- Fiberglass tub and shower per plan. On select plans garden tubs will be installed in master bathrooms.
- Exhaust fans.
- Full mirrors over vanities.
- Cultured marble vanity tops.
- Shower door on stand-alone shower in master bathroom
- Standard nickel plumbing fixtures and bath accessories to be installed.

FLOOR COVERING

- Laminate flooring per builder's selection to be installed in foyer/entryway, kitchen, and breakfast nook.
- Tile per builder's selections to be installed in some wet areas per plan.
- Carpet with six pound rebond pad throughout remainder of home.

SITE

- Concrete driveway and sidewalk.
- Concrete patio installed on the rear of home (inclusion per plan).
- Sod to be installed in front yard with remainder of yard to be graded and seeded.
- Modest shrubbery planted in front of home.
- Concrete patio installed on the rear of home

**** Any item that has already been installed or ordered may not be changed. Exclude these items from the specifications. All allowances are based on contractor pricing. The builder reserves the right to make substitutions in products and materials of equal or better quality when necessary. The information above may change without notice prior to a fully executed contract. Payment for all upgrades and change orders are due in full prior to ordering or execution of upgrade. These funds are non refundable under any circumstances.

Buyer

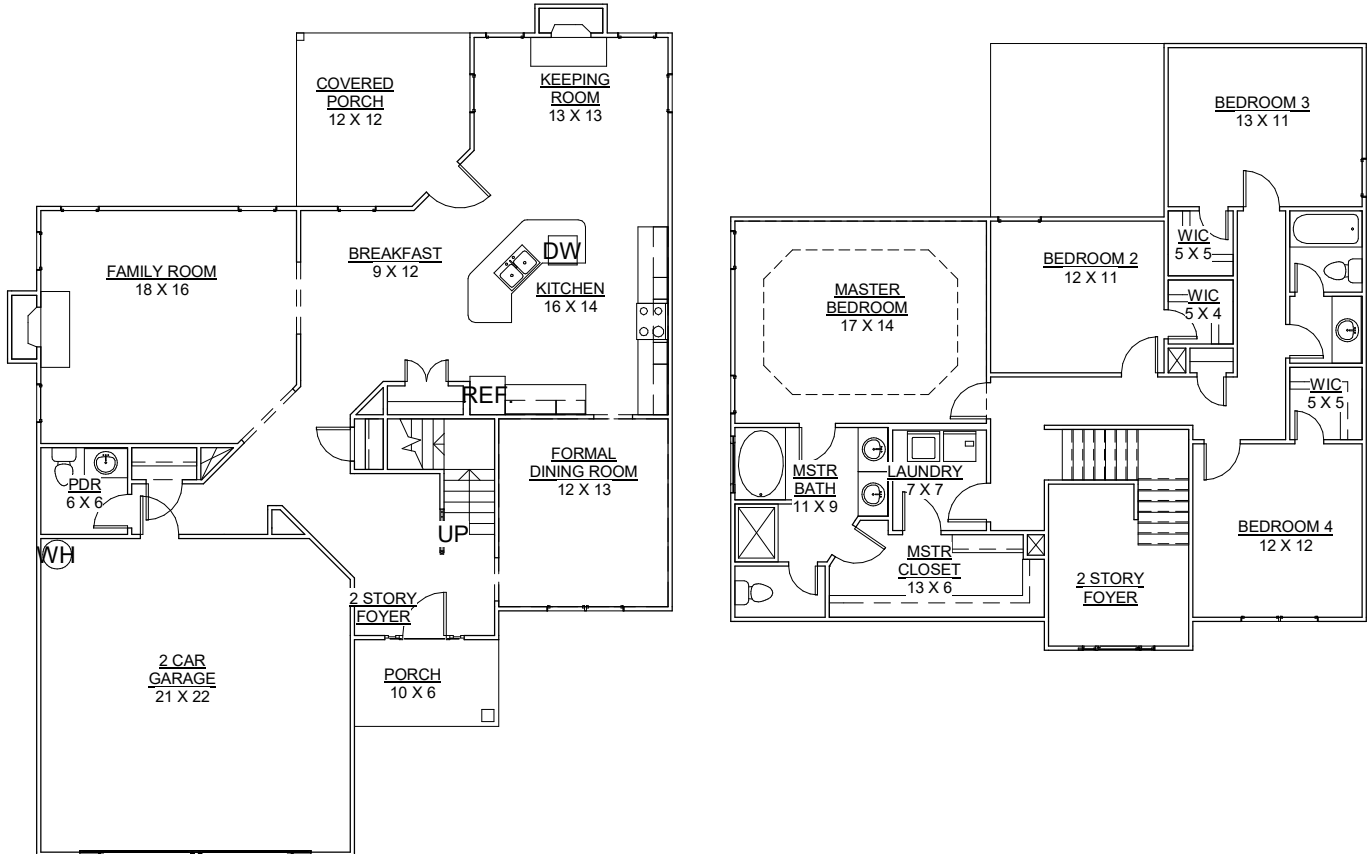
Seller

Buyer

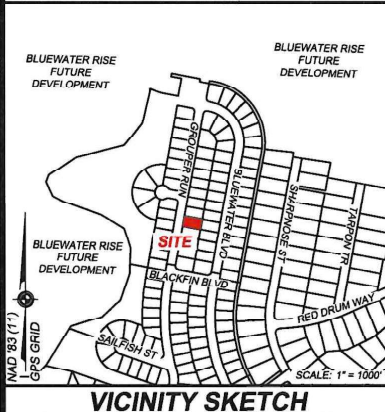
June 2025 SPECS

PALOMAR
EL: B2

340 MONITOR CAPE AT BLUEWATER RISE LOT SPECIFIC



DISCLAIMER:
ACTUAL FLOOR PLAN, INTERIOR AND EXTERIOR FINISHES, AND FEATURES
MAY VARY DEPENDING ON SUBDIVISION SPECS AND BUYER CHANGES.



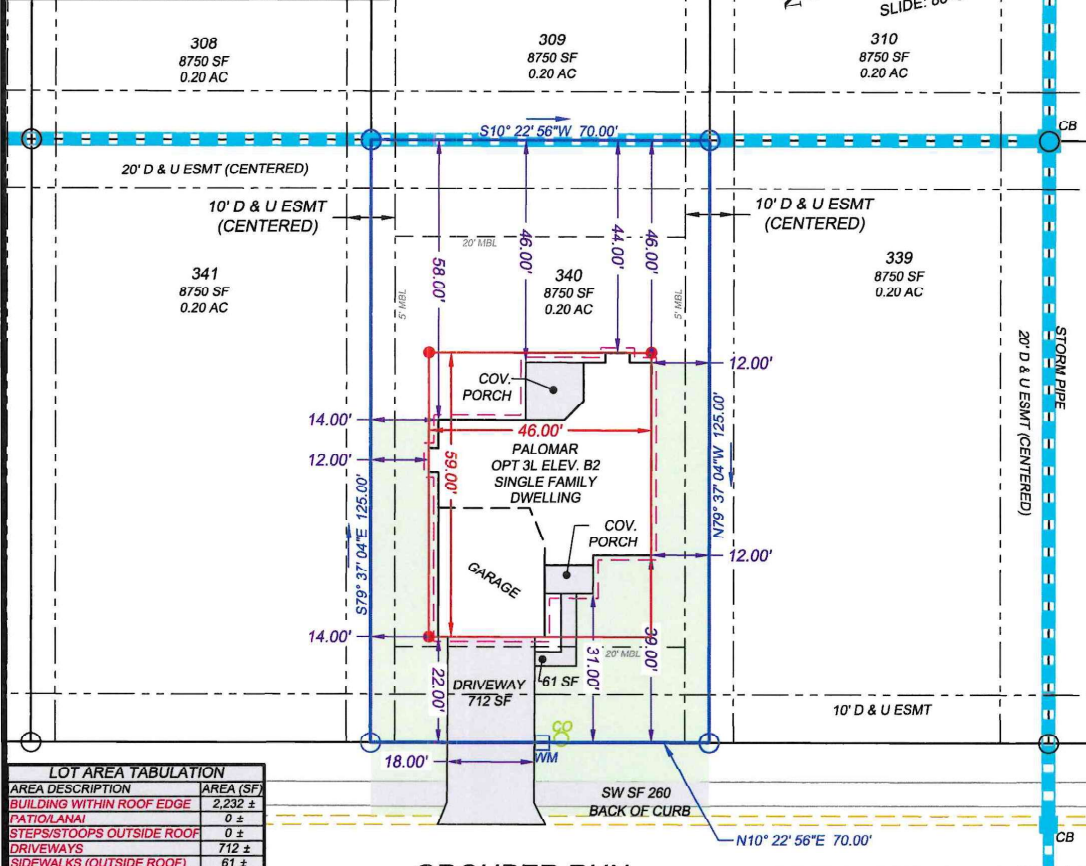
GENERAL NOTES & PROPERTY DATA

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PROPERTY ZONING: R-8.
- PARCEL ID#: 1108-2-340.
- PARCEL ADDRESS: 3008 GROUPEL RUN, NEW BERN, NC 28562.
- DEED REFERENCE: DEED BOOK 3404, PAGE 657 (CRAVEN CO. REGISTRY).
- MAP REFERENCE: FINAL PLAT - MONITOR CAPE PHASE TWO AT BLUEWATER RISE "A PLANNED UNIT DEVELOPMENT".
- MAP RECORDING INFORMATION: PLAT CABINET J, SLIDES 88-B & C (CRAVEN CO. REGISTRY).
- THE PROPERTY DEPICTED HEREON IS AN EXISTING PARCEL AS DESCRIBED IN THE REFERENCED DEED AND/OR FILED PLAT.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 - 10 FOOT EASEMENT ALONG RIGHTS-OF-WAYS.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 10 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
- TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - 20 FOOT FRONT SETBACKS.
 - 5 FOOT SIDE SETBACKS.
 - 20 FOOT REAR SETBACKS.
 - OTHER SETBACKS AS SHOWN AND/OR NOTED.
- IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NO. 3720548600K DATED JUNE 19, 2020, LOT 340 IS LOCATED IN ZONE "X". THIS REPORT IN NO WAY SUPERCEDES THE ABOVE REFERENCED F.I.M.M.

PRELIMINARY PLAT
 RELEASED FOR PERMITTING ONLY
 NOT RELEASED FOR CONSTRUCTION

REVISIONS

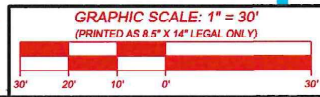
NO.	DESCRIPTION OF REVISION	BY	DATE



LOT AREA TABULATION

AREA DESCRIPTION	AREA (SF)
BUILDING WITHIN ROOF EDGE	2,232 ±
PATIO/LANAI	0 ±
STEPS/STOOPS OUTSIDE ROOF	0 ±
DRIVEWAYS	712 ±
SIDEWALKS (OUTSIDE ROOF)	61 ±
TOTAL IMPERVIOUS AREA	3,005 ±
ALLOWABLE IMPERVIOUS AREA	3,600 ±
SOD	3,148 ±
SEEDDED AND/OR REMAINDER	3,574 ±
SIDEWALKS (OFFSITE)	260 ±
TOTAL PROPERTY	8,750 ±

GROUPEL RUN
 (61' R/W, 31' BC-BC)



TYPICAL ELEMENT SYMBOLOGY

LOT BOUNDARY LINES & TIES		SEWER SERVICE/CLEANOUT	
MINIMUM BUILDING LINES (SETBACKS)		SEWER MAIN OR FORCE MAIN	
EASEMENT LINES		SEWER MAN-HOLE	
CENTERLINES		WATER MAINS (SIZED AS NOTED)	
CURB & GUTTER OR PAVEMENT EDGE		WATER METER/SERVICE	
STAKING BOX AND CORNERS		FIRE OR FLOW HYDRANT	
ROOF LINES		STORM DRAIN LINES	
EXISTING CONTOUR LINES		SWALE/DITCH/CANAL FLOW LINES	
FENCE LINES (AS NOTED)		STORM CATCH BASIN/AREA DRAIN	
FLOOD PLAIN LINES (AS NOTED)		FLARED END SECT./OUTLET PROT.	
WETLAND LINES		SURFACE WATER FLOW DIRECTION	
SIDEWALKS & CONCRETE		UTILITIES (AS ABBREVIATED)	
PROPOSED SOD AREA		EXISTING SPOT ELEVATIONS	
OPEN WATER/PONDS/LAKES		PROPOSED SPOT ELEVATIONS	

PLOT PLAN

LOT # 340
MONITOR CAPE PHASE TWO
AT BLUEWATER RISE
 "A PLANNED UNIT DEVELOPMENT"
 NEW BERN CRAVEN CO. NORTH CAROLINA

PROPERTY OWNER - A. SYDES CONSTRUCTION, INC.
 P.O. BOX 7122
 JACKSONVILLE, NC 28540

BUILDER OR DEVELOPER - A. SYDES CONSTRUCTION, INC.
 P.O. BOX 7122
 JACKSONVILLE, NC 28540

SCALE: 1" = 30' DATE: 04.04.2025
 PROJECT #: 2015-027 SHEET: 1 of 1

APR 08 2025

THOMAS ENGINEERING, PA