

PURCHASE AND SALE AGREEMENT

FOR

HAVENS

This Purchase and Sale Agreement (this "Agreement") is executed by SV Havens LLC, a Delaware limited liability company ("Seller"), and _____ ("Purchaser"), effective on the later of the dates on which Seller and Purchaser execute this Agreement (the "Effective Date").

IMPORTANT NOTICE: Until 5:00 p.m., Colorado time, on the date that is fourteen (14) days after the Effective Date (the day the agreement is executed by both the Purchaser and Seller) (the "Termination Deadline"), Purchaser may terminate this Agreement for any reason or no reason by providing written notice of termination to Seller (with a copy of the notice sent to Land Title Guarantee Company at mejones@ltgc.com) prior to the expiration of the Termination Deadline, whereupon this Agreement will terminate, the Initial Earnest Money paid by Purchaser will be returned to Purchaser by Land Title Guarantee Company and the parties will have no further rights, obligations or liabilities hereunder. This fourteen (14) day termination right shall not be extended for any reason as set forth in Section 14.b below. The terms of this paragraph will supersede any and all other provisions of this Agreement.

1. Purchase and Sale. Subject to the terms of this Agreement, Seller agrees to sell and convey, and Purchaser agrees to purchase and pay for, the spatial condominium unit and residence described in Section 3 below (the "Unit") within the project known as "Havens" as described in Section 2 below.

2. Development of the Project.

a. The Project. The Unit is part of a condominium development constructed or to be constructed by Seller within the Town of Snowmass Village, Colorado (the "Town") comprised of residential units and related common elements and associated on and off-site infrastructure improvements (collectively referred to as the "Project"). The Unit is established (or to be established) pursuant to the Declaration for Havens, A Condominium Community of Detached Residences (the "Declaration") and the Condominium Map for Havens (the "Map"), each of which Seller has recorded (or will record) in the Office of the Clerk and Recorder of Pitkin County, Colorado (the "Pitkin County Records"). The Project is organized pursuant to the laws of the State of Colorado and is defined as a condominium under the general provisions of the Colorado Common Interest Ownership Act, C.R.S. 38-33.3-101, et seq. (the "Act"). The Declaration and the Map must be recorded prior to the closing of the purchase and sale of the Unit (the "Closing"). The Project in which the Unit will be located is being developed within the property described on Exhibit A attached hereto (the "Project Property"). Purchaser acknowledges and accepts that the Project may be developed in phases and that the amenities and services contemplated to be part of a subsequent phase will not become part of the Project until incorporated into the Project in manner contemplated by the Declaration.

b. Project Association. In addition to the Declaration and the Map, the Project is also subject to (i) the articles of incorporation, bylaws, policies and any rules and regulations (collectively,

Purchaser's Initials _____ *Seller's Initials* _____

together with the Declaration and the Map, the "Association Documents") of the Havens Owners Association, a Colorado nonprofit corporation (the "Association"), as established under the Declaration.

c. Presale Contingency. Notwithstanding anything contained herein to the contrary, this Agreement and all of Seller's obligations hereunder are expressly contingent upon Seller's entry into five (5) or more contracts for the sale of units within the Project (the "Presale Contracts") on or before April 30, 2021 (the "Presale Period"). In the event that Seller does not enter into the Presale Contracts prior to the end of the Presale Period, Seller, at its election, may either: (i) waive the presale contingency provided for herein; or (ii) terminate this Agreement by a written termination notice to Purchaser on or before five (5) business days after expiration of the Presale Period. Upon any termination of this Agreement pursuant to the provisions of this paragraph, each party shall be released from all duties or obligations contained herein, the Initial Earnest Money (defined below) shall be refunded to Purchaser (without interest), and this Agreement shall terminate and be of no further force or effect. Any failure of Seller to provide a timely termination notice to Purchaser as provided above shall mean that Seller has either entered into the Presale Contracts or has waived the presale contingency set forth herein and this Agreement shall continue in full force and effect.

3. The Unit. Purchaser acknowledges and understands that the Unit to be created will not be a traditional condominium "air space unit" bounded by perimeter walls and ceilings but will instead be a condominium "spatial unit" with boundaries that create a land area around the dwelling unit (the "Residence") to be constructed within its boundaries pursuant to this Agreement. The boundaries of the Unit are generally shown on the site plan for the Project attached hereto as Exhibit B (for the unit shown thereon with the number corresponding to the Unit's number below); provided, however, it is acknowledged and agreed that the Unit is not currently subdivided and created, that the final size and configuration of the Unit may vary depending on the actual location of the Residence as constructed, and that the final legal description of the Unit will be established by the recorded Map and Declaration and reflected in the Final Commitment, as discussed in Section 8 below. The Unit is designed to incorporate within its boundaries the structural elements of the Residence, including, without limitation, the foundation beneath and roof over the Residence, although certain elements may fall outside such boundaries and, in such instance, shall be deemed limited common elements appurtenant to the Unit, all as more fully set forth in the Declaration. The Unit consists of the land area comprising the Unit, the Residence and an undivided ownership interest in the Common Elements of the Project, as set forth in the Declaration and is described as follows:

Unit _____, Havens, according to the Condominium Map for Havens and as defined and described in the Declaration for Havens, A Condominium Community of Detached Residences, each to be recorded in the Office of the Clerk and Recorder of Pitkin County, Colorado.

Address: 411 Wood Road #_____, Snowmass Village, CO 81615.

The general floor plan for the Residence and other information is attached hereto as Exhibit C. The Residence shall include the interior finish package noted in Section 6.f below. The complete Plans and Specifications for the Residence are discussed in Section 6.b below.

4. Purchase Price. The purchase price for the Unit (hereinafter referred to as the "Purchase Price") is \$ _____, which shall be paid as follows:

a. Initial Earnest Money Deposit; Review Period; Release. Within five (5) days following the Effective Date, Purchaser shall pay to Land Title Guarantee Company (the "Title Company") an initial earnest money deposit in an amount equal to ten percent (10%) of the Purchase Price, or \$ _____ (the "Initial Earnest Money") to be held by Land Title Guarantee Company in

temporary escrow pursuant to the terms of this Section 4.a. Beginning on the Effective Date and ending at the Termination Deadline (defined above), Purchaser shall have the opportunity to review the Disclosure Documents (as defined in Section 9.c below). If Purchaser objects to any aspect of the Disclosure Documents, Purchaser may terminate this Agreement prior to the Termination Deadline as provided in the "Important Notice" paragraph on the first page of this Agreement. If Purchaser fails or declines to give Seller written notice of termination by the Termination Deadline, (i) this Agreement will remain in full force and effect, (ii) Purchaser will be deemed to have waived their right to object to the Disclosure Documents and shall be deemed to have fully accepted the Disclosure Documents, and (iii) without the necessity of any further action by the parties, Land Title Guarantee Company shall promptly release the Initial Earnest Money to Seller and Seller shall thereafter not be required to hold the Initial Earnest Money (or the additional earnest money deposits discussed below) in escrow but shall disburse same for the direct benefit of the Project as described in Section 4.c below.

b. Additional Earnest Money Deposit. Within five (5) days following written notice to Purchaser that Seller has commenced construction of the Project, which for purposes of this Agreement shall mean that Seller has commenced site work for the Project and has secured a related permit from the Town, Purchaser shall pay to the Title Company an additional sum equal to five percent (5%) of the Purchase Price, or \$_____ (such additional sum, the "Second Deposit") so that the Initial Earnest Money and the Second Deposit together equal fifteen percent (15%) of the Purchase Price (the Initial Earnest Money and the Second Deposit are referred to collectively herein as the "Earnest Money Deposit"). Purchaser understands and agrees that the Second Deposit is being paid to the Title Company for tracking purposes only and that the Second Deposits shall not be held in escrow by the Title Company but shall, following the Title Company's receipt of the Second Deposit and without the necessity of any further action by the parties, be released to Seller for the direct benefit of the Project as described in Section 4.c below. Purchaser's failure to pay either the Initial Earnest Money or the Second Deposit on the applicable date shall constitute a material default by Purchaser under Section 14 below. The Earnest Money Deposit shall be consideration for Seller reserving the Unit for Purchaser, and Seller agreeing not to sell the Unit to anyone other than Purchaser prior to the date set for Closing in Section 10 below.

c. Treatment of Earnest Money Deposit. Following the Termination Deadline, Seller shall not be required to hold any of the Earnest Money Deposit in escrow or in any separate account but may disburse same for the direct benefit of the Project as Seller deems necessary at Seller's sole and absolute discretion, including without limitation for the payment of Project costs or the reimbursement of Project costs paid by Seller or its affiliate, and/or for the payment of broker's commissions in connection with the sale of the Unit. Any interest on the Earnest Money Deposit shall accrue for the benefit of Seller. Purchaser will be credited toward payment of the Purchase Price at the Closing with the total amount of the Earnest Money Deposit (without interest). Except as expressly provided in this Agreement, the Earnest Money Deposit shall not be refundable to Purchaser.

d. Balance. Purchaser shall pay the balance of the Purchase Price (which shall be the Purchase Price less the Earnest Money Deposit paid by Purchaser), plus any other amounts owing by Purchaser to Seller under this Agreement, as adjusted under Section 11 below, in cash or certified funds at the Closing.

e. Personal Property. The Unit is being sold unfurnished and will contain only the appliances and equipment described in the Plans and Specifications. Seller will convey any personal property and fixtures installed within the Residence to Purchaser at Closing by bill of sale.

f. Parking. Purchaser shall have the right to one (1) assigned parking space within the parking structure serving the Project, which parking space shall be a limited common element appurtenant to the Unit and labeled as such on the Map. Purchaser shall be notified by Seller and given the opportunity to select Purchaser's first preference and second preference for the one (1) parking space to be assigned to the Unit from among the parking spaces eligible and available to be assigned as determined in Seller's sole discretion. Purchaser acknowledges and agrees that Purchaser's parking preference selections must be completed on or before the deadline date set forth in the notice received from Seller and, absent such timely preference selections from Purchaser, Seller shall select on behalf of Purchaser the one (1) parking space to be assigned to the Unit from the spaces remaining after the selection process described in this Section, which assignment shall be binding on Purchaser and which Purchaser agrees to accept. In the event that more than one purchaser within the Project selects the same first preference parking space prior to the selection deadline, a blind/random selection process will be conducted and one of such purchasers will be randomly selected to be assigned the parking space. If Purchaser's first preference parking space is not selected, and Purchaser's second preference is still available after the first preference selection process has been completed for all purchasers within the Project, then Purchaser's second preference parking space will be assigned to the Unit. In the event that more than one purchaser within the Project selects the same second preference and such parking space remains available for assignment, the random selection process described above shall be conducted again. If Purchaser is not selected for either its first preference parking space or its second preference parking space, all purchasers within the Project who have not been assigned a parking space through these procedures (other than those who did not timely select their parking preferences) will be randomly given a priority number and Purchaser shall be provided an opportunity to select a parking space to be assigned to the Unit from among the remaining spaces based on such priority number. Following the completion of the above parking selection procedures, Purchaser shall be notified by Seller of the parking space assigned to the Unit, which assignment shall be binding on Purchaser and which Purchaser agrees to accept.

In addition to the one (1) parking space to be assigned to the Unit, there will be sufficient parking in the Project's parking structure for one (1) additional shared/unreserved parking space for each unit, which additional parking and related use rights shall regulated by the Association in the manner described in the Declaration.

5. No Financing Contingency. Purchaser understands and agrees that this Agreement is not contingent upon Purchaser obtaining financing for Closing. Purchaser shall be solely responsible for making Purchaser's own financial arrangements to enable Purchaser to pay Seller for the Unit and Purchaser acknowledges that the satisfaction of any condition imposed by a lender is solely at Purchaser's risk, including, without limitation, the risk of any downward fluctuation in the value of the Unit.

6. Construction of the Residence.

a. Substantial Completion. Seller shall substantially complete construction of the Residence on or before the date falling thirty-two (32) months after the Effective Date, subject to Excusable Delays as defined in Section 21.h below, although Purchaser understands that residences within the Project are being constructed sequentially in an order determined in Seller's sole discretion and that substantial completion of construction of the Unit may occur anytime between twenty (20) months and thirty-two (32) months after the Effective Date, subject to Excusable Delays. The Residence will be deemed substantially complete for all purposes under this Agreement on the date a temporary or conditional certificate of occupancy or any other document evidencing that the Residence may be legally occupied, whether subject to conditions or otherwise, is issued for the Residence by the Town. Purchaser acknowledges that as of Closing, and for a reasonable period of time thereafter, subsequent construction of the Project (which may

include by way of example, landscaping and exterior site work serving the Residence, completion of common element improvements and construction of other residences) may not be completed. The incompleteness of any such areas and the ongoing construction related thereto or other construction at or around the Unit and the Project shall not delay Closing.

b. Plans and Specifications. The Residence will be constructed by Seller in substantial conformance with Plans and Specifications prepared by Seller's architect, Lake|Flato (the "Plans and Specifications"). A copy of the Plans and Specifications can be made available for review by Purchaser at the offices of Seller, which are located at 110 Carriage Way, Suite 3120, Snowmass Village, Colorado, by appointment during normal business hours. PURCHASER HEREBY ACKNOWLEDGES THAT PURCHASER HAS HAD THE OPPORTUNITY TO REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO PURCHASER'S EXECUTION OF THIS AGREEMENT AND, BY SIGNING THIS AGREEMENT, PURCHASER ACCEPTS AND APPROVES THE PLANS AND SPECIFICATIONS. Seller reserves the right, at its option, (i) to make modifications to the Plans and Specifications required by the Town pursuant to the Town's building permit process, and/or (ii) to substitute or change fixtures, equipment and materials, and make other minor modifications to the Plans and Specifications as Seller determines, provided, however, under either (i) or (ii) above that Seller's architect certifies that the quality and value of the Residence is not materially and adversely impacted by such modifications or substitutions.

c. Square Footage. The approximate square footage of the Residence is listed on Exhibit C, as measured by Lake|Flato, the architects who designed the Project, from the architectural plans measured to the outside face of exterior walls. Measurement may not be exact and is not for loan, valuation or other purposes. **If exact square footage is a concern, Purchaser should independently verify the square footage of the Unit.** Purchaser acknowledges and agrees that square footage calculations may be made in a variety of manners and Purchaser will have no right to rescind this Agreement, nor will Purchaser be entitled to any claim for breach of this Agreement or adjustment of the Purchase Price, on account of alleged discrepancies in square footage calculations. PURCHASER HEREBY ACKNOWLEDGES THAT PURCHASER HAS EITHER INDEPENDENTLY VERIFIED SQUARE FOOTAGES CONTAINED IN THE PLANS AND SPECIFICATIONS OR HAS ELECTED NOT TO DO SO. Purchaser further acknowledges and understands that minor changes in square footages may occur during construction of the Residence and that the square footage of the Residence as disclosed in Exhibit C is approximate only.

d. Construction Tours by Purchaser. Upon reasonable advance request, Seller will allow Purchaser and Purchaser's authorized representatives to tour the construction site; provided, however, Seller may determine in its sole discretion whether the construction site is unsafe for a tour, in which event the requested tour will be postponed until a suitable stage of construction. During periods where tours are permitted by Seller, Purchaser nonetheless acknowledges and understands that during construction of the Residence or any other construction of the Project, hazardous conditions will exist and that insurance and security requirements prevent Purchaser and Purchaser's representatives from entering the construction site unless accompanied by an authorized representative of Seller. Any tour of the construction site by Purchaser and Purchaser's representatives will be at their own risk. Purchaser and Purchaser's representatives waive all claims against Seller and its lenders, members, investors, contractors, subcontractors, employees and agents and their respective employees and agents for personal injury or property damage caused by any person or thing during such a tour. Purchaser will indemnify, defend and hold harmless Seller and its lenders, members, investors, contractors, subcontractors, employees and agents against any claims, demands, loss, damages, liability or other expense arising out of such tour.

e. Control of Construction. Purchaser acknowledges that control, direction and supervision of all construction personnel at the construction site will lie exclusively with Seller and that

Purchaser may not issue any instructions to, or otherwise interfere with, construction personnel. Purchaser will not perform any work or contract with Seller's contractors or other builders, contractors, interior decorators, or others to perform work in or about the Unit until title is transferred to Purchaser at the Closing or otherwise agreed to in writing by Seller in Seller's sole and exclusive discretion. Purchaser will indemnify, defend and hold harmless Seller, and its lenders, members, investors, contractors, subcontractors, employees and agents against any claims, demands, loss, damages, liability, or other expense that they may incur by reason of Purchaser's breach of any provision of this Section.

f. Interior Finish Selections. Purchaser shall be provided interior selection manuals by Seller's representative and Seller's representatives will be available to assist Purchaser in Purchaser's selection of one (1) of the three (3) available interior finish packages. Purchaser shall select its desired interior finish package by checking and initialing its selection on a form provided to Purchaser in a notice from Seller, by delivering same to Seller on or before the deadline date set forth in such notice (the "Finish Selection Deadline"), and by Seller initialing its acknowledgment of Purchaser's selection. It is expressly understood and agreed by Purchaser that, due to construction scheduling critical to the development of the Project, Seller shall not be obligated to accept any interior finish selection submitted by Purchaser after the Finish Selection Deadline. In the event that Purchaser has not completed the selection process above by the Finish Selection Deadline, Seller shall select on behalf of Purchaser one of the three choices for the Unit's interior finish, in which event Purchaser shall be notified by Seller of such selection and such selection shall be binding on Purchaser and which Purchaser agrees to accept. The Residence shall include the interior finish package selected for the Unit in accordance with these selection procedures, and the Plans and Specifications for the Residence shall be deemed automatically updated to include the selected interior finish package. No change in the interior finish package so selected for the Unit is permitted except by a new selection form being initialed by Purchaser and accepted by Seller in its sole, absolute discretion and such acceptance is evidenced by Seller's initials on the form. Purchaser understands and agrees that Seller can refuse to accept any new form submitted by Purchaser for any reason or no reason, in which event the original selection shall remain binding.

g. Custom Change Requests. Purchaser understands and agrees that (i) Seller is under no obligation whatsoever to accept requests from Purchaser for custom changes or upgrades to the Residence, and (ii) if changes requested by Purchaser are acceptable to Seller, Seller may at its election either (A) handle the request directly under the procedures of Exhibit D attached hereto, or (B) will not directly contract with Purchaser with respect to such requested changes and Purchaser shall contract directly with Seller's general contractor pursuant to the procedures set forth on Exhibit D and, in such event, Purchaser acknowledges that Seller will not be a party to any such contract between Purchaser and the general contractor and Seller shall have not responsibility or liability therefor. Purchaser acknowledges that it is anticipated that Purchaser will be required to pay the full cost of any such custom change request at the time of signing the applicable change order as described in Exhibit D and that any funds paid or deposited in connection therewith shall not be considered Earnest Money Deposit, and Seller shall not be obligated under any circumstances to have such funds returned to Purchaser upon the termination of this Agreement. In addition, Purchaser acknowledges and agrees that Seller shall not be responsible for insuring the changes in the work against loss or casualty prior to Closing, with Purchaser acknowledging that insurance for the changes will be addressed in the applicable change order and the cost of such insurance may be included in the cost of the work. In the event Purchaser contracts directly with the general contractor for such work, Purchaser is advised to confirm with the contractor how insurance coverage will be handled. Purchaser agrees that any delay in the completion of custom change requests shall in no way affect the timing or completion of the Closing; provided, however, if a custom change request results in a delay in the construction schedule for the Residence or a delay in Seller's substantial completion of construction of the Residence as determined by Seller, Purchaser shall be responsible for

the related costs of such delay. Purchaser understands and agrees that any dispute Purchaser may have regarding any custom upgrades or change orders shall in no way affect the Closing. Further, in the event Purchaser contracts directly with the general contractor for custom change requests, no dispute between Purchaser and the general contractor shall in any way affect the terms and provisions of this Agreement.

h. Deviations. It is understood and agreed that Seller is not building the Project or the Residence to the precise specifications or designs of any model residence, marketing display, Seller's marketing materials or to the specifications of Purchaser. Any model residence, marketing display or Seller's marketing or other materials are displayed for illustrative purposes only and shall not constitute an agreement or commitment on the part of Seller to deliver the Residence in exact accordance with any such model residence, marketing display, Seller's marketing or other materials or to the specifications of Purchaser. Purchaser understands that the Residence may be the reverse or mirror image of the floor plan of any model that is shown on the Plans and Specifications, Seller's sales brochures or other materials. Furthermore, Purchaser understands and acknowledges that the Residence may contain conditions, or undergo changes, which during the ordinary course of construction, may result in minor deviation from the Plans and Specifications, and may also result in cosmetic or structural changes from the originally intended manner of construction. Such conditions may result from the type of materials used or available, the process and procedures used for construction of the Project, and may include, without limitation, conditions such as: (i) variations in the texture or thickness of textured or smooth finishing, including cracks in such materials; (ii) settlement cracks in drywall, concrete, stucco, flatwork, block walls and tile; (iii) twisting and warping of materials, including without limitation, wood and plastics, which can result in cracks, bulges and other types of imperfections; (iv) deviations in color, grain and texture that may occur in wood products, concrete, tile, granite, stone and other finish materials; (v) shrinkage, swelling, expansion or settlement of construction materials; and (vi) conditions resulting from normal wear, tear or deterioration.

7. Limited Warranty. Seller warrants that all materials incorporated in and made a part of the structure of the Residence shall be new as of the date of installation and shall remain free from defects in workmanship or quality for a period of one (1) year from the date of Closing. Seller represents that Seller will cause to be remedied, by repair or replacement, any structural defects in the Residence which appear within one (1) year after the date of Closing and which result from faulty material or workmanship, provided that Purchaser gives Seller written notice of any such defect within ten (10) days after Purchaser's discovery of the defect. Any such notice shall be addressed to Seller at the address following Seller's signature below, or such other address for notice furnished to Purchaser in accordance with Section 16 below. Purchaser's sole remedy (in lieu of all remedies implied by law or otherwise) against Seller in connection with such defects shall be to require Seller to correct the defect in material or workmanship. Seller shall not be responsible for any defects where the cause is determined to result from Purchaser's actions, negligence or insufficient maintenance. This limited warranty does not extend to any Common Elements of the Project, including, without limitation, building systems serving the Residence. Seller will provide a separate one-year limited warranty to the Association covering the Common Elements, in a form substantially similar to this limited warranty, commencing upon the date that a temporary or conditional certificate of occupancy or any other document permitting occupancy of the building comprising the Project is issued, whether subject to conditions or otherwise. ***Seller's warranty to Purchaser hereunder is non-transferable and in no event shall any subsequent purchaser of the Unit be entitled to any claim for repair, replacement or otherwise of any part of the Unit, including without limitation the structural components of the Residence, except as may be required by law. Additionally, by executing this Agreement Purchaser agrees to include the foregoing confirmation of non-transferability of Seller's warranty in any subsequent purchase and sale agreement for the Unit.***

Any appliance, item of equipment, or other item in the Unit (whether or not attached to or installed in the Residence) which is a “consumer product” as defined in the Magnuson Moss Warranty Act, 15 U.S.C. § 2301, is hereby excluded from the coverage under this limited warranty. The following are examples of consumer products: fire and security alarm systems, refrigerator, trash compactor, range, dishwasher, garbage disposal, gas fireplace unit, air conditioner, furnace, hot water heater, water source heat pump, clothes washer and dryer, hot tub, audio/visual equipment and thermostats. The Unit may not contain some of these items, and it may contain other items that may also be consumer products. With regard to any consumer products in the Unit, Seller disclaims all warranties. Seller is not responsible for performance under any such manufacturers’ warranties in any way. However, Seller hereby assigns and transfers to Purchaser all manufacturer warranties applicable to all such consumer products, subject to final Closing and conveyance of the Unit. WITH REGARD TO ANY SUCH CONSUMER PRODUCTS, WHETHER OR NOT WARRANTED BY MANUFACTURERS, SELLER DISCLAIMS ALL WARRANTIES INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

PURCHASER AGREES TO COMPLY WITH ALL MAINTENANCE MANUALS AND OTHER DOCUMENTS AND RECOMMENDATIONS PROVIDED TO PURCHASER WITH RESPECT TO THE INSPECTION, OPERATION AND ROUTINE MAINTENANCE OF ALL SYSTEMS, EQUIPMENT, AND SIMILAR ITEMS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND EXTERIOR SYSTEMS AND IMPROVEMENTS) MADE PART OF OR SERVING THE UNIT. PURCHASER UNDERSTANDS AND AGREES THAT IF PURCHASER FAILS TO FOLLOW THE INSPECTION, MAINTENANCE AND REPAIR REQUIREMENTS AND STANDARDS CONTAINED IN SUCH MANUAL OR MATERIALS DELIVERED TO PURCHASER AND SUCH FAILURE CAUSES, WHETHER IN WHOLE OR IN PART, DAMAGE TO THE UNIT OR OTHER PROPERTY, THE RESULTING DAMAGE SHALL NOT BE COVERED BY THIS LIMITED WARRANTY AND SHALL FURTHER BE DEEMED NOT TO BE THE RESULT OF A DESIGN OR CONSTRUCTION DEFECT.

EXCEPT AS STATED IN THE FIRST PARAGRAPH OF THIS LIMITED WARRANTY ABOVE, SELLER MAKES NO WARRANTY OR REPRESENTATION OF ANY NATURE, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF WORKMANLIKE CONSTRUCTION, HABITABILITY, DESIGN, CONDITION, OR QUALITY AS TO THE PROPERTY UNDERLYING THE PROJECT, THE UNIT, OR THE OTHER IMPROVEMENTS CONSTITUTING THE PROJECT, AND, TO THE EXTENT PERMITTED BY LAW, SELLER SPECIFICALLY EXCLUDES SUCH MATTERS IN CONSIDERATION OF THE EXPRESS WARRANTIES GIVEN UNDER THIS AGREEMENT.

AS MORE FULLY SET FORTH IN SECTION 20(g) BELOW, SELLER MAKES NO REPRESENTATION OR WARRANTY CONCERNING ANY GEOLOGICAL OR ENVIRONMENTAL MATTERS AND SPECIFICALLY EXCLUDES GEOLOGICAL AND ENVIRONMENTAL MATTERS FROM ANY WARRANTIES GIVEN UNDER THIS AGREEMENT.

Except as otherwise provided in this limited warranty, Purchaser assumes the risk of damage occurring within the Unit after Closing. Notwithstanding any provisions in this Section 7 to the contrary, this Section shall be construed in accordance with Colorado law and limited to the extent necessitated thereby.

The provisions of this Section shall survive Closing.

8. Title. Title will be marketable in Seller at the time of Closing, subject to the matters set forth in the Preliminary Title Report delivered to Purchaser pursuant to Section 9.c below (the "Preliminary Report"), the documents referred to in Section 9 below and those matters shown on the Map of the Project. Seller, at its expense, will give to Purchaser a title insurance commitment (the "Commitment") issued by a title company of the Seller's choice (the "Title Company") to insure the title to the Unit in Purchaser's name for the amount of the Purchase Price. If the Commitment discloses the existence of any defects in title, other than those set forth in the Preliminary Report, the documents referred to in Section 9 below, those matters shown on the final Map of the Project and the standard printed exceptions appearing in the Commitment, and such defects render title to any portion of the Unit unmarketable and the defects are not waived by Purchaser, Purchaser must give Seller written notice of the title defects within seven (7) after receipt of the Commitment. Thereafter, Seller will have forty-five (45) days in which Seller may elect to cure the defects and render title marketable or provide title insurance against the defects, and if necessary the Closing shall be postponed accordingly. If Seller fails to cure the defects or provide title insurance after timely notice of the defects or Seller elects not to pursue a cure or title insurance as evidenced by a written notice to Purchaser, Purchaser, as its sole remedy, may elect, within seven (7) days after the earlier of Purchaser's receipt of Seller's notice of election not to cure or the end of the forty-five (45) day period or receipt of such written notice, either (a) to terminate this Agreement, in which event all amounts paid to Seller under this Agreement will be returned to Purchaser (other than amounts paid because of changes to the Plans and Specifications requested by Purchaser and allowed by Seller, in its sole discretion, for which Purchaser will continue to be liable), and neither party will have any further obligations under this Agreement; (b) with Seller's consent, to grant one or more additional periods of time within which Seller may but shall not be required to attempt to cure, remove or obtain title insurance protection against the exceptions; or (c) to accept title with all defects as shown in the Commitment, without adjustment in the Purchase Price. If Purchaser fails to give timely notice of termination, Purchaser will be deemed to have elected to accept title as shown in the Commitment and to have waived all defects. Purchaser expressly relinquishes and waives any and all other remedies, claims, demands, and causes of action at law or in equity against Seller for failure to deliver marketable title. No equitable title to the Unit will pass to Purchaser until Closing.

Promptly following the recording of the final Condominium Map creating the Unit and the Declaration, Seller shall procure a legal description of the Unit and deliver to Purchaser, at least five (5) days before Closing, the Commitment in a revised form, reflecting the final recorded Map, Declaration, the final legal descriptions of the Unit and other reasonable adjustments to the Commitment (the "Final Commitment"), which Final Commitment Purchaser accepts. The Final Commitment will commit to insure marketable title to the Unit in Purchaser, upon payment of the policy premium by Seller and the satisfaction of certain requirements by Seller, subject to the standard printed exceptions and the exceptions accepted by Purchaser pursuant to this Section above. After the Closing, Seller, at its expense, will cause the Title Company to issue to Purchaser a title insurance policy in conformance with the Final Commitment, which title insurance policy will also include "owner's extended coverage" and delete or insure over standard printed exceptions Nos. 1-5.

9. Unit Owners' Association Matters.

a. Association Memberships. Purchaser acknowledges that as owner of the Unit, Purchaser shall be subject to the provisions of and restrictions contained in the Declaration and the Map, shall automatically become a member of the Association and shall be governed by the Association

Documents. These documents require, among other things, membership by Purchaser in the Association and payment of assessments to the Association.

b. Other Restrictions. Purchaser also acknowledges that Purchaser shall be subject to all other instruments and documents recorded in the Pitkin County Records which concern and restrict the use, occupancy and maintenance of the Unit and the Project.

c. Documents. By signing this Agreement, Purchaser acknowledges having access to the following websites and all documents posted therein:

Havens Purchaser Documents:
havenssnowmass.com/documents
No Login or Password required

Havens HOA Documents
www.havenshoa.com
Login: owner
Password: havensowner

Base Village Metro District Two
www.basevillagemetro.com
No Login or Password required

Purchaser further acknowledges that the documents available for Purchaser's review on the website links above include, without limitation:

- i. A draft of the Declaration (including, without limitation, Article 17 thereof, Alternative Dispute Resolution, as more fully discussed in Section 14.f below);
- ii. The draft Articles of Incorporation, Bylaws and Responsible Governance Policies of the Association;
- iii. A preliminary first year budget for the Association;
- iv. A preliminary draft Rules and Regulations for the Association;
- v. The draft Fitness Facility License Agreement to be entered into between the Association and an affiliate of Seller;
- vi. The draft Crestwood Trail and Stair Access Easement Agreement granting certain access rights to owners and guests within Crestwood Condominiums;
- vii. The recorded Fanny Hill Parking Management Plan (the "Parking Management Plan");
- viii. The recorded Subdivision Improvements Agreement for Fanny Hill Cabins Development (the "Subdivision Improvements Agreement");
- ix. Amended and Restated Ski Easement and Development Restriction Agreement recorded at Reception 670703 in the Pitkin County Records (the "Ski Trail Easement Agreement");
- x. Preliminary Title Report, with links to referenced title documents, as discussed in Section 8 above; and
- xi. Soils Report dated November 12, 2018.

The documents posted on the websites noted above in this Section 9.c, including, without limitation, the documents listed immediately above, are referred to herein collectively as the "Disclosure Documents". Purchaser acknowledges to Seller that, as of the Termination Deadline and pursuant to the procedures set forth in Section 4.a above, Purchaser has read, understands and approves the Disclosure Documents.

d. Seller's Right to Make Changes. Purchaser acknowledges and understands that certain of the Disclosure Documents are drafts that remain under review by the Town and Seller reserves the right to amend any of the Disclosure Documents at any time or from time to time prior to the Closing as the Town may require or as Seller may deem necessary or desirable to make corrections or to meet the requirements of applicable laws, governmental regulations, lending institutions and marketing programs or so long as the amendments do not materially adversely affect the use and enjoyment of the Unit or the rights of Purchaser. Purchaser acknowledges that Seller has reserved the right, at any time after Closing, to amend the Association Documents for the purposes and under the conditions outlined under those documents. Prior to Closing, if such amendment, modification, change or revision materially adversely affects Purchaser's use and enjoyment of the Unit, Purchaser may terminate this Agreement within three (3) days after receiving a copy of such amended, modified, changed or revised documents or materials, whereupon the Earnest Money Deposit paid by Purchaser shall be refunded by Seller and the parties hereto shall have no rights or liabilities hereunder. In the event Purchaser fails to provide Seller with such notice of termination within said three (3) day period, Purchaser shall be conclusively deemed to have consented to the amended, modified, changed or revised documents or materials, and this Agreement shall remain in full force and effect.

10. Closing.

a. Closing Date. Subject to the provisions of Section 8 (Title), the Closing shall occur after substantial completion of the Residence as set forth in Section 6.a above, at a date, hour and place designated by Seller; or, at Seller's or Seller's agent's option, Closing will be accomplished by an exchange of the required documents by certified mail or overnight express courier service selected by Seller. Seller, or Seller's agent, will give to Purchaser by way of written notice, notice of the date of Closing at least fifteen (15) days in advance of the scheduled date of Closing, which date may be extended by subsequent written notice of Seller provided such subsequent notice is at least five (5) days in advance of the new scheduled date of Closing. Purchaser further acknowledges that dates given verbally by any agent or representative of Seller are merely estimates and are not binding on Seller. A certification by one of Seller's employees or agents that notice was given to Purchaser will be conclusive for purposes of proving that notice was in fact given. If Purchaser fails to receive any notice because Purchaser failed to advise Seller of any change of address or because Purchaser failed to pick up correspondence, Purchaser will not be relieved of Purchaser's obligation to proceed with Closing on the scheduled date of Closing unless Seller agrees in writing to postpone the date of Closing. Purchaser understands that Seller is not required to reschedule or to permit a delay in Closing.

b. Closing Procedures. The Closing shall be held in Pitkin County, Colorado, at a time and place specified by Seller in the notice given under Subsection 10.a. above, unless extended pursuant to Section 8 above, or at such other time and place as shall be mutually acceptable to Seller and Purchaser. At the Closing, the parties shall take the following actions:

i. Seller shall deliver to Purchaser an executed and acknowledged special warranty deed to the Unit subject only to those matters as set forth in Section 8 of this Agreement and any other title exceptions waived by Purchaser pursuant to Section 8 above;

ii. Seller shall convey title to the personal property and fixtures installed within the Residence by a bill of sale;

iii. Purchaser shall pay the balance of the Purchase Price as required by Section 4 above and the other charges and fees described in this Agreement to be paid at Closing; and

iv. Purchaser and Seller shall execute and deliver such other documents and take such other actions as may be necessary to accomplish the Closing and carry out their obligations under this Agreement.

c. Closing Costs. Purchaser agrees to pay the documentary fee on the deed conveying the Unit and the fee for recording that deed, any sales taxes on the personal property conveyed and located within the Unit, all fees and payment obligation required of Purchaser's lender, any working capital contributions and any association assessment proration. Purchaser further agrees to pay (a) the real estate transfer fee equal to one percent (1%) of the Purchase Price payable to the Town, and (b) the District Capital Facilities Fee equal to \$5,150.00 payable to the Base Village Metropolitan District. If, at the request of Purchaser, the Closing is held in a place other than Pitkin County, Colorado, Purchaser shall pay at Closing all costs of whatever kind or nature incurred by Seller or its agents in accommodating Purchaser, including, without limiting the generality of the foregoing, all costs of any courier service or postage. Seller and Purchaser agree to pay all other costs associated with the Closing which are customarily paid by sellers and purchasers in similar transactions in Pitkin County, Colorado, including, without limitation, one-half of the Title Company's closing fee.

d. Pre-Closing Walk-Through. Prior to the Closing, Purchaser agrees to participate in one walk-through of the Residence ("Walk-Through") with Seller's representative in order to compile a list of items the parties mutually agree need correction, which are apparent at the time of inspection ("Walk-Through List"), which Walk-Through List shall be signed by both Purchaser (or Purchaser's designee) and Seller. If Purchaser fails to schedule a Walk-Through within seven (7) days following a Seller's request for same, or if Purchaser declines or refuses to complete the Walk-Through or have Purchaser's designee do so on Purchaser's behalf at the scheduled time, Seller may either designate a qualified third party, who is not an agent or employee of Seller, to complete the inspection on Purchaser's behalf before the Closing or, at Seller's election, Seller may consider such failure by Purchaser to be a waiver of Purchaser's right to participate in a Walk-Through. In no event will any difficulty in scheduling a Walk-Through with Purchaser be the basis for a delay in the Closing. Seller will use its commercially reasonable efforts to complete the items on the Walk-Through List at Seller's expense within sixty (60) working days after the later of the date of preparation of the Walk-Through List or of the date of Closing, subject to Excusable Delays. Purchaser understands that paving, exterior cement work, landscaping, final exterior finish and some components of the Project may not be completed when a temporary or conditional certificate of occupancy is issued and that Seller will complete such paving, exterior cement work, landscaping and final exterior finish work as soon as practicable thereafter. Purchaser's refusal to close this transaction due to the need for reasonable further work (to be noted on the Walk-Through List with respect to the Residence) shall constitute a default by Purchaser under this Contract.

e. Insurance. Purchaser acknowledges that the Declaration sets forth the insurance coverage responsibilities governing the Project and accepts same.

11. Adjustments. The following items shall be adjusted as of the date of Closing:

a. Taxes and Assessments. Real property taxes and assessments for the year of

Closing, based upon the most current assessment and levy, and all assessments or charges imposed on the Project or the Unit by any governmental, quasi-governmental or private entity, including, without limitation, the Association and any metropolitan or special districts to which the Project is subject, shall be apportioned to the date of Closing. If real property taxes have not been assessed specifically to the Unit in such prior year, Seller may reasonably estimate the amount of such taxes attributable to the Unit, which estimate shall be apportioned to the date of Closing and shall be considered a final settlement.

b. Working Capital Fund. At Closing, Purchaser shall pay to the Association an amount equal to three (3) months' regular assessments, as determined in accordance with the Declaration, such sum to be held in a working capital fund for each such association.

c. Fees for Extended Closing Date. If, at the request of Purchaser, an extension is granted such that the Closing is held on any date later than the date originally scheduled pursuant to Subsection 10.a. above, Purchaser shall pay to Seller interest computed at the annual rate of twelve percent (12%) on the amount to be paid by Purchaser at the Closing as specified in Subsection 4.d. for the period beginning on the original date of Closing and continuing through the actual date of Closing and taxes and assessments will be prorated as of the original date of Closing.

12. Possession. Purchaser will have possession of the Unit upon completion of the Closing. After Purchaser takes possession, portions or phases of the Project may remain uncompleted. Seller and its agents, contractors, and employees will have the right to enter on the Project as necessary to complete the Project, and Purchaser acknowledges that construction activities may take place on the site after Purchaser takes possession of the Unit. Seller and its agents, contractors and employees will take reasonable measures relative to the safety of Purchaser and Purchaser's lessees, guests and invitees. Purchaser acknowledges that Purchaser's possession will constitute Purchaser's agreement that Purchaser, Purchaser's family and invitees will remain outside of any fenced or posted construction areas and any other areas in which work is being performed pending completion of the Project and that Purchaser will indemnify and hold harmless Seller and its agents, contractors and employees from and against any and all loss or liability on account of such entry by Purchaser or such other persons. The terms and covenants of this Section 12 will survive the Closing. Further, the terms and covenants of this Section 12 are supplemental to and are not substituted for the covenants, conditions, and restrictions set forth in the Declaration.

13. Brokers. Each party represents to the other that no real estate broker other than Slifer, Smith & Frampton Real Estate (the "Broker") and, if applicable, _____ (the "Cooperating Broker") has any claim for compensation or expenses as a result of this transaction and each party shall indemnify the other against any claims for commissions or other compensation by any other broker or finder with whom the indemnifying party has dealt. Seller agrees to compensate the Broker and the Cooperating Broker for services rendered in this transaction. Purchaser, by signing this Agreement, acknowledges prior, timely receipt of notice that the Broker and its agents are agents of Seller, unless such agency relationship is modified by an addendum to this Agreement. In addition, Purchaser acknowledges that the agency relationship between the Purchaser and the Cooperating Broker has previously been disclosed to the Purchaser and that the Cooperating Broker is not acting as an agent of the Seller. Purchaser further acknowledges that certain principals of Seller may also hold an ownership interest in Broker. Broker and Cooperating Broker are not parties to this Agreement. The joinder of neither Broker nor Cooperating Broker is required to amend or terminate this Agreement.

14. Performance; Default.

a. Time is of the Essence. Time is of the essence with regard to the performance of the obligations of Seller and Purchaser under this Agreement. If the date for any such performance falls on a Saturday, Sunday, or banking holiday, the date of performance shall be extended to the next regular business weekday.

b. Effect of COVID-19 or other Emergency. Purchaser understands and agrees that any deadline contained in this Agreement for Purchaser to object under or to terminate this Agreement are **strict and absolute** (including, without limitation, Purchaser's right to terminate prior to the Termination Deadline pursuant to the second paragraph of this Agreement, Purchaser's rights of objection and/or termination under Section 8 (Title) and Purchaser's right to terminate under Section 9.d) and such deadline will not be extended or deemed extended due to any Purchaser inability to perform its review due to a Service Provider Delay or a Quarantine (each as defined in this Section below) or otherwise—Purchaser must timely object under this Agreement or must timely terminate this Agreement on or before the actual deadline date set forth in this Agreement and, if Purchaser elects not to so object or terminate, Purchaser's corresponding right to object or terminate will be deemed wholly waived by Purchaser and thereafter void. PURCHASER UNDERSTANDS AND AGREES THAT THE STRICT NATURE OF THE DEADLINES HEREUNDER IS A VALID AND PROPER ALLOCATION OF RISK, ACKNOWLEDGING THAT PURCHASER'S UNILATERAL RIGHT TO TERMINATE THIS AGREEMENT ON OR BEFORE THE APPLICABLE DEADLINE, EVEN IF PURCHASER IS UNABLE TO COMPLETE ITS REVIEW, IS SUFFICIENT PROTECTION OF PURCHASER'S RIGHTS.

In the event, due to COVID-19 or other health or safety emergency, that (a) a Service Provider Delay or a Quarantine occurs, and (b) such Service Provider Delay or Quarantine renders performance by either Purchaser or Seller of its Closing obligations under this Agreement legally "impossible" under Colorado law, the date of Closing shall be extended during the period of such impossibility of performance and Closing shall occur three (3) days after the date that the Service Provider Delay or Quarantine, as applicable, has ended. It is understood and agreed that the foregoing extension of Closing is not intended to permit an extension in the event that the emergency situation makes performance of a party's Closing obligations merely more expensive or difficult or in the event that a party merely desires to take precautionary measures. For example, current Colorado law permits electronic signatures, electronic notary acknowledgments and electronic public record filings so as to accomplish a fully electronic, remote Closing and most lenders are offering fully remote loan closings and/or curbside closing services and, as such, the unavailability of face-to-face business dealings shall not effect an extension of Closing.

"Service Provider Delay" is defined as a government entity (e.g., Pitkin County Clerk and Recorder) or any third-party providing services necessary to complete the Closing under this Agreement (e.g., the Title Company, Purchaser's lender re: loan matters, Seller's lender re: release matters) suspending operations or otherwise failing to timely perform such necessary service. "Quarantine" is defined as Purchaser or Seller being hospitalized or subject to a personal mandatory quarantine.

c. Default by Purchaser Before Closing. If Purchaser is in material default under this Agreement before Closing (including, without limitation, for failure to timely close), then subject to the two paragraphs immediately following, Seller's sole remedy shall be to terminate this Agreement. In that event, Seller shall be entitled to retain the Earnest Money Deposit and any interest as liquidated damages. Purchaser and Seller agree that if Purchaser is in breach of Purchaser's obligations under this Agreement, it will be difficult to determine Seller's damages, which include (without limitation) the lost opportunity of

selling the Unit to another purchaser while it was under contract to Purchaser. Consequently, the liquidated damages provided in this Agreement are a fair and reasonable estimate of Seller's damages.

If Seller elects to terminate this Agreement following a default by Purchaser, and if, at the time of Seller's exercise of that remedy, there remains outstanding and unpaid any invoice for work and/or materials benefiting the Unit and ordered by Purchaser, then Seller shall have the right, in addition to any other rights and remedies reserved or allowed for Seller under this Agreement or by law, to pay those invoices or take any action to ensure that no mechanic's or materialman's lien will be imposed against the Unit or the Project, and to charge Purchaser for all amounts so paid by Seller. Any amounts paid by Seller will bear interest at an annual rate equal to fifteen percent (15%), beginning the fifth day after Seller gives notice to Purchaser of the amount paid by Seller and due from Purchaser.

The foregoing limitations on Seller's remedies shall not apply in the event of a default by Purchaser arising from Purchaser's recording of this Agreement (or a memorandum or notice of it) in violation of Section 18 below.

d. Default by Seller Before Closing. If Seller is in material default under this Agreement before Closing (including, without limitation, for failure to timely close) and if, within five (5) days after receipt from Purchaser of written notice of the default, Seller fails to commence the steps necessary to cure the default and to complete the cure within a reasonable time, and if Purchaser is in compliance with all its obligations under this Agreement, then Purchaser may (i) terminate this Agreement, in which event Purchaser shall be entitled to a return of the Earnest Money Deposit paid by Purchaser (without interest), or (ii) elect to treat this Agreement as being in full force and effect, in which case Purchaser may assert a claim against Seller for specific performance to enforce Seller's obligation to close.

e. Default After Closing. In the event of a default by either party arising after Closing, the non-defaulting party shall have all rights and remedies permitted by law, subject to the express limitations set forth in other provisions of this Agreement, including, without limitation, the Mandatory Alternative Dispute Resolution Procedures described in Section 14.g below. Claims or demands shall be made within a reasonable time after any dispute has arisen, and in no event shall be made after the date when institution of legal or equitable proceedings based on such dispute would be barred by the applicable statute of limitations or statute of repose.

f. Effect of Closing. Upon conveyance of the Unit and completion of the Closing, Seller and Purchaser shall be released from their respective obligations under this Agreement except those that, by their express terms, survive Closing.

g. **IMPORTANT NOTICE: Mandatory Alternative Dispute Resolution. Seller and Purchaser agree to be bound by the Alternative Dispute Resolution Procedures set forth in Article 17 of the Declaration delivered to Purchaser prior to Purchaser's execution of this Agreement as acknowledged in Section 9.c above (the "Procedures"). (Seller is referred to as "Declarant" and Purchaser as an "Owner" in the Procedures.) The Procedures shall govern all Disputes (as defined therein) between Seller and Purchaser in the manner set forth in the Procedures, which Purchaser acknowledges and agrees contains, among other matters, the requirement of binding arbitration.**

Initials: Purchaser _____ Seller _____



15. Risk of Loss; Casualty.

a. Allocation of Risk. Seller shall bear the risk of loss to the Unit until the Closing. After Closing, Purchaser shall bear all such risk of loss.

b. Termination Following Casualty. If casualty by fire or otherwise occurring prior to Closing damages more than twenty percent (20%) of the then-existing building comprising the Residence, then Seller shall have the right to terminate this Agreement by giving notice to Purchaser within twenty (20) days after the date of the casualty damage. With any such notice, Seller shall return to Purchaser the Earnest Money Deposit paid by Purchaser (without interest), Purchaser acknowledging that Purchaser shall have no other remedy for Seller's failure to proceed to Closing because of such damage, and the parties shall be released from all other obligations under this Agreement. If (i) the casualty damage exceeds the percentage limitation set forth above, and if Seller does not give Purchaser notice of Seller's intent to terminate this Agreement within twenty (20) days as provided above, or (ii) the casualty damage does not exceed such percentage limitation set forth above, then in either case, Seller shall repair the damage and rebuild the Residence as soon as reasonably practicable, and the Closing shall be delayed as necessary to allow the completion of such repair and rebuilding work.

Lake/Flato, the architects who designed the Project, shall be the sole party responsible for determining the percentage of damages for purposes of this Section.

c. Eminent Domain. No taking by eminent domain of a portion of the Project that does not substantially interfere with or diminish the practical enjoyment and use by Purchaser of the Unit shall be deemed grounds for termination of this Agreement. In the event, however, that a taking by eminent domain results in a taking of a portion of the Unit or a portion of the Project that diminishes the practical enjoyment and use of the Unit prior to the date of Closing, this Agreement shall be deemed to have automatically terminated, in which event the Earnest Money Deposit and all other amounts paid to Seller in connection with this Agreement shall be returned to Purchaser, and neither party shall have any further obligations under this Agreement. Notwithstanding the foregoing, Purchaser may independently assert any separate claims against the condemning authority.

16. Notices.

a. Form. All notices or deliveries required under this Agreement shall be hand-delivered, given by regular mail or overnight courier directed to the address of Purchaser or Seller set forth under their signatures or delivered by email transmittal to the email address for Purchaser or Seller set forth immediately below. All notices so given shall be considered effective, if hand-delivered, when received; if delivered by courier, one business day after timely deposit with the courier service, charges prepaid; if mailed, three days after deposit, first class postage prepaid, with the United States Postal Service; or if delivered by email transmittal, upon delivery. Either party may change the address to which future notices

shall be sent by notice given in accordance with this Section. Seller's agent or Broker may send notices at the direction of and in place of Seller. The following email addresses shall be used for email notices:

If to Purchaser: _____

If to Seller: info@havenssnowmass.com

b. Purchaser Designated for Notice. If there is more than one Purchaser, Seller shall be required to give notice to only one of those parties. Purchaser shall designate the party to receive notice, and if no one party is designated, Seller shall be deemed to have given adequate notice with notice given in accordance with this Section to any one of the parties comprising Purchaser.

17. Assignment; No Marketing of Unit. This Agreement is personal to Purchaser, and Purchaser may not assign this Agreement, and may not lease, rent or grant any other occupancy right in the Unit before Closing for period(s) after Closing (in each case, "Leasing"), without the prior written consent of Seller. Any purported attempted assignment of this Agreement or attempted Leasing of the Unit without Seller's written consent, including, without limitation, by the inclusion of the Purchaser's purchase interest in the Unit in a real estate multiple listing service and/or publication or the marketing for sale or Leasing of the Unit or of Purchaser's purchase interest in the Unit on any on-line electronic medium or on any newspaper, radio, television or other publication or medium, shall be voidable and shall place Purchaser in default under Section 14 above, at the option to Seller. Seller's refusal to consent to an assignment of this Agreement or Leasing of the Unit shall not entitle Purchaser to terminate this Agreement or give Purchaser any rights or claims for damages against Seller.

Seller may assign its rights and delegate its duties under this Agreement to any affiliate of Seller, or to any lender to Seller, without Purchaser's consent. If any assignment by Seller (or its successors or assigns) shall be for the purpose of securing a lender to Seller (or its successors or assigns), Purchaser's rights under this Agreement shall, at the option of such lender, be subject and subordinate to the rights of such lender. In the event of a conflict between this Section and any other section of this Agreement, this Section shall prevail.

18. Prohibition Against Recording. Neither this Agreement nor any memorandum or notice of it shall be recorded. If Purchaser violates this restriction, the event of recording shall be considered a default by Purchaser, and Seller shall have all remedies available to it as a result of such default, including, without limitation, terminating this Agreement and retaining the Earnest Money Deposit, and bringing an action for damages and/or equitable relief. The recording of this Agreement or any memorandum or notice of it shall not be considered for any purpose as constituting a cloud or defect upon the marketability of Seller's title to the Unit or any other property comprising the Project or adjacent to or in the vicinity to the Project.

19. Representations, Warranties and Understandings of Purchaser.

a. No Representations. NO BROKER, SALESPERSON OR OTHER PERSON HAS BEEN AUTHORIZED TO GIVE ANY INFORMATION OR MAKE ANY REPRESENTATIONS OTHER THAN THOSE CONTAINED IN WRITING WITHIN THE OFFERING MATERIALS PROVIDED BY SELLER, AND IF GIVEN OR MADE, SUCH INFORMATION OR REPRESENTATIONS SHALL NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY SELLER. PURCHASER ALSO ACKNOWLEDGES AND HEREBY REPRESENTS THAT NEITHER SELLER, SELLER'S BROKER, NOR ANY OF THEIR AFFILIATES, EMPLOYEES, AGENTS, BROKERS OR SALES AGENTS HAVE REPRESENTED OR OFFERED THE UNIT AS AN

INVESTMENT OPPORTUNITY FOR APPRECIATION OF VALUE OR AS A MEANS OF OBTAINING INCOME. PURCHASER ALSO ACKNOWLEDGES THAT NEITHER SELLER, SELLER'S BROKER NOR ANY OF THEIR AFFILIATES, EMPLOYEES, AGENTS, BROKERS OR SALES AGENTS HAVE DISCUSSED OR MADE ANY REPRESENTATIONS AS TO THE RENTAL OR OTHER INCOME FROM THE UNIT OR AS TO ANY OTHER ECONOMIC OR TAX BENEFIT; PROVIDED, HOWEVER, IT IS ACKNOWLEDGED THAT AN AFFILIATE OF SELLER HAS DISCLOSED TO PURCHASER THAT A RENTAL PROGRAM WILL BE AVAILABLE TO PURCHASER IF PURCHASER ELECTS TO PARTICIPATE IN IT.

PURCHASER'S INITIALS

PURCHASER'S INITIALS

b. Acknowledgment. Purchaser acknowledges that it has reviewed and understands all documents referenced in this Agreement. Further, Purchaser acknowledges that Seller has advised Purchaser to obtain legal counsel to review all aspects of the transaction contemplated by this Agreement, and to represent Purchaser in connection with the examination of title and the Closing.

c. Seller Solely Responsible for Obligations. Seller is part of the family of related but independent companies affiliated with East West Partners, Inc. "East West" is a service mark of East West Partners, Inc. Seller is a separate, single-purpose entity that is solely responsible for all of its obligations and liabilities, and it is not the agent of East West Partners, Inc. or any other entity. Any obligation or liability of Seller shall be satisfied solely from the assets of Seller.

d. Base Village Metropolitan Districts and Snowmass Village General Improvement District. Purchaser acknowledges that the Project is located within the boundaries of the Base Village Metropolitan District No. 2 ("District No. 2") and the Snowmass Village General Improvement District (the "GID") (District No. 2 and the GID collectively, the "Snowmass Districts"). Eligible electors and property owners within the boundaries of the Snowmass Districts previously authorized the Snowmass Districts to impose property tax levies and facilities fees and to issue bonds in amounts sufficient to construct or purchase certain improvements within the Town. No additional eligible elector or property owner approvals are required prior to such imposition of property tax levies or the issuance of debt within previously approved amounts within the Project. Further, Purchaser acknowledges that the Snowmass Districts have issued debt pursuant to such previously approved authorizations. Subject to applicable laws, regardless of whether a property owner was a property owner as of the date that the initial authorization was given to impose property tax levies or issue the bonds, such property owner will be responsible for the payment of taxes that are levied for the purpose of repaying such bonds issued by the Snowmass Districts. Commercial properties within Snowmass Base Village are subject to Base Village Metropolitan District No. 1 ("District No. 1"), a commercial metropolitan district operating within Snowmass Base Village, whose operations are partially funded by District No. 2. District No. 1 is responsible for management, maintenance and operation of the Base Village Conference Center, the Base Village Transit Center and the public/skier portions of the Base Village Parking Garage, among other areas of responsibility.

e. District Litigation. On December 1, 2017, Base Village Metropolitan District No. 2 ("District No. 2"), whose boundaries encompass the Project, commenced a civil action in the District Court of Pitkin County, Colorado, No. 2017-CV-30137, which asserts claims against the previous master developer of Snowmass Base Village, The Related Companies, LP and various company affiliates ("Related"), together with named attorneys and consultants of District No. 2, previous lenders to District No. 2 and/or the former master developer of Snowmass Base Village and the former receiver for Snowmass

Base Village, alleging certain unlawful and fraudulent activity by the defendants as related to the organization, financial structuring and administration of District No. 2. The lawsuit seeks the award of monetary damages, disgorgement of wrongfully obtained funds and other relief, all as more fully set forth in the filed action. Please refer to the complete text of the filed complaint and related filings for further information.

f. Employee Housing. Purchaser acknowledges and understands that one (1) unit within the Project will be rent-restricted pursuant to the recorded Fanny Hill Cabins Restricted Housing Agreement. As further described in the Declaration, such employee housing unit pays reduced assessments to the Association.

g. Ski Trail Easements. A ski trail easement which runs through the Project has been granted to the benefit of Woodrun Place Condominium Association, Inc. (the “Woodrun Ski Trail Easement”) pursuant to the Ski Trail Easement Agreement (defined above). Purchaser acknowledges and understands that the Association is responsible for maintenance of the Ski Trail Easement in the manner provided in the Woodrun Ski Trail Easement Agreement, which maintenance is expected to require that the Association contract, at its cost, with a third party to perform such maintenance. In the event that third party sources are not available to perform such maintenance, the Association is obligated to handle such maintenance directly. Further, certain access easement rights have been or will be granted to owners and guests within Crestwood Condominiums pursuant to the Crestwood Trail and Stair Access Easement Agreement disclosed under Section 9.c above.

h. Wood Road Right-of-Way Improvements. The Association is obligated to maintain, and enjoys certain privileges of use regarding, a certain pull-off area adjacent to Wood Road and within the Wood Road right-of-way, together with associated sidewalk improvements, snowmelt system, landscaping, landscape irrigation, and related improvements as described in and in the manner provided in the Subdivision Improvements Agreement or, if and when applicable, in accordance with the separate License Agreement with the Town governing such Wood Road right-of-way Improvements.

i. Parking Management Plan. Purchaser acknowledges the restrictions and obligations applicable to the Project as contained in the Parking Management Plan, including, without limitation, the obligation of the Association to operate a car share and e-bike share programs in the manner provided in the Parking Management Plan.

j. Wetlands. Purchaser acknowledges that the portions of the Common Elements of the Project are wetlands and wetlands setbacks that the Association is obligated to maintain and administer, each in accordance with any applicable regulations and restrictions.

k. Fitness Facility License Agreement. Purchaser as owner of the Unit will enjoy certain access privileges while in residence and be subject to certain obligations pursuant to the terms of that certain Fitness Facility License Agreement to be entered into between the Association and an affiliate of Seller (the “Fitness Facility License Agreement”) in the subject fitness facility located with the One Snowmass condominium project (the “Fitness Facility”) to the extent that the Fitness Facility License Agreement remains in full force and effect. The Fitness Facility will be initially owned and operated by an affiliate of Seller. The Fitness Facility is subject to other license agreements with other associations and third parties who shall enjoy access rights and privileges to the Fitness Facility. Purchaser is advised to review the Fitness Facility License Agreement and any limitations and/or restrictions on Purchaser’s rights and the related obligations.

1. Base Village Pool. Pursuant to the Base Village Planned Unit Development, it is anticipated, without obligation, that a pool, spa pool, pool deck and indoor changing/restroom area are to be constructed as part of development referred to as Building 11 in the Base Village PUD (the “Base Village Pool”). While not constructed as yet, it is further contemplated that, upon completion of such construction, the Association shall enter into a License Agreement with an affiliate of Seller that would allow Purchaser as the owner of the Unit to enjoy access privileges while in residence and be subject to certain obligations pursuant to terms yet to be determined for such License Agreement. It is acknowledged that, should such a License Agreement be entered into with the Association, the Base Village Pool would be subject to other license agreements with other associations and third parties who would enjoy access rights and privileges to the Base Village Pool.

m. Mountain Activities. The Project is located immediately adjacent to the Fanny Hill Ski Run and to Snowmass Resort, a four-season destination resort with skiing, snowboarding, tubing, snowshoeing, mountain biking, hiking, zip lining, mountain coaster riding and other recreational and entertainment activities and facilities, whether operated by Aspen Skiing Company LLC, the Town of Snowmass Village, a metropolitan district or another party (the “Mountain Recreational Areas”). The Mountain Recreational Areas are expected to generate an unpredictable amount of visible, audible and odorous impacts and disturbances from activities relating to the construction, operation, use and maintenance of the Mountain Recreational Areas (the “Mountain Activities”). The Mountain Activities include, without limitation (a) the operation, use, construction and maintenance of the Fanny Hill Ski Run located immediately adjacent to the Project and Ski Trail Easement Area traversing within the Project, (b) a mountain access road located immediately adjacent of the Project, (c) the Fanny Hill Concert Stage located above the Project, (d) on-mountain activities occurring in close proximity to the Project such as, but not limited to, the ski patrol office located above the Project, children’s ski school activities located above the Project, and summer camp activities located above the Project, and (e) future Snowmass Resort facilities that may be constructed in close proximity of the Project such as, but not limited to, a new ski school facility, in every instance together with resulting (x) vehicular traffic, including, without limitation, (i) buses, vans and other vehicles which transport local residents and others who use the Mountain Recreational Areas over, around and through the Mountain Recreational Areas, and (ii) construction vehicles and equipment; (y) activities relating to the construction, operation and maintenance of roads, trails, ski trails, skiways, and skier bridges and tunnels relating to the Mountain Recreational Areas, including, without limitation, (i) tree cutting and clearing, grading and earth moving, and other construction activities, (ii) construction, operation and maintenance of access roads, water reservoirs, snowmaking equipment, and chairlifts, gondolas or other transportation systems, and (iii) operation of snow grooming and other over-the-snow vehicles and equipment, and safety and supervision vehicles; and (z) activities relating to the use of the Mountain Recreational Areas, including without limitation, (i) skiing, snowboarding, ski patrol activities, ski school activities and queuing, and other over-the-snow activities and mountain support operations and services, (ii) hiking, horseback riding, bicycling, rock climbing and climbing walls, other recreational and over-the-terrain activities, and organized events and competitions relating to such activities, (iii) lodging cabins, restaurants, clubs, restrooms and other public use facilities, (iv) outdoor and indoor concerts and special events, and (v) public access to adjacent United States Forest Service lands

n. Snowmass Resort. Neither Seller nor any of its employees, agents, brokers or sales agents have made any representations regarding the Mountain Recreational Areas including, without limitation, opening or closing dates, the hours of operation, the level of snowmaking or snow grooming, the use of skiing or other recreational facilities, or the ownership and operation of Snowmass Resort, and Purchaser hereby waives and disclaims any right to rescind this Agreement and any and all other claims against Seller with respect to any such matters. The future ownership, operation or configuration of, or right

to use any Snowmass Resort facility may change at any time and from time to time for any reason. No owner of a residential unit within the Project shall have any right to use any Snowmass Resort facility, including without limitation the Snowmass Resort ski area, solely by virtue of such owner's ownership of the Unit or membership in the Association.

o. Commercial Activities. A variety of commercial activities are and will be conducted in the vicinity of the Project (the "Commercial Activities"). The Commercial Activities are expected to generate an unpredictable amount of visible, audible and odorous impacts and disturbances. The Commercial Activities may include, without limitation: (1) sales of tickets for chairlifts, gondolas, other transportation systems, and other activities and events; (2) sales of services relating to skiing, other over-the-snow activities, and other recreational activities (including, without limitation, ski schools and other forms of individual and group lessons, tours and excursions); (3) public use of the public areas of and adjacent to the Project; (4) the installation, operation and maintenance of illuminated and non-illuminated signage; (5) concerts and other outdoor and indoor entertainment, performances and special events, including, without limitation, weddings, festivals, and art fairs; and (6) any other uses or activities permitted by law. The Commercial Activities may occur during daytime and nighttime. Further, certain Commercial Activities and commercial operations may close during periods of the year at the discretion of the applicable owner or operator of same

p. Incomplete Development. Purchaser acknowledges and recognizes that because Purchaser will be purchasing the Unit during a period in which construction is or will be occurring and that the Residence may be completed prior to the completion of other residences in the Project and other developments in the vicinity of the Project, there may be certain inconveniences until construction is completed, and Purchaser waives all claims with respect thereto. Purchaser agrees that if Purchaser, Purchaser's family, guests, employees, contractors, agents, or invitees enter onto any area of construction, they do so at their own risk, and neither Seller, nor Seller's contractors, if any, agents or employees shall be liable for any damage, loss or injury to such persons. Substantial construction-related activities relating to the development of the Project or other projects in the vicinity may cause considerable noise, dust and other inconveniences to the Purchaser and other owners within the Project. These activities may include, without limitation: (i) construction traffic (including, without limitation, construction vehicles, equipment, and vehicles used or owned by Seller or its affiliates and any of their respective construction contractors, or their employees) traveling on the roads, drives and parking areas serving the Project; and (ii) construction activities (including, without limitation, completion of site work and the construction of improvements). Purchaser agrees that Purchaser will not have the right to rescind this Agreement or to claim any breach of this Agreement on account of the existence or occurrence of such construction activities and such impacts and disturbances.

q. Mountain Conditions. Ownership of real property in mountain areas involves certain inherent inconveniences. These include, but are not limited to, (a) dripping water onto decks and porches from snow melt, (b) snow and ice build-up on roofs, decks and porches during winter months, and the need to remove snow and ice to prevent leaking or damage to these structures, (c) the need to maintain the internal temperature of the Residence at a minimum temperature of 60 degrees in order to prevent broken pipes, and (d) other inconveniences arising from the sometimes severe winter conditions in the Rocky Mountains. Decks and terraces are subject to seasonal closures from time to time as determined by the Association in order to protect against falling ice or snow.

r. Future Adjacent Developments. Purchaser acknowledges that further development and redevelopment is planned in the immediate vicinity of the Project, including, without limitation, expansion within the Enclave Planned Unit Development and within the Base Village Planned

Unit Development and the possible redevelopment of the Snowmass Inn and Snowmass Mountain Chalet, which developments or redevelopments may impact views from the Unit and/or the Project and may create other impacts and nuisances. Purchaser further acknowledges that the development plans currently contemplated for such projects may change. Purchaser is advised to review the applicable PUDs and to inquire with the Town if concerns exist regarding future development within such areas and their related heights or other impacts.

s. Dues. The estimated homeowner's assessments for the Unit are currently \$_____ per _____ (in today's dollars). Purchaser acknowledges that this estimate of assessments is based upon the current budgets of the Association, which budgets may change at any time to cover increases or decreases in actual expenses or other changed conditions.

t. Nuisance Disclaimer. Purchaser hereby acknowledges that living in close proximity to commercial, transportation and recreational properties entails living very close to other persons, businesses, hotels, traffic and public transportation and uses with attendant limitations on solitude and privacy. Purchaser may hear noise from such items as commercial or recreational activities, indoor and outdoor concerts, and activities held within the Project or on other property adjacent to the Project. Purchaser can expect to experience unpredictable levels of sound, light, music, noise, odors, vibrations, traffic congestion and other nuisances from the Project and from other uses and developments in the vicinity of the Project. Purchaser may also experience light entering the Unit from commercial lighting, LED signs and displays, and other lighting shows and activity in the vicinity of and from lights located in close proximity to the windows and doors of the Unit. The Project may also host special events and redirect traffic as well as ingress and egress into the Unit and the Project. Purchaser hereby releases Seller from any and all claims arising from or relating to the presence of noises, odors, vibrations and light in and about the Project and the Unit and the appearance of the commercial areas and the signage and other displays that from time to time may be erected and connected therewith. The foregoing impacts and nuisances shall not constitute an interference or disruption to the use and quiet enjoyment of the Unit.

u. Concrete Decks. Purchaser acknowledges and accepts that any deck, patio or terrace serving the Unit may be constructed with concrete and that all concrete settles and cracks over time. When natural materials like concrete are used, variability, not uniformity, is to be expected as the surface of the concrete matures.

v. Property Management. Purchaser acknowledges and accepts that an affiliate of Seller shall act as property and association manager for the Project.

w. No View Easement. Notwithstanding any representation made to Purchaser to the contrary by Seller, any real estate agency or any agent, employee or representative of Seller, or any other person, and by signing this Agreement, Purchaser acknowledges and agrees, there is no easement or other right, express or implied, for the benefit of Purchaser or the Unit for light, view or air included in or created by this Agreement, the Declaration, or as result of Purchaser owning the Unit. Purchaser acknowledges that he or she has in no way relied upon any statements or representations as to the location, height, design, dimensions or other elements of any development in the vicinity of the Project in connection with Purchaser's purchase of the Unit. Any such elements depicted on models or other renderings cannot be relied upon as accurate.

x. No Smoking. Purchaser acknowledges that smoking is strictly limited within the Project in the manner set forth in the Declaration and the rules and regulations of the Association.

y. Declarant Inaction. Purchaser acknowledges that Declarant shall not be responsible for responding to or taking any affirmative action on behalf of the Association or an individual member of the Association to mitigate, alleviate, remedy or cure any off-site conditions that may directly impact the Association or any portion thereof, and such inaction by Declarant shall not constitute a breach of fiduciary duty by the directors and officers of the Association that are appointed by Declarant pursuant to the Bylaws of the Association.

z. Materials. Purchaser acknowledges that certain exterior improvements, such as those on terraces and balconies, may “hum” in windy conditions and that the aluminum window system contracts and expands as the weather warms and cools, which may result in “popping” noises. Purchaser acknowledges that such noises shall not constitute an interference or disruption to the use and quiet enjoyment of the Unit. Purchaser also acknowledges that (a) hardwood floors and hardwood ceilings in the Residence, if any, are (or will be) constructed of natural materials that may fade, cup, separate or warp, and (b) the ceilings of the Residence which are (or will be) drywall and that cracking is possible. Further, Purchaser understands that certain features, items and equipment (including, without limitation, paint, tile, stone and/or mechanical equipment) are subject to change or variation naturally or by the manufacturer and may vary from those depicted in the Plans and Specifications or any marketing materials of Seller. Noise transference is greater for wood floors than for carpeted floors.

aa. Grilling; Patio Furniture. Purchaser acknowledges that grills, patio furniture and the balcony, patio and terrace areas of the Units are or may be regulated by the Declaration and the Rules and Regulations of the Association.

bb. Window Tinting. Purchaser acknowledges that he or she is not permitted to tint any window in the Residence without the prior approval of the Executive Board of the Association, as provided in the Declaration. Purchaser further acknowledges that tinting any window will void any express or implied warranty regarding such window given by Seller.

cc. Homeowner Maintenance Manual. Purchaser acknowledges that he or she shall receive a homeowner maintenance manual from Seller at Closing and that he or she is responsible for maintaining the Unit and personal property contained therein, including without limitation, refrigerators, microwave ovens, dishwasher, ovens and other appliances, in accordance with said maintenance manual. Purchaser further acknowledges that he or she shall turn over the homeowner maintenance manual to any future purchaser of the Unit.

dd. Radon Gas. The Colorado Department of Health and the United States Environmental Protection Agency (the "EPA") have detected elevated levels of naturally occurring radon gas in certain residential structures throughout the State of Colorado. The EPA has voiced concerns about the possible adverse effects to human health from the long-term exposure to high levels of radon gas. Purchaser is hereby advised that the Seller is not qualified and has not undertaken to evaluate all aspects of this issue and that Seller has made no representation or warranty, express or implied, concerning the presence or absence of radon in the soils at or adjacent to the Project or the Unit. Purchaser hereby (i) acknowledges that it has read the foregoing disclosure and fully understands its content, and (ii) to the fullest extent permitted by law, for itself, its heirs, administrators, executors, successors and assigns, releases Seller from any and all liability with respect to the matters discussed in this paragraph.

ee. Condensation. In the event of cold outside air temperatures and/or high humidity inside the Residence, condensation and/or frost and ice may form on the aluminum frame and/or glass. Purchaser acknowledges the responsibility to maintain unit humidity within levels specified by the warranty

materials provided to Purchaser, and that Seller is not responsible for any damage to the Unit or to personal items in the Unit, including, but not limited to, hardwood flooring or other flooring material or gypsum drywall, which may occur due to condensation resulting from high humidity levels.

ff. Mold. Fungi, mold, toxic mold, mycotoxins, microbial volatile, dust mites, mildew, organic compounds and other micro-organisms (collectively, "Mold") naturally occur in soil, water, plants and air. Mold may be present in varying quantities within any indoor environment, including the Unit and Common Elements, and may be present on the materials used in the Residence. Mold is a known allergen which can cause respiratory problems in some people and aggravate asthma symptoms. According to the EPA, other health effects may be linked to toxic mold, including immune system suppression, acute or chronic liver or central nervous system damage, endocrine effects, and cancer, based on case reports and occupational studies. Purchaser is hereby advised that the Seller is not qualified and has not undertaken to evaluate all aspects of this issue and that Seller has made no representation or warranty, express or implied, concerning the presence or absence of Mold in the Unit or the Project. Purchaser assumes all responsibility for the maintenance of the Unit necessary to keep the Unit free, to the greatest extent possible, from Mold and other indoor environmental contaminants. Purchaser hereby (i) acknowledges that it has read the foregoing disclosure and fully understands its content and (ii) to the fullest extent permitted by law, for itself, its heirs, administrators, executors, successors, and assigns, releases Seller from any and all liability with respect to the matters discussed in this paragraph.

gg. Corporations, Partnerships and Associations, and Liability.

i. Corporations. If Purchaser is a corporation, Purchaser shall deliver to Seller at or prior to Closing a copy of a resolution of Purchaser, duly adopted and certified by the secretary of Purchaser as required by the laws of the state of Purchaser's incorporation, authorizing the purchase of the Unit, together with all trade name affidavits and other documents required by Colorado law to enable Purchaser to hold title to the Unit. Purchaser represents that at Closing Purchaser will be in good standing and authorized, as necessary, to conduct its business in Colorado.

ii. Partnership or Association. If Purchaser is a partnership, joint venture, or other association, Purchaser shall deliver to Seller at or prior to Closing a copy of any approval required by Purchaser's organization documents, certified by the appropriate representative of Purchaser, together with all registration forms, trade name affidavits, and other documents required to be filed in the office of the Colorado Secretary of State, the Colorado Department of Revenue, the Clerk and Recorder for Pitkin County, or otherwise required under Colorado law to enable Purchaser to hold title to the Unit. Purchaser represents and warrants that at Closing Purchaser will be in good standing and authorized, as necessary, to conduct its business in Colorado.

iii. Joint and Several Liability. If Purchaser is comprised of two or more parties, they shall be jointly and severally obligated under this Agreement.

hh. Seller's Development Plans. Seller has the right at any time, and from time to time without notice, to elect for whatever reasons Seller deems appropriate in its sole and absolute discretion to (a) notwithstanding any proposed development or site plan for the Project, change the current development plan for the Project (other than for the Unit) or the style, design, size, price, materials, specifications, uses, number of units, or any other feature or attribute of the Project (other than for the Unit) or of properties owned by Seller in the vicinity of the Project, (b) change the timing of its construction of any other portions of the Project contemplated by any development plan related to the Project, and/or (c) use any method of marketing to sell, lease or otherwise dispose of any or all of its remaining or future inventory of units or

properties within the Project, including the use of incentives, concessions, price reductions, lot sale programs, bulk sales, or other promotions and techniques without any obligation to offer any comparable benefits to Purchaser. Seller cannot be responsible for fluctuations in the market for the price of residences or for other market conditions affecting the Project, and Seller has the absolute right to respond to market demands.

ii. Negotiation of Purchase Price. The Purchase Price and any inclusions or exclusions Purchaser may have received as part of the Purchase Price are the result of an arms-length negotiation with Seller and are not based upon any agreements, guarantees, promises or representations concerning property values; the past, present, or future prices paid or to be paid for other residences within the Project; or any inclusions or exclusions offered in conjunction with any such sales. This Agreement does not create, on the part of Seller, any obligation to take any action or refrain from taking any action in connection with the development or marketing of the Project that would support or enhance the value of the Project and its properties.

jj. Materiality. Purchaser acknowledges and agrees that the disclaimers contained in this Section 19 are material to Seller entering into the Agreement and, as such, Purchaser specifically acknowledges Purchaser's awareness of each disclosure and agrees to advise any subsequent purchaser of the Unit of same. Purchaser agrees to hold Seller harmless from and to indemnify Seller against any and all claims arising by or through Purchaser based on any matter contained in this Section 19, and neither Purchaser nor anyone acting on behalf of Purchaser shall make any conflicting representations with respect to such matters.

kk. Survival. The provisions of this Section 19 shall survive Closing.

20. Required Disclosures.

a. Potable Water Source. **THE SOURCE OF POTABLE WATER FOR THE UNIT IS A WATER PROVIDER, WHICH CAN BE CONTACTED AS FOLLOWS:**

Snowmass Water & Sanitation District
0177 Clubhouse Drive, PO Box 5700
Snowmass Village, Colorado 81615
Telephone: (970) 923-2056
Website: <http://www.swsd.org>

NOTE TO PURCHASER: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NON-RENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

b. Carbon Monoxide Alarms. IN ACCORDANCE WITH COLO. REV. STAT. § 38-45-102, SELLER ASSURES PURCHASER THAT AN OPERATIONAL CARBON MONOXIDE ALARM IS INSTALLED WITHIN FIFTEEN FEET OF THE ENTRANCE TO EACH ROOM LAWFULLY USED FOR SLEEPING PURPOSES OR IN A LOCATION AS SPECIFIED IN ANY BUILDING CODE ADOPTED BY THE STATE OR ANY LOCAL GOVERNMENT ENTITY.

c. RESPA Disclosure. As required by the Real Estate Settlement Procedures Act of 1974, Purchaser acknowledges that Seller has not directly or indirectly required Purchaser, as a condition

of sale, to purchase either a fee owner's or mortgagee's title insurance policy from any particular title company. If Purchaser does not wish Seller to purchase the Title Insurance Policy from the Title Company as provided in this Agreement, Purchaser may elect to obtain such title insurance from a title company of his or her choice and shall pay, at Closing, that portion, if any, of the Title Insurance Policy premium in excess of what the premium would have been if Purchaser had accepted the Title Insurance Policy offered by Seller.

d. Colorado Common Community Disclosure: **THE UNIT IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION COMPRISING SUCH COMMUNITY. THE OWNER OF THE UNIT WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATIONS FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION AND BYLAWS, POLICIES AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE UNIT, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE UNIT AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION AND BYLAWS, POLICIES AND RULES AND REGULATIONS MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE UNIT OR RELATED LIMITED COMMON ELEMENTS WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR BY A COMMITTEE THEREOF) AND THE APPROVAL OF THE ASSOCIATION OR COMMITTEE. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION AND BYLAWS, POLICIES AND RULES AND REGULATIONS.**

e. Special District Acknowledgment. By executing this Agreement Purchaser acknowledges the following:

SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY, AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

f. Insulation of Premises. Seller and Purchaser hereby acknowledge pursuant to Section 460.16 of the Federal Trade Commission Regulations regarding labeling and advertising of home insulation, that the types, thicknesses and R-Values of insulation presently anticipated to be installed in the Residence at the time of Closing shall be as set forth below:

Area Insulated	Type - Exterior	Type - Interior	Assembly R-Value
Exterior Concrete Wall	N/A	3-1/2" Spray Foam	24.8
Exterior Wood Framed Wall	2" Rigid Mineral Wool	5-1/2 Fiberglass Batt	26
Wood Framed Roof	2" Rigid	11-1/2" Fiberglass Batt	50
Steel and Concrete Framed Roof	N/A	7" Spray Foam	49.7
Interior Wood Framed Floor	N/A	5-1/2 Fiberglass Batt	26
Interior Wood Framed Partition	N/A	5-1/2 Fiberglass Batt	26

The "R-Value" indicates the resistance of insulation to heat flow. The higher the R-Value, the greater the insulating power. Seller has not made its own independent determination of the R-Value data provided to Seller by the insulation manufacturer.

g. **Important Notice Regarding Soils Condition.** Purchaser acknowledges that he, she or it has been advised by Seller and understands, that the soils within the State of Colorado consist of both expansive soils and low-density soils which will adversely affect the integrity of the Unit if not properly maintained, and may cause concrete flatwork and paving to crack or heave due to settling, expansion and contraction. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT MADE, AND SELLER HEREBY SPECIFICALLY DISCLAIMS, ANY WARRANTY OR REPRESENTATION CONCERNING ANY GEOLOGICAL OR ENVIRONMENTAL MATTERS PERTAINING TO THE PROJECT OR THE LAND UNDERLYING THE PROJECT.

h. **Surface Estate Disclosure.** **THE SURFACE ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE, AND TRANSFER OF THE SURFACE ESTATE MAY NOT INCLUDE TRANSFER OF THE MINERAL ESTATE. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OR OTHER MINERALS UNDER THE SURFACE, AND THEY MAY ENTER AND USE THE SURFACE ESTATE TO ACCESS THE MINERAL ESTATE.**

THE USE OF THE SURFACE ESTATE TO ACCESS THE MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND RECORDER.

THE OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO THIS PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS, AND GAS GATHERING AND PROCESSING FACILITIES.

THE BUYER IS ENCOURAGED TO SEEK ADDITIONAL INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THIS PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

21. **Miscellaneous.**

a. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of Purchaser and Seller and their respective heirs, personal representatives, successors and permitted assigns.

b. Reporting of Transaction. The Title Company or Seller shall prepare promptly after the Closing, a Form 1099-B with the Internal Revenue Service, if applicable under Section 6045(e)(2) of the Internal Revenue Code, as amended.

The Title Company will also prepare the real property transfer declaration required under Colo. Rev. Stat. §39-14-102, as amended from time to time.

c. FIRPTA Affidavit. At the Closing, Seller shall deliver to Purchaser a certificate that Seller is not a non-resident alien as defined in the Internal Revenue Code and Treasury Regulations promulgated thereunder as necessary to comply with Section 1445 of the Treasury Regulations.

d. State of Colorado Withholding Requirements. Seller agrees to execute necessary documents and to comply with requirements of the State of Colorado relating to the withholding of proceeds of the Purchase Price.

e. Entire Agreement. This Agreement, together with any exhibits or documents referred to in or supplied pursuant to the terms of this Agreement (all of which are incorporated in this Agreement by this reference), contains the entire agreement between the parties and supersedes any and all prior oral representations, covenants, understandings or other agreements between the parties or their agents. Purchaser acknowledges that Purchaser has not relied upon any statement or representations regarding the development of the Project, including, without limitation, any statements or representations made by Seller, Broker or any agent or employee of Seller or of Broker, except for those statements and representations expressly set forth in this Agreement and the exhibits and documents incorporated herein. This Agreement may not be modified in any matter except by an instrument in writing signed by all parties. The provisions of this Section 21.e shall survive Closing.

f. Survival of Representations, Warranties and Covenants. All representations, warranties and covenants set forth herein shall survive the Closing.

g. Section Headings. The section headings are inserted only for convenient reference and do not define, limit or prescribe the scope of this Agreement.

h. Excusable Delay. In the event that Seller shall be delayed in the performance of any construction or repair obligation such as, but not limited to, addressing Inspection Objection items that Seller has agreed to repair pursuant to Section 6.a above, by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, contractor's or subcontractor's breaches of contract, court orders, restrictive governmental laws, public health orders or reasons of a similar nature (in each case despite the good faith, diligent efforts of Seller), then performance of such act shall be excused for the period of the delay and the period for performance of any such act shall be extended for a period equivalent to the period of such delay ("Excusable Delay"). The provisions of this Section 21.h shall in no event operate to extend a deadline hereunder and shall not extend Closing except as expressly provided in Section 14.b above; provided, however, in the event of fire, damage or casualty prior to Closing such that repair and/or reconstruction of the Residence is necessary for Closing in accordance with the terms of this Agreement, Seller shall in good faith diligently proceed with necessary repair and/or reconstruction and the date of Closing hereunder will be extended for Seller to complete same.

i. Construction of Agreement. It is Purchaser and Seller's mutual desire and intention that all provisions of this Agreement be given full effect and be enforceable strictly in accordance with their terms. If, however, any part of this Agreement is not enforceable in accordance with its terms or

would render other parts of this Agreement in its entirety unenforceable, the unenforceable part or parts are to be judicially modified, if at all possible, to come as close as possible to the expressed intent of such part or parts and still be enforceable without jeopardy to other parts of this Agreement, or this Agreement in its entirety, and then are to be enforced as so modified. If the unenforceable part or parts cannot be so modified, such specific part or parts shall be considered null and void in order that the mutual paramount goal that this Agreement be enforced to the maximum extent possible strictly in accordance with its terms can be achieved. Without limiting the generality of the foregoing, under no circumstances shall either Purchaser or Seller have the right to terminate this Agreement or rescind the sale solely by reason of the inclusion of certain language in this Agreement, unless the specific purpose of that language is to grant a right of termination.

j. Governing Law. This Agreement shall be construed under the provisions of Colorado law.

k. Number and Gender. The term "Purchaser" in this Agreement, or any pronoun used in place of that term, shall include the masculine, feminine, singular, plural, individuals, partnerships or corporations where applicable.

l. Severability. If any terms, covenants, or provisions of this Agreement shall be illegal or unenforceable for any reason, the same shall not invalidate any other term, covenants, or provisions, and all of the remaining terms, covenants, and provisions shall remain in full force and effect.

m. Exhibits. All exhibit referenced in this Agreement and attached hereto shall be deemed incorporated into this Agreement by such reference.

n. Counterparts; Electronic Signatures. This Agreement may be executed in counterparts, which, taken together, shall constitute the agreement of Seller and Purchaser. This Agreement and its signatures may be transmitted by electronic means and all parties agree it shall be a legal, binding agreement.

[signature pages follow]

The parties hereby EXECUTE this Purchase and Sale Agreement on the dates shown below.

SELLER:

SV HAVENS LLC,
a Delaware limited liability company

By: _____

Name: _____

Its: _____

Date: _____

Address: _____

Telephone: _____

Email: _____

PURCHASER:

Date: _____

Address: _____

Telephone: (____) _____

Email: _____

EXHIBIT A

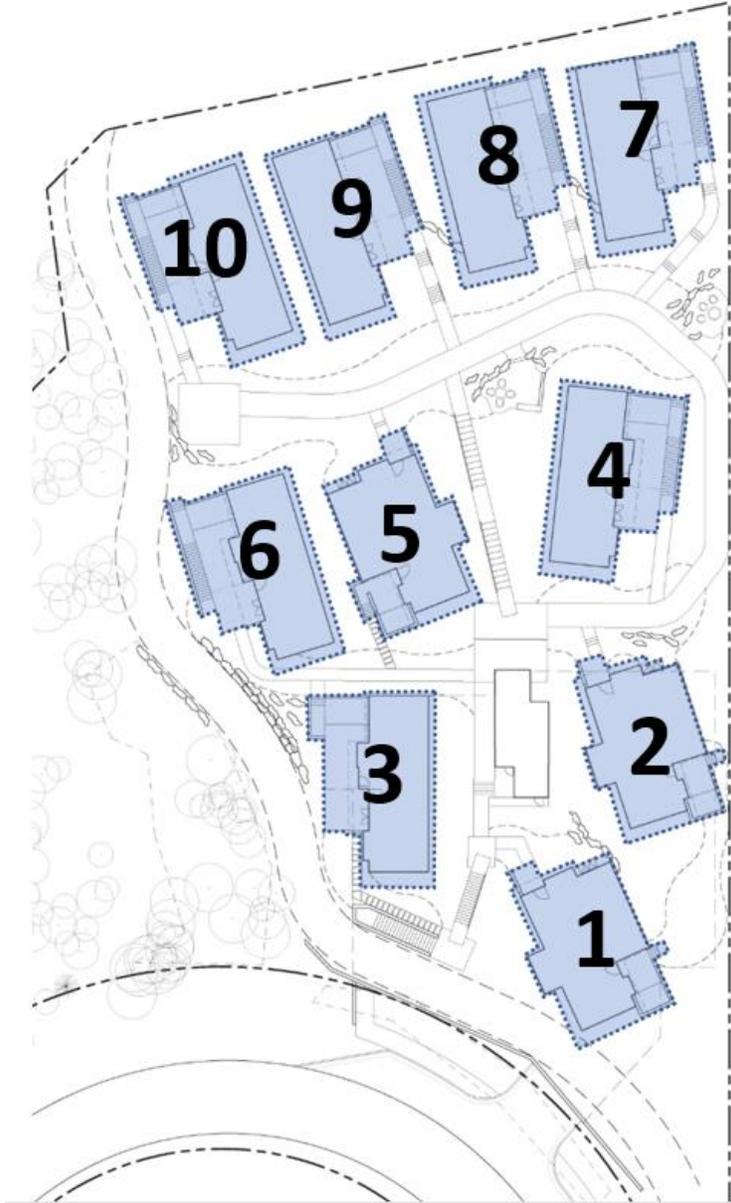
DESCRIPTION OF PROJECT PROPERTY

PARCEL 7, WOODRUN UNIT FIVE, ACCORDING TO THE PLAT RECORDED JUNE 30, 1980 IN PLAT BOOK 9 AT PAGE 80 AND MINOR PLAT AMENDMENT AND LOT LINE ADJUSTMENT RECORDED DECEMBER 18, 2020 IN PLAT BOOK 129 AT PAGE 26, PITKIN COUNTY, COLORADO.

Purchaser's Initials _____ *Seller's Initials* _____

EXHIBIT B

GENERAL DEPICTION AND DESCRIPTION OF THE UNIT



The Unit is to be created by condominium unit boundaries that will generally follow the outline of the roof overhangs of the Residence and shall include certain improvements exclusively serving the Residence as approximately shown in the depiction above and, for those units located above the Project's parking structure, by a condominium unit bottom boundary generally located at the bottom of the crawl space of the Residence and the top of such parking structure, all as more fully described in the Declaration. The final size and configuration of the Unit is expected to vary depending on the actual location of the Residence as constructed.

Purchaser's Initials _____ *Seller's Initials* _____

EXHIBIT C
FLOOR PLAN

Purchaser's Initials _____ *Seller's Initials* _____

EXHIBIT D

CHANGE ORDER PROCEDURES

1. Upgrades and Modifications. Purchaser may request certain upgrades and/or modifications to the Plans and Specifications (the "Requested Upgrade") which Seller is willing to consider and investigate, subject to the terms and procedures of the procedures below and Purchaser's timely compliance with any applicable deadline, as follow:

A. Purchaser acknowledges and agrees that the Requested Upgrade must be documented in writing and signed by both Purchaser and Seller on the standard form of change order presented by Seller or the general contractor, as applicable (the "Upgrade Addendum"), it being understood and agreed by Purchaser that Seller is under no obligation whatsoever to accept the Requested Upgrade. Following Seller's investigation as to price and construction timing, Seller will determine in its sole and exclusive discretion whether the Requested Upgrade is acceptable to Seller based on potential impacts to the Project, delays in construction, difficulties in construction sequencing or scheduling or other considerations. The Upgrade Addendum may also include sketches, descriptions or specification details necessary to clarify the change. As part of any proposed Upgrade Addendum presented by Seller, Seller shall be also entitled to extend any date for performance under this Agreement as it determines is appropriate. Seller shall prepare the Upgrade Addendum, which will detail the specifications for each Requested Upgrade, the price of the Requested Upgrade, and any delay in performance, including without limitation timing of construction and/or delivery of the Residence, as a result of the Requested Upgrade. If Purchaser fails to sign and return to Seller the Upgrade Addendum, together with the payment of the full amount reflected in such Upgrade Addendum, within three (3) business days after receiving the form of Upgrade Addendum from Seller, the items and prices described in the Upgrade Addendum will lapse and will be subject to re-approval, renegotiation and/or re-pricing. Time is of the essence with respect to such deadline.

B. One hundred percent (100%) of the price of the Requested Upgrades shall be paid by the Purchaser to Seller upon Purchaser's execution of the Upgrade Addendum, unless otherwise agreed to by Seller and documented in the Upgrade Addendum, and shall be non-refundable to Purchaser. Any funds for a Requested Upgrade are to be paid directly to Seller and used for construction of the Requested Upgrade without obligation to have such funds returned to Purchaser in the event of any termination of the Agreement. Any sum paid to Seller by Purchaser pursuant to an Upgrade Addendum shall not be considered part of the Earnest Money Deposit and is considered a separate obligation from the Purchase Price.

C. It is expressly understood and agreed by Purchaser that, in the event that a Requested Upgrade is not considered acceptable to Seller in its sole, exclusive discretion, or in the event that the Requested Upgrade has lapsed due to Purchaser's failure to timely return the signed Upgrade Addendum and make payment therefor, Seller shall construct the Residence without any obligation whatsoever to include such Requested Upgrade.

D. Purchaser acknowledges and agrees that Purchaser will communicate only with Seller with respect to any Requested Upgrade. Nothing herein shall be deemed to eliminate or limit any remedy available to Seller in the event of Purchaser's breach of the Agreement, as supplemented by any Upgrade Addendum, for failure by Purchaser to follow the terms and procedures set forth herein or in the Upgrade Addendum.

2. Seller's Election to Have Purchaser Contract With General Contractor. Notwithstanding the foregoing, at Seller's election in its sole exclusive discretion, Seller may require that Purchaser contract directly with Seller's general contractor, in which event Seller will not be involved in or responsible for any change in the

Purchaser's Initials _____ *Seller's Initials* _____

work, but shall have the rights of approval below. In the event of such election by Seller, the following supplemental procedures shall apply:

A. Purchaser's custom change request must be presented in writing to Seller, who shall forward the request to Seller's general contractor, and the general contractor shall handle the responsibilities described in Section 1 of this Exhibit above and the general contractor will provide its standard form of change order as related to the requested work ("Change Order(s)"). Seller will not contract with Purchaser for Change Orders.

B. Purchaser must request from Seller the written approval of Seller for permission to contract for any work to the Unit if such work is to be performed or if any materials for such work are ordered prior to the Closing, which approval may be withheld by Seller in Seller's sole and exclusive discretion, particularly if such work would result in a delay in the substantial completion of the Unit or other units within the Project or would otherwise affect the scheduling of construction of the Unit or of the Project, or if such work is to be performed by someone other than Seller's general contractor. Purchaser shall submit to Seller a written request to complete the proposed Change Order work on the Unit for approval by Seller, which request will include all information reasonably requested by Seller either from the Purchaser or from the general contractor. In the event that Seller consents to the Change Order proposal, neither Purchaser nor the general contractor shall implement any material change from the proposal last submitted to and approved by Seller, unless Seller shall have first approved the change.

C. Except as otherwise approved in advance by Seller, Purchaser acknowledges and agrees that Purchaser will communicate only with Seller with respect to any Change Order or requested Change Order and shall not communicate in any manner with the general contractor, subcontractors, architects, designers, consultants or other professionals.

D. Except as supplemented by this Section 2, the procedures of Section 1 above shall apply, including, without limitation, the timing for execution of the Change Order by Purchaser and the payment by Purchaser of 100% of the price of the Change Order at that time.

Purchaser's Initials _____ *Seller's Initials* _____