

Sweetwater proposes the following amendments to the Sweetwater PUD Agreement to allow for the continued development of the Sweetwater Project:

1. Plats: Sweetwater would be allowed to record large block plat with minor amendments (to adjust for legal description issues) and plats for the initial 71 units (49 complete and 22 partial) and the commons building within the next 60 days.
2. Phasing: completion of future phases of Sweetwater would be extended for 10 years and construction of future buildings would not be constrained by present phasing lines.
3. Park Fees. Park fees would be paid at \$1,000 per unit at time of sale with the payments for the first 71 units deferred until the sale of the 72<sup>nd</sup> unit.
4. Landscape Bond: waived, but Sweetwater obligated to keep landscaping in clean condition.
5. Traffic Signal: If no or incomplete reimbursement from ITD, Sweetwater will pay balance prior to sale of the 72<sup>nd</sup> unit.
6. Community Housing: timeframes for deed restricted Workforce housing units removed, sale of 40 workforce units required before the 412 unit.
7. Permit fees: city will charge plan check fees only one time on identical buildings.

Parties reserve all rights to dispute or defend, as applicable, the validity of the community housing ordinance and the effect of its potential invalidity upon the obligations of the parties with regard to community housing requirements under the Sweetwater PUD Agreement.