

THIS PROPERTY INFORMATION STATEMENT CONTAINS IMPORTANT INFORMATION REGARDING RESPONSIBILITIES ASSOCIATED WITH FUTURE DEVELOPMENT OF THIS PROPERTY, THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR GUARANTEE TO THE ACCURACY THEREOF IS MADE AND SUCH INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

- **The parcel(s)** being purchased by me/us through Twin Creeks Village, Lot(s) # _____, in the subdivision known as Twin Creeks Village in Franklin County, TN has been developed in conformance with local codes and standards.
- **Covenants:** Purchaser acknowledges receipt of a copy of the protective covenants for **Twin Creeks Village** Subdivision and understands all items contained within.
- **Government Compliance:** All lot owners agree to comply with T.V.A., Federal, State, and County rules, regulations, and guidelines.
- **Easements:** I/We understand that easements have been granted to ensure the rights of ingress and egress and utility service for the subdivision.
- **Electricity:** The power company is Winchester Utilities, 219 2nd Ave NW Winchester TN 37398, 931-967-2238. www.winchesterutilities.com. Winchester Utilities will / has installed power into the subdivision to service each lot in Twin Creeks Village. All existing power lines will remain as is. All new electrical lines will be installed underground. The fee for running power from the lot to the home site is the responsibility of the lot owner and depends on usage, lot slope, and other factors. All power run to home site must be installed underground.

The following charges apply for basic service:

Connection Fee	\$ 20.00
Deposit Fee <i>(depending on credit)</i>	\$ 50.00 - \$450.00
Credit Check	\$ 6.00
Minimum monthly charge	\$ 14.00

- **Telephone/ TV:** The telephone company that services the property Comcast / Xfinity located at 74 AEDC Rd Winchester, TN 37398 931-967-3870. AT&T 888-757-6500. Direct TV 888-463-7359. Charges vary depending on specific packages. Please call for details.
- **Sewage Disposal:** Purchaser understands that each lot will be serviced Winchester Utilities, 219 2nd Ave NW Winchester TN 37398, 931-967-2238. www.winchesterutilities.com.

Sewer tap fees <i>(due at time of home construction):</i>	\$1,000.00
Minimum monthly Sewer charge:	\$ 11.09

- **Water:** The water company is Winchester Utilities, 219 2nd Ave NW Winchester TN 37398, 931-967-2238. www.winchesterutilities.com The Number for establishing service is (615) 597-6490.

Deposit: <i>(depending on credit)</i>	\$ 20.00 – 100.00
Tap Fee:	\$850.00

- **Taxes: City & County** tax rate for Winchester City is \$0.8233 per \$100 of assessed value. (*assessed value is 25% of actual value*) Tax rate the city of Winchester is \$2.3562 per \$100 of assessed value. Example: On a \$100,000 piece of property, assessed value would be \$25,000 (calculation would be \$250 x rate of \$.8233 = \$205.83 city) (calculation would be \$250 x rate of \$2.356 = \$589.05 county) **Average Property Tax Rate per \$100,000 = \$794.88**

The following people currently hold these positions:

County Trustee:	Randy Kelly	(931) 967-2962
Tax Assessor	Bruce Spencer	(931) 962-3869
County Clerk	Phillip Custer	(931) 967-2541
Building & Codes Dept.	Pat Sanders	(931) 962-8973

- **Franklin County School System:** 931-967-0626
- **Natural Gas:** Elk River Utility District, 1416 Dinah Shore Blvd, Winchester TN 931-957-3642
- **Roads:** Purchaser understands that construction of the roads within Twin Creeks Village is the responsibility of Twin Creeks Village, LLC. and will be built in accordance to county specifications. The roads will be hot/mix asphalt and average 20' of pavement with adequate shoulders and all necessary drainage tiles installed. All private drives within Twin Creeks Village Subdivision shall be equally maintained by the owners of the lots serviced by the private drives.
- Purchaser understands that all presently constructed access paths into the individual lots are temporary access and may be modified or removed by Twin Creeks Village, LLC.
- **Closing Attorney:** Copeland & Bell, PLC
111 West Grundy Street
Tullahoma, TN 37388
(931) 455-1750
- **Closing Coordinator:** Amanda Stinson
Office: 931-229-4440
astinson@TwinCreeksTFL.com
- Purchaser is aware that Twin Creeks Properties LLC does not represent Twin Creeks Marina & Resort. Additionally, Twin Creeks Properties LLC makes no representation as to completion date, functionally or final aesthetics of the marina and resort.
- Buyer is responsible for all closing costs. Purchaser acknowledges that the future value of land is uncertain and the grantor makes no guarantees expressed or implied as to the future value of any lot in **Twin Creeks Village** Subdivision.
- Purchaser understands that time is of the essence in closing this transaction. In the event that this transaction is closed by mail, purchaser agrees to return all closing paperwork in a timely fashion (48 hours or less)
- Purchaser understands and acknowledges that a reasonable fee may be charged by the Architectural Review Committee to review and approve building plans in **Twin Creeks Village. No Site preparation or construction may begin without approval of the Architectural Review Committee.**

Certification

I have given the above disclosure to the purchaser and I have given the purchaser uninterrupted time to read the disclosure.

Buyer's Signature

Date

Buyer's Signature

Date