

INDIAN CREEK RANCH STANDARD DISCLOSURE

The Indian Creek Ranch development is an approximate 1200 acre development located within the city limits of Carrollton, Texas. The city of Carrollton provides water, sewer, garbage pickup, police, fire, and other municipal services to Indian Creek Ranch. Indian Creek Ranch lies in the Lewisville Independent School District.

U.S. Home believes Indian Creek Ranch offer one of the most outstanding locations in the Metroplex. Access to freeways is offered by Hebron Parkway and I-35, as well as the new Highway 121 bypass. This bypass is nearing completion and will traverse the development. Twenty-seven of the lots in Elmwood Estates will actually back up to this project. For details about Highway 121, please feel free the contact the Texas Department of Transportation.

Immediately to the North/Northwest of Indian Creek Ranch lies the DFW Recycling and Disposal Facility operated by Waste Management, Inc. On the northern border of the DFW Facility lies the City of Farmers Branch waste disposal facility. These facilities are managed pursuant to permits issued by the Texas Natural Resource Conservation Commission (TRNCC). The eastern property line for the Waste Management Facility is the Elm fork of the Trinity River. Waste Management has applied for a permit modification to allow it to increase the height and life expectancy of this site. U.S. Home has Taken no specific action towards this permit modification. We understand that in response to some prior complaints about periodic odors, waste Management Has installed an aerially deployed odor suppression system. If you are interested in obtaining more information about the permit, or site, please feel free to call the TNRCC's local office in Duncanville.

To promote and aid the quality of life in Indian Creek Ranch, certain deed restrictions and homeowner's association have been established. Association dues paid by you and others in Indian Creek Ranch are utilized fir, among other things, swimming pool upkeep, median maintenance and the like. Indian Creek Ranch is also located in the Denton County Reclamation and Road District (DCRRD). Similar to the Lewisville ISD, the DCRRD has taxing and authority and does currently tax eligible property within the districts boundaries. The District Operates and maintains the levees and other drainage improvements with in the jurisdiction.

The golf course being developed in Indian Creek is not associated with U.S. Home to the homeowners association. It is our understanding that the course will be a daily fee open to the public operation

Acknowledgment

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