





<p>12. Conditions to Closing</p> <p>(a) Obligation on seller to record HOA/Condo documents and plans a certain number of days prior to first closing?</p> <p>(b) Completion of site improvements and utilities?</p> <p>(c) Completion of common facilities?</p> <p>(d) Title.</p>	<hr/> <hr/> <hr/> <hr/>
<p>13. Remedies</p> <p>(a) For seller's default?</p> <p>(b) For buyer's default?</p> <ul style="list-style-type: none"> <li>• Liquidated damages limited to seller's retainage of deposit.</li> <li>• Exclusion for defaults unrelated to lot take downs?</li> </ul> <p>(c) Specific performance?</p> <p>(d) Attorney fees to prevailing party?</p> <p>(e) Survival of seller remedies after the exhaustion of the deposit?</p>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>14. Dedication and Maintenance Period:</p> <p>(a) Seller obligations?</p> <p>(b) Buyer obligations?</p> <p>(c) How to ensure buyer's compliance if liquidated damage provision and all lots have closed?</p>	<hr/> <hr/> <hr/> <hr/>