

NOTICE TO PURCHASERS OF PROPERTY IN STEINER RANCH
[GOLF FACILITY NOTICE]

Please be advised that neither membership in the Steiner Ranch Master Association or the Steiner Ranch Residential Owners Association, nor ownership or occupancy of a lot within Steiner Ranch confers any ownership interest in or right to use The University of Texas Golf Club (the "Club") or the Club facilities or the right to access the Club facilities for any purpose, including, but not limited to, jogging, biking, walking. In addition, each party acquiring a lot within the Steiner Ranch development is hereby advised as follows:

1. Expectation for Maintenance of Golf Course

The Club's approach to course maintenance is designed by priority in the following manner: greens, tees, fairways, practice facilities, bunkers, primary roughs and then native roughs. In this day and age of ultradwarf green grasses (Tif-Eagle), much of the time and attention of the staff is dedicated to keeping greens speeds at a high level. Furthermore, the Tif-Sport fairways and primary roughs require regular mowing. The Club maintains approximately 150 acres with an approximate staff of 20. While the Club's priority of maintenance is designed in this order, we understand that native roughs are situated closest to residential lots. These native roughs are generally comprised of buffalograss with a mowing height of approximately 6" and will be mowed generally on a quarterly basis. There are several other native grasses indigenous to the Texas hill country, such as varieties of blue stem, gramas and muhlys. While some of these grasses may be pleasing to the Club and course architects' eye, we understand they may not be pleasing from a homeowners' perspective. On occasion these areas shall be mowed and broadleaf applications shall take place to minimize weeds, but under no circumstance will these areas be cleaned up and maintained similar to primary Bermuda rough areas on the course. In other words, at present the Club is generally maintaining the areas on the course that it intends to maintain.

2. Approved Grasses for Homeowner Yards

Please note the golf course grasses adjacent to a residential lot generally consist of buffalograss in the native roughs and tif-sport bermudagrass in the primary roughs and fairways. Under no circumstance will a residential lot owner be permitted to use seeded varieties of Bermuda grasses (Common, Coastal, Sahara, etc.) in their yards due to the aggressive and invasive nature of these varieties. All tif bermudagrasses are allowable, as well as zoysia and buffalograss.

3. Trees

The Club generally views trees as an aesthetic buffer between the residential lots and the golf course. Each winter, at the Club's sole discretion, trees along the perimeter of the golf course may be "limbed up" to improve views from the residential lots onto and across the golf course. While hardwoods (oaks and elms) are generally preferable trees, the Club views cedar trees as excellent buffers and the Club intends to retain these trees on the Club's property. The Club will, from time to time, add and remove trees on the Club's property at its sole discretion.

4. Maintenance Requests

All requests for maintenance (i.e. mowing of grasses, trees, landscape, etc.) to areas directly adjacent to a residential lot should be made in writing to the Club's General Manager. These requests should be submitted with a photograph of the area and specific maintenance proposal. Requests shall be reviewed on a quarterly basis (1/15, 4/15, 7/15, 10/15) by the Club's Board of Directors.

5. Access to Club Facilities

The Club facilities are for **approved registered golfers only**. Pedestrian traffic should be limited to the sidewalks within the Steiner Ranch community. Bicycle and vehicular traffic should be limited to the primary roads. Cart paths are to be used for approved Club vehicles only. This is for your safety and the safety of those using the Club facilities. Under no circumstance shall practice be permitted on the

Club facilities without specific approval from the golf shop. In addition, no gate may be installed along the common boundary line of a residential lot and the Club facilities. Direct access to the Club facilities from a residential lot is prohibited.

6. Damage by Errant Golf Balls

Lots located adjacent to or near the Club facilities are subject to risk of damage or injury due to errant golf balls. Under no circumstance shall the Club accept responsibility for any such injury or damage.

7. Irrigation and Easements

Raw water and treated wastewater effluent will be disposed of by spray irrigation and other disposal methods upon or within the Club facilities. An easement has been retained in the community restrictions within 25 feet of any portion of the Golf facilities for the overspray of herbicides, fungicides, pesticides, fertilizers, treated wastewater effluent (reclaimed water), and raw or treated water; and for access related to the development, maintenance, operation and/or use of the Club facilities.

The undersigned acknowledges receipt and execution of this Notice to Purchasers of Property in Steiner Ranch [Golf Facility Notice] prior to or at the time of entering into a Contract of Sale for property within the Steiner Ranch Golf Community.

EXECUTED THIS ____ DAY OF _____, 20 ____.

Signature: _____

Printed Name: _____

Signature: _____

Printed Name: _____