

# Woodlands Crossing information sheet & disclosures

## **Builder:**

Dream Structures Residential, LLC

## **Utilities:**

- 1) Water, sewer, trash, electric is City of Bentonville (479 271-3100)
- 2) Gas is Black Hills Energy (888-890-5554)
- 3) Cable is Cox Cable

## **Termite Company:**

Action Turf and Pest

## **Fire protection:**

City of Bentonville

## **Mail Service:**

Bentonville Post Office will provide a community mailbox number and key

## **Woodlands Crossing POA Information:**

Current contact-Nick Fisher

Contact email: [nickfisher49@hotmail.com](mailto:nickfisher49@hotmail.com)

Annual dues-\$750

**Common disclosures for the houses:**

- 1) Teresa Fisher, co-list agent, holds an active real estate license with Coldwell Banker Harris McHaney & Faucette and is related to Steve Fisher & Nick Fisher. Teresa does not have ownership in Dream Structures Residential, LLC.
- 2) Fences between the properties are shared and the fence facing Morningstar is owned by the POA.
- 3) Community amenities will include a pool, playground, front entrance landscaping, and walkways. The anticipated start time of most of these amenities will be when Phase 2 is started.
- 4) Depending on the lot, the flow of rainwater/groundwater has been directed away from the house and flows from the back of the house to the side/front of the house and into the street or toward the rear of the property. Water may be on the property during and after a rain event. The property has been graded to drain water away from the house. After a rain event, water may remain on the property until sufficiently drained from the property.
- 5) There are underground gas lines to each property to provide natural gas.

Buyer's signature: \_\_\_\_\_ Date: \_\_\_\_\_

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