

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

Annual dues 2026-\$825 (will be increasing 10% annually from 2027-2029)

Common disclosures for the houses:

- 1) Fences between the properties are shared and the fence facing Morningstar is owned by the POA.
- 2) Community amenities will include a pool, playground, front entrance landscaping, and walkways.
- 3) 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.
- 4) There are underground gas lines to each property to provide natural gas.

Buyer's signature: _____ Date: _____

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