

## EXHIBIT T

## STATUTORY DISCLAIMERS

Declarant hereby discloses and disclaims as follows:

(1) The maximum number of Units which may be created in Village at Sleepy Hollow Subdivision is 200 and the maximum number of units per acre, that may be created is 10. There is no assurance that any future Unit or the permitted Dwelling thereon will be of the same size, character or style as the existing Units or Dwellings.

(2) All Units that may be created will be restricted exclusively to residential use.

(3) All Development Rights reserved by a Declarant are set forth in the Declaration and there are conditions relating to or limitations upon the exercise of Development Rights except that all Development Rights are subject to time limitations as set forth in the Declaration.

(4) Each Unit's allocated interest in the Common Element and Common Expenses may change as a result of the withdrawal of Units from the Subdivision or the creation of additional Units within the Subdivision. The maximum extent to which each unit's allocated interests may be changed by the exercise of any Development Right is as follows: (a) if 100 Units are created, the Unit's allocated interest would be reduced to 1/100<sup>th</sup>; (b) if no Units are added or Units are withdrawn the Unit's allocated interest would be not less than a fraction wherein the numerator is one (1) representing the numerator and the denominator is the total number of Units. With regard to Limited Common Elements such as the Treatment Plant which provides private sewage service to some but not all Units, the numerator would be one (1) representing the Unit and the denominator would be the total number of Units benefitted by and allocated Limited Common Expense Liability (e.g. only those Units which are entitled to use of the Sewage Treatment Plant share the cost of same).

(5) No assurances are made in regard to whether any dwellings or other improvements that may be erected pursuant to any Development Right in any part of the Common Interest Community will be compatible with existing buildings and improvements in the Common Interest Community in terms of architectural style, quality of construction, and size.

(6) No assurances are made with regard to improvements that may be made and Limited Common Elements that may be created within any part of the Common Interest Community pursuant to any Development Right reserved by the Declarant.

(7) No assurances are made with regard to any limitations as to the locations of any building or other improvement that may be made within any part of the Common Interest Community pursuant to any Development Right reserved by the Declarant, or a statement that no assurances are made in that regard.

(8) No assurances are made with regard to any Limited Common Elements created pursuant to any Development Right reserved by the Declarant will be of the same general types and sizes as the Limited Common Elements within other parts of the Common Interest Community, or a statement of the types and sizes planned.

(9) No assurances are made that the proportion of Limited Common Elements to units created pursuant to any Development Right reserved by the Declarant will be approximately equal to the proportion existing within other parts of the Common Interest Community, or a statement of any other assurances in that regard, or a statement that no assurances are made in that regard;

(10) No assurances are made whether all restrictions in the Declaration affecting use, occupancy and alienation of units will apply to any Units created pursuant to any Development Right reserved by the Declarant, or a statement of any differentiations that may be made as to those units, or a statement that no assurances are made in that regard; and

(11) The assurances made pursuant to this section apply whether Declarant does or does not exercise any Development Right.