

RESERVATION AGREEMENT
FOR
LAKESIDE VILLAS CONDOMINIUMS

This Unit Reservation Agreement for Lakeside Villas Condominiums, (the "Agreement") is made by and between Harley Blackburn Holdings, LLC or its assigns (the "Seller"), and _____ ("Reserving Party"). Reserving Party is interested in purchasing Unit _____ in Lakeside Villas, a condominium regime in Travis County, Texas, according to the map attached as "Exhibit A" (the "Unit"). The Unit reserved is subject to easements, setbacks, and other encumbrances prior to the closing date.

1. **Reservation Program**: Reserving Party understands and agrees that by signing below and delivering the Reservation Deposit (described in Paragraph 2 below), Reserving Party is reserving the right to contract for and purchase the Unit in accordance with the terms and conditions set forth in Seller's standard Unit Sale Contract for the cash price of \$ _____, plus customary closing costs. Unit Cash Price is subject to change due to Market Pricing. Reserving Party Initials: _____
2. **Reservation Deposit**: Upon signing this Agreement, Reserving Party shall deliver to Seller a deposit in the amount of Ten Thousand and No/100 Dollars (\$10,000.00) ("Reservation Deposit"). Reserving Party hereby acknowledges that Harley Blackburn Holdings LLC will hold the Reservation Deposit in a non-interest-bearing account for the benefit of Seller. The Reservation Deposit is fully refundable at any time prior to the execution of the Unit Sale Contract by both parties upon delivery of written notice of termination to the Title Company by the terminating party. If the Seller and Reserving Party enter into Seller's standard Unit Sale Contract for the purchase and sale of the Unit, the Reservation Deposit shall be applied to the earnest money due under the Unit Sale Contract.
3. **Term**: This Agreement shall expire 30 days before work is scheduled to commence ("Expiration Date"). If Seller and Reserving Party have failed to enter into Seller's standard Unit Sale Contract on or before the Expiration Date, the Reservation Deposit will be returned to the Reserving Party.
4. **Closing Date**: The Unit Sale Contract shall provide that closing and funding of the purchase and sale of the Unit will occur no later than 30 days after completion of construction.

5. **Termination of Agreement:** Seller and Reserving Party shall each have the right, prior to execution of the Unit Sale Contract, to terminate this Agreement for any reason by providing written notice of such termination to the Title Company. In the event this Agreement is terminated, the Reservation Deposit will be returned to the Reserving Party and neither Seller nor Reserving Party shall have any further rights or obligations under this Agreement.

6. **No Legal or Beneficial Interest in Unit.** This Agreement gives Reserving Party only a reservation to purchase the Unit in strict accordance with the terms and provisions of this Agreement and does not give or convey to Reserving Party any other interest in the Unit. Neither this Agreement nor any document referring to this Agreement may be recorded in any public or official record.

7. **Assignment of Agreement.** No assignment of this Agreement by Reserving Party shall be permitted without Seller's advance written consent, which Seller may withhold at Seller's sole discretion.

8. **Signing of Contract.** Contract will be signed no more than 30 days before work is scheduled to commence.

9. **No Other Agreements.** There are no other agreements or understandings between Seller and Reserving Party relating to the Unit.

Executed to be effective the _____ day of _____, 20__.

Reserving Party:

Name: _____

Name: _____

Real Estate Agent and contact
info: _____

Seller:

HBH Lakeside at the Park, LLC

Name: Harley Blackburn

Title: President

EXHIBIT A

Subject Property Land Area: 8.637 Acres (376,228 SF) with an approved subdivision plan for fifteen (15) building sites to encompass thirty (30) condominium units, per site survey, with 0.418 Acres (18,208 SF) pertaining to the site infra-structure leaving 8.2193 Acres (358,034 SF) being shared as common area.

EXCLUDING (SOLD):

Three (3) COMPLETED condominium structures (buildings), containing two (2) each residential condominium units for a total of six (6) units: Unit 101A: 1,687 SF, DOC 2016, per TCAD Unit 101B: 1,687 SF, DOC 2016, per TCAD Unit 102A: 1,687 SF, DOC 2016, per TCAD Unit 102B: 1,687 SF, DOC 2016, per TCAD Unit 103A: 1,687 SF, DOC 2016, per TCAD Unit 103B: 1,687 SF, DOC 2016, per TCAD (as illustrated below- legend).

