

Exhibit A - 1 to Purchase and Sale Contract

**KINGSBURY COMPANIES, LLC,
LIMITED WARRANTY**

KINGSBURY COMPANIES, LLC ("Builder") will warrant to the purchaser of the Home that, subject to the exclusions described below and in the Public Offering Statement, the Home will be free from defects in materials workmanship. This basic warranty of quality will extend for one year after the date of purchase of the Unit.


Any construction warranty claim against the Builder must be filed within two (2) years after the closing on the purchase of the Home. Any claim not filed within this two (2) year period shall be barred.

Exclusions from Warranty Coverage:

1. The Builder makes no warranties as to the condition of any kitchen equipment or appliances or other items considered consumer products under the Magnusen-Moss Federal Trade Commission Improvement Act. The Builder warrants, however, that all such equipment will be installed new and that the Builder will deliver to the Association all manufacturers' warranties that are both applicable to such equipment or appliances and for the sole benefit of the consumer purchaser in accordance with the Act.
2. The Builder makes no representations or warranties as to the condition or health of any shrubs, trees, or plantings located within the Common Elements. The Builder will deliver to the Association any nursery's warranties that are applicable to such vegetation for the sole benefit of the Association.
3. The Builder makes no additional express or implied warranties, unless required by law.
4. The Builder makes no warranties as to improvements and appliances installed by Builder at the Buyer's request and expense, if any. These items shall be covered only by the manufacturer's or contractor's warranty, if any.

For purposes of this Warranty, appliances or other items considered consumer products shall include, but are not limited to: furnaces, humidifiers, air purifiers, air handling equipment, ventilating fans, air conditioning condensers and compressors, water heaters, pumps, stoves, refrigerators, garbage disposals, compactors, dishwashers, washers and dryers, bathtubs, sinks, toilets, faucets and fittings, light switches, convenience outlets, circuit breakers, thermostats, and controls.

Kingsbury Companies, LLC

BY: 

Travis J. Kingsbury
Duly Authorized Agent