



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 03/20/2025 1640

FEE: \$30.00

PAGES: 20

FEE NUMBER: 2025-021178

WHEN RECORDED RETURN TO:

Greenberg Traurig, LLP
Attn: Zachary D. Sakas
2375 E. Camelback Road
Suite 800
Phoenix, Arizona 85016

**SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 1
WAIVER AND DEVELOPMENT AGREEMENT PERTAINING
TO THE TO BE FORMED ASSESSMENT AREA NO. 5**

This Superstition Vistas Community Facilities District No. 1 Waiver and Development Agreement Pertaining to the To Be Formed Assessment Area No. 5, dated as of March 20, 2025 (this "*Agreement*"), by and among the Superstition Vistas Community Facilities District No. 1 (the "*District*"), and D.R. Horton, Inc., a Delaware corporation (the "*Developer*"), and, if applicable, other owners executing this Agreement prior to formation of Assessment Area No. 5 (as defined herein).

WHEREAS, the City of Apache Junction, Arizona, an Arizona municipal corporation (the "*City*"), and the Developer are parties to that certain Procedural Pre-Annexation Agreement recorded August 16, 2021 as Instrument No. 2021-102467 in the Official Records of Pinal County, as the same may be amended from time to time (the "*Development Agreement*"), in connection with the planned community development project on the land subject thereto known as "*Superstition Vistas*" (the "*Project*"); and

WHEREAS, pursuant to the District Development, Financing Participation, Waiver and Intergovernmental Agreement by and among the City, the District and the Developer, dated as of February 22, 2022 and recorded February 23, 2022 as Instrument No. 2022-021689 in the Official Records of Pinal County (the "*District Agreement*"), the Developer intends to request the District to form assessment area number 5 (the "*Assessment Area No. 5*") comprised of the real property legally described on Exhibit A attached hereto (the "*Property*") in order to provide for certain public infrastructure improvements plus all costs connected with the public infrastructure purposes related thereto (as defined in Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (the "*Act*")), such public infrastructure improvements and public infrastructure purposes to be located on or off the Property; and

WHEREAS, the Developer, and (if applicable) other owners executing this Agreement, and all persons hereafter taking an interest in the Property, or any portion thereof, shall be bound by the terms, waivers and agreements as set forth, and to the extent provided, in this Agreement and shall be bound by the Assessments (as defined herein) recorded against the Property; and

WHEREAS, subject to the terms of the District Agreement, the proposed public infrastructure improvements and public infrastructure purposes to be provided by the Assessment Area No. 5 shall consist of:

A. Acquisition, installation and/or construction of all or a portion of the public infrastructure (as such term is defined in the Act) described on Exhibit B attached hereto and all incidental improvements related thereto;

B. All engineering, legal, financial and incidental costs and expenses incurred in completing the acquisition, installation and/or construction of the public infrastructure described in paragraph A above and the costs and expenses incurred in connection with the levy of the Assessments and the issuance and sale of the Assessment Area No. 5 bonds;

C. Capitalized interest on such Assessment Area No. 5 bonds, if any, for a period not to exceed the period permitted by the Act; and

D. A debt service reserve fund created for such Assessment Area No. 5 bonds.

Collectively, the public infrastructure improvements and public infrastructure purposes described in paragraphs A through D above and the costs and expenses thereof shall hereinafter be referred to as the “*Work*”; and

WHEREAS, persons having or hereafter acquiring only a lienholder’s interest or other security interest in the Property (“*Lienholder*” or “*Lienholders*”, as applicable) consent to these terms and provisions of the District Agreement and this Agreement and the recording thereof and acknowledge the levying of the Assessments against the Property;

NOW, THEREFORE, the District, the Developer, and all future owners or holders of any interest in any portion of the Property hereby agree as follows:

1. **Development Agreement and Agreement Allocating Assessments.** This Agreement is a “*development agreement*” within the meaning of Arizona Revised Statutes (“*A.R.S.*”) § 9-500.05 and the written agreement allocating the Assessments is authorized pursuant to A.R.S. § 48-721, as amended.

2. **Reliance on Agreement.** This Agreement does not create a binding commitment on the part of the District to actually form the Assessment Area No. 5, or, if formed, of the District to sell or deliver such Assessment Area No. 5 bonds or construct, install or acquire any or all of the Work, or if it does construct, install or acquire any of the Work, to construct,

install or acquire it pursuant to any existing proposals. However, the District and the Developer, in going forward with the Work, are doing so in reliance upon this Agreement to have the Property included within the to-be-formed Assessment Area No. 5 and assessed for the costs thereof.

3. **Review and Approval of the Boundaries and Scope of Work; Acknowledgement of Assessment.**

a. The Developer, as the sole owner of all the Property, has reviewed or had the opportunity and right to review the boundaries of the Assessment Area No. 5, the preliminary plans and specifications detailing the Work and the current estimate of the costs of the Work. The Developer agrees the costs of the Work shall be spread among the parcels (residential lots) comprising the Property within the proposed Assessment Area No. 5 utilizing a methodology determined by the District Engineer (the “*Engineer*”) based on the expected benefit to the residential lots to be developed on the Property, provided the Engineer’s estimate of the costs of Work (the “*Engineer’s Estimate*”) will not exceed \$860,000.00 and such Assessment amount shall be allocated and levied to each developable parcel (residential lot) within the Assessment Area No. 5 in an amount not to exceed \$5,000.00 per parcel (residential lot).

b. The Developer and all future owners or holders of any interest in any portion of the Property expressly consent to the following: (i) the District may take all required actions as necessary to form the Assessment Area No. 5 in accordance with the provisions of the District Agreement and the Act; and (ii) the District may incur costs and expenses necessary to complete or acquire the Work.

c. Furthermore, the Developer and all future owners or holders of any interest in any portion of the Property acknowledge that the District shall levy and collect an assessment on the Property sufficient to pay all costs and expenses of the Work (including Work benefitting the Property in the proposed Assessment Area No. 5, which Work may be constructed, installed or performed prior to or after the execution hereof) and the costs of levying the assessment and the issuance of the Assessment Area No. 5 bonds, but not in excess of the Engineer’s Estimate prepared in accordance with the applicable requirements of the District and the Act (the “*Assessments*”).

4. **No Protest, Objection or Request for Hearings.** The Developer and all future owners or holders of any interest in any portion of the Property agree to allow the formation of the proposed Assessment Area No. 5 and to acknowledge that the District shall take all steps necessary to levy, confirm and record Assessments against the Property and to issue such Assessment Area No. 5 bonds supported by the Assessments. The Developer and all future owners of any portion of the Property acknowledge and agree, to the fullest extent permitted by applicable law, that pursuant to A.R.S. § 9-500.05, the provisions of A.R.S. § 32-2181 do not apply and that pursuant to this Agreement the parties waive their right to appear before the Board of Directors of the District (the “*District Board*”) on any hearing required at or prior to the confirmation of the Assessments and waive their right to: (a) protest and object to the extent of the Assessment Area No. 5 pursuant to A.R.S. §§ 48-579 and 48-580; (b) protest the award of contract pursuant to A.R.S. § 48-584; and (c) object to the Assessments on procedural grounds, or as to the legality of the Assessments, pursuant to A.R.S. § 48-590.

5. **Waiver of Procedural Deficiencies and Irregularities.** The Developer and all future owners or holders of any interest in any portion of the Property, with full knowledge of the provisions of Title 48, Chapter 4, Articles 2 and 6, Arizona Revised Statutes, as amended, and their rights thereunder (or having obtained counsel to advise them of the provisions and their rights), expressly waive any and all irregularities, illegalities or deficiencies which may now or hereafter exist in the acts or proceedings resulting in the formation of the District, the formation of the Assessment Area No. 5, the adoption of the resolution of intention and the resolution ordering the Work, the levying of the Assessments against the Property and the issuance of Assessment Area No. 5 bonds secured by the Assessments levied against the Property.

6. **Waiver.** The Developer and all future owners or holders of any interest in any portion of the Property, with full knowledge of the provisions and their rights under the provisions of law hereafter referenced, expressly waive the following:

a. any defect in the proceedings establishing the District, as required by A.R.S. § 48-702 through § 48-708, inclusive, and agree that, to the extent of any defect, this Agreement shall constitute the petitions required by law to form and establish the District without conducting an election;

b. the providing of any and all notices and response time periods related to such notices provided by A.R.S. § 48-576 *et seq.*, as amended, including but not limited to the following:

i. mailing, posting and publication, as applicable, of any notice required in connection with: (A) the adoption of the resolution of intention, (B) the notice of proposed improvements, (C) the adoption of the resolution ordering the Work, (D) notice of passage of the resolution ordering the Work, (E) notice of award of contract and (F) any other steps necessary in connection with the Assessment Area No. 5 or the Work; and

ii. any and all notices pertaining to the levying of the Assessments, including notice of any hearing on the Assessments;

c. any and all objections and protests to the extent of the Assessment Area No. 5;

d. any and all objections to the adoption and approval by the District of the Assessment Area No. 5 including, without limitation, the plans and specifications, the Engineer's Estimate and the assessment diagram, all of which provide for and effectuate the completion of the Work;

e. any and all protest rights against the Work and objections to the awarding of one or more acquisition or construction contracts for the Work;

f. any and all claims or defenses, known or unknown, they may now or subsequently have against the Assessments or the Assessment Area No. 5 bonds; and

- g. all demands for cash payment of the Assessments.

Nothing contained in this Agreement shall be construed as a waiver by any party to this Agreement of any notice required by A.R.S. §§ 48-600 or 48-601 of delinquent assessment installments.

7. **Work as More Than Local and Ordinary Benefit.** The Developer and all future owners or holders of any interest in any portion of the Property agree that the Work is of more than local or ordinary public benefit and that the Work constitutes public infrastructure improvements and public infrastructure purposes and that the Property which is subject to the Assessments receives the primary benefit from the Work in an amount not less than the Engineer's Estimate of the costs thereof, and not less than the portion of the Assessment levied against each parcel or lot comprising the Property.

8. **Public Bidding.** The public bidding requirements set forth in A.R.S. §§ 48-581 and 48-584 have been or will be complied with by the Developer on behalf of the District with respect to each contract comprising the Work.

9. **Acquisition of the Work.** The District may, immediately upon issuance of the Assessment Area No. 5 bonds, acquire all or part of the Work.

10. **Developer's Acknowledgement of Assessment.** The Developer and all future owners or holders of any interest in any portion of the Property acknowledge the District shall levy the Assessments in an amount not greater than the Engineer's Estimate against all developable parcels located within the boundaries of Assessment Area No. 5, as provided in Section 3.a, not in excess of \$5,000.00 per developable parcel (residential lot); and that such Assessments shall be collected and foreclosed in accordance with A.R.S. § 48-601 *et seq.*, as amended, and in accordance with any other documents executed and delivered in connection with the delivery of the Assessment Area No. 5 bonds.

11. **Recording and Validity of Assessments.** The Developer and all future owners or holders of any interest in any portion of the Property acknowledge the District shall record the Assessments against the Property and acknowledge such recording of the Assessments shall constitute valid and enforceable first liens against the respective parcels comprising the Property as shown and the amounts set forth in the Assessments, subject only to the lien for ad valorem taxes and prior special assessments.

12. **Assessments to Go to Bond.** Except as the Developer, or any future owner or holder of any interest in any portion of the Property, otherwise notifies the District in writing prior to the recording of the Assessments of their intent to pay all or part of their Assessment in cash, Assessments will not be paid in cash. With respect to Assessments not paid in cash, the Developer requests, and all future owners or holders of any interest in any portion of the Property agree, that a certified list of unpaid Assessments be filed as soon as possible after the recording of the Assessments and that Assessment Area No. 5 bonds amortizing the payment of the Assessments over not less than fifteen (15) years be issued and sold as soon as possible.

13. **No Reduction of Obligation of Developer.** The inability of the District to assess all or any portion of the costs of the Work shall not reduce the obligation of the Developer, and all future owners or holders of any interest in any portion of the Property, so long as the Developer or future owner or holder of any interest in any portion of the Property own all or part of any parcel comprising the Property, to pay the Assessment levied against such portion of the Property, and provided that the aggregate costs of the Work are not reduced.

14. **Waiver of Collateral Document Provisions.** The Developer and all future owners or holders of any interest in any portion of the Property expressly waive any and all provisions of any collateral security instruments relating to the Property which prohibit the formation of the Assessment Area No. 5, completion of the Work, and levying and recording of the Assessments against the Property.

15. **Dedication of Property Needed to Perform the Work.** The Developer and all future owners or holders of any interest in any portion of the Property consent to the dedication, without cost, of the rights-of-way and easements and other property, as required pursuant to the applicable Final Plats listed on Exhibit A, the Map of Dedication and those certain final approved infrastructure improvement plans for the Work, each as described on Exhibit C attached hereto. The Developer and all future owners or holders of any interest in any portion of the Property agree to cooperate in effectuating any required dedication, including execution of any required document.

16. **Indemnification Under Securities Act.**

a. The Developer hereby agrees to indemnify and hold the District and the City and each director, council member, officer, agent, legal counsel, independent contractor or employee thereof and each person, if any, who controls the District, and the City, its officers, employees and agents, within the meaning of the Securities Act of 1933, as amended (the “*Securities Act*”) (together with the parties described in the last sentence of this Section 16.a, collectively the “*Indemnified Persons*”) harmless for, from and against any and all losses, claims, damages or liabilities, including reasonable attorneys’ fees arising from any challenge to the formation, activities or administration of the District or the Assessment Area No. 5, or any losses, claims, damages or liabilities, including reasonable attorneys’ fees related to which any of the Indemnified Persons may become subject, under any statute or regulation at law or in equity or otherwise, insofar as such losses, claims, damages or liabilities, including attorneys’ fees (or actions in respect thereof) arise out of or are based upon any untrue statement or any alleged untrue statement or material fact set forth in any official statement applicable to the Assessment Area No. 5 bonds or any amendment or supplement thereto, or arise out of or are based upon the omission or alleged omission to state therein a material fact required to be stated therein or which is necessary to make the statements therein, in light of the circumstances in which they were made, not misleading in any material respect. For purposes of this Section 16, the Indemnified Persons further includes Apache Junction Sewer District (the “*AJ Sewer District*,” which was formed as Superstition Mountains Community Facilities District No. 1 and subsequently adopted Resolution No. 23-01 which stated such district shall now be known as Apache Junction Sewer District) and Water Utilities Community Facilities District (City of Apache Junction, Arizona) (the “*AJ Water*

District”) and each director, officer, agent, legal counsel, independent contractor or employee thereof and each person, if any, who controls such respective district within the meaning of the Securities Act, but only in connection with any public infrastructure (as defined in the Act) accepted by the AJ Sewer District or the AJ Water District, respectively.

b. Section 16.a hereof shall, however, not be applicable to any of the following:

(1) to the extent matters involve any gross negligence or willful misconduct of any Indemnified Person, or

(2) matters arising from or involving any material breach of this Agreement by the District or any other Indemnified Person.

c. Sections 8.1(b)(2) and 8.1(c) of the District Agreement are hereby incorporated by reference for purposes of available insurance, if any, to the Indemnified Persons, and the provision of notice by the Indemnified Persons to the Developer in connection with indemnification sought from the Developer, respectively.

d. This Section 16 shall survive the termination hereof.

17. **General Indemnification of District and Directors.**

a. The Developer hereby agrees to indemnify the District and each director, officer, agent, legal counsel, employee, and independent contractor thereof, and the City, and its officers, employees, agents, legal counsel, independent contractors and council members (together with the parties described in the last sentence of this Section 17.a, collectively, the “*Indemnified Parties*”) and shall hold the Indemnified Parties harmless from, for and against any and all losses, damages, liabilities, claims and reasonable costs incurred, including but not limited to reasonable attorneys’ fees and other administrative or out of pocket costs actually and directly incurred by the Indemnified Parties in connection with or as the result of acts of the District or the District Board which are (i) within the scope of the District or District Board’s authority under the Securities Act, or (ii) undertaken by the District or District Board in a properly advertised public meeting. For purposes of this Section 17, the Indemnified Parties further includes the AJ Sewer District and the AJ Water District and each director, officer, agent, legal counsel, independent contractor or employee thereof, but only in connection with any public infrastructure (as defined in the Act) accepted by the AJ Sewer District or the AJ Water District, respectively.

b. Section 17.a hereof shall, however, not be applicable to any of the following:

(1) to the extent matters involve any gross negligence or willful misconduct of any Indemnified Parties, or

(2) matters arising from or involving any material breach of this Agreement by the District or any other Indemnified Party.

c. Sections 8.1(b)(2) and 8.1(c) of the District Agreement are hereby incorporated by reference for purposes of available insurance, if any, to the Indemnified Parties, and the provision of notice by the Indemnified Parties to the Developer in connection with indemnification sought from the Developer, respectively

d. This Section 17 shall survive the termination hereof.

18. **Disclosure Document.** The Developer and all future owners or holders of any interest in any portion of the Property hereby agree that any potential purchaser of any real property subject hereto, including each potential purchaser of a residential lot within the Assessment Area No. 5, shall receive a concise disclosure document that discloses the existence, the estimated payment amount and the payment terms of any portion of the Assessment applicable to the real property to be purchased. Each potential purchaser shall acknowledge in writing that the purchaser received and understood the concise disclosure document and has agreed to the terms, waivers and agreements contained in this Agreement. The Developer agrees to provide such disclosure document to the initial purchasers of the residential lots. For so long as the Developer owns any real property within the boundaries of the District, the Developer agrees to provide the form of disclosure document, upon reasonable request, to title companies, the District or a then-current owner of a residential lot within Assessment Area No. 5 for any future conveyance of a residential lot within Assessment Area No. 5. The District agrees to maintain records of the written acknowledgments. The provisions of this Agreement shall not apply to the sale, transfer or other conveyance of any real property which is not subject to the Assessment, and no disclosure document shall be required for such real property which is not subject to the Assessment.

19. **Encumbrance of the Property.** The provisions, terms and restrictions of this Agreement shall run with and bind the Property as equitable servitudes and also as covenants running with the land. Without limitation of the foregoing, in the event of any sale, transfer or other conveyance by the Developer, all future owners or holders of any interest in any portion of the Property shall continue to be bound by all of the terms, conditions and provisions hereof. Prior to the completion of the Work, the levy of the Assessments pertaining to the Work, the final hearing regarding the levy of the Assessments and the issuance of Assessment Area No. 5 bonds secured by the Assessments, and subject to Section 29 hereof, any grantee, transferee or other subsequent owner shall execute and deliver to the District Exhibit D-1 attached hereto, and any prospective buyer shall execute and deliver to the District Exhibit D-2 attached hereto, and shall take such property subject to all of the terms, conditions and provisions hereof and any prospective buyer, grantee, transferee or other subsequent owner shall take such property entitled to all of the rights, benefits and protections afforded the predecessor in interest thereof by the terms hereof.

20. **Recording.** This Agreement may be recorded in the office of the County Recorder of Pinal County, Arizona.

21. **Continuing Disclosure.** So long as any of the Developer or any future owner or holder of any interest in any portion of the Property is liable for twenty percent (20%) or more of the debt service on any Assessment Area No. 5 bonds, such Developer, or any such future

owner or holder of any interest in any portion of the Property, solely with respect to its assessed property, will provide, or make available on any electronic data gathering filing system created by the United States Securities and Exchange Commission, any and all information needed as may be reasonably requested by the District, or required to comply with the information reporting requirements contemplated by Rule 240.15c2-12, General Rules and Regulations, Securities Exchange Act of 1934, as amended.

22. **Successors and Assigns.** This Agreement shall inure to the benefit of and (except as otherwise expressly provided herein) be binding upon the Developer, and its future grantees, successors and assigns, and any future owner or holder of any interest in any portion of the Property. There shall be no third-party beneficiaries of this Agreement, except that solely for the purposes of receiving the benefits of the provisions of Sections 16 and 17 of this Agreement, the Developer hereby agrees that the City and, as applicable, the AJ Sewer District and the AJ Water District, shall each be a third-party beneficiary of the terms and provisions of Sections 16 and 17 of this Agreement.

23. **Authority.** The Developer warrants that it has the requisite authority to enter into this Agreement and bind the Property and, to the best of its knowledge, no other consents are required.

24. **Further Assurances.** Without limitation of the foregoing, the Developer and all future owners and holders of any interest in any portion of the Property shall execute and deliver to the Developer and the District, upon request but at no third-party cost, all further assurances and waivers as may be required by the District and the Act to give full effect to the provisions of this Agreement, each of which further assurances and waivers by this reference shall, upon such execution, delivery and recording, be deemed incorporated herein and have the same priority as this Agreement. In addition to the foregoing, until the later of the issuance of the Assessment Area No. 5 bonds or the final hearing regarding the levy of the Assessments, all owners of the Property (i) shall execute to the District, upon request, all further assurances, waivers and agreements as may be reasonably required by the District to effectuate the transactions contemplated by this Agreement, and (ii) shall engage legal counsel to deliver opinions as to, without limitation, the legality, validity and enforceability of this Agreement and such further assurances, waivers and agreements.

25. **Counterparts.** For convenience, this Agreement may be executed in one or more counterparts and each executed counterpart and all executed Exhibit D's shall for all purposes be deemed an original and shall have the same force and effect as an original, but all of which together shall constitute in the aggregate but one and the same instrument. This Agreement will constitute the entire agreement between the parties, and supersedes all previous written or oral agreements or understandings regarding the subject matter of this Agreement.

26. **Waiver of Claims by Developer.**

a. Except as to matters which are subject to the express terms of the District Agreement and any other written agreement to which the District and the Developer are parties as of the date of this Agreement, the Developer knowingly and voluntarily forever releases and

discharges the District and all of its past and present elected officials, officers, directors, agents, employees, successors, assigns, attorneys, and representatives from all legal and equitable claims, causes of action, debts, accounts and damages occurring and existing prior to the date of this Agreement whether known or unknown, asserted or unasserted, and of every nature and extent whatsoever, that the Developer has against the District in connection with the Project arising from actions, omissions, delays or other events that occurred prior to the date of this Agreement.

b. Except as to matters which are subject to the express terms of the Development Agreement and any other written agreement to which the City and the Developer are parties as of the date of this Agreement, the Developer knowingly and voluntarily forever releases and discharges the City and all of its past and present elected officials, officers, directors, agents, employees, successors, assigns, attorneys, and representatives from all legal and equitable claims, causes of action, debts, accounts and damages occurring and existing prior to the date of this Agreement whether known or unknown, asserted or unasserted, and of every nature and extent whatsoever, that the Developer has against the City in connection with the Project arising from actions, omissions, delays or other events that occurred prior to the date of this Agreement.

c. None of the releases and discharges above are intended to, and do not, negate or otherwise relieve the District or the City of any executory contractual obligations under existing contracts or of any obligations under any applicable law, statute, or ordinance.

27. **Failure to Sell Bonds.** In the event the District fails or is otherwise unable to sell and/or deliver Assessment Area No. 5 bonds in an amount sufficient to allow the District to pay the amounts needed to pay the costs of the Work and upon written request of the Developer acting on behalf of the owner or owners of the Property, the District agrees to adopt proceedings that dissolve and terminate Assessment Area No. 5 or any Assessments (including termination of this Agreement), established by the District, encumbering the Property.

28. **Consent.** Subject to Section 29 hereof, until the later of the issuance of the Assessment Area No. 5 bonds or the final hearing regarding the levy of the Assessments, the Developer agrees that upon the sale of any portion of the Property owned by the Developer, the Developer will require the execution and delivery of Exhibit D-1 or Exhibit D-2 by each grantee, transferee, other subsequent owner or prospective purchaser, as applicable.

29. **Additional Representations, Warranties and Covenants of Developer.** Other than any agreement previously disclosed in writing to the District, as of the date of this Agreement, the Developer represents and warrants, with respect to any portion of the Property owned by them, that no purchase and sale agreements, option agreements, deposit agreements, or other agreements conveying or intending to convey an interest in all or any portion of the Property have been entered into with any purchaser, optionee, depositor or other recipient of an interest in the Property, and that any purchaser, optionee, depositor or other recipient of an interest in the Property under a previously disclosed agreement shall consent to this Agreement. In accordance herewith, until the final hearing regarding the levy of the Assessments is complete, the Developer and all future owners and holders of any interest in any portion of the Property covenant and agree not to transfer title in any interest in the Property to any non-affiliated purchaser or other recipient, unless such interest is greater than ten (10) residential lots for any such non-affiliated purchaser.

30. **Arizona Law Provisions.**

a. The District may, within three years after its execution, cancel this Agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the District is, at any time while this Agreement is in effect, an employee or agent of the Developer in any capacity or a consultant to the Developer with respect to the subject matter of this Agreement and may recoup any fee or commission paid or due any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the District from the Developer arising as the result of this Agreement. The Developer has not taken and shall not take any action which would cause any person described in the preceding sentence to be or become an employee or agent of the Developer in any capacity or a consultant to the Developer with respect to the subject matter of this Agreement.

b. To the extent applicable, the Developer certifies that it is not currently engaged in, and agrees for the duration of this Agreement that it will not engage in a “boycott,” as that term is defined in § 35-393, Arizona Revised Statutes, of Israel.

c. To the extent applicable under A.R.S. § 41-4401, the Developer and its respective subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and their compliance with the E-verify requirements under A.R.S. § 23-214(A). The failure by the Developer or its respective subcontractors’ failure to comply with such warranty shall be deemed a material breach of this Agreement and may result in the termination of this Agreement by the District.

d. To the extent applicable under A.R.S. § 35-394, the Developer hereby certifies it does not currently, and for the duration of this Agreement shall not use: (a) the forced labor of ethnic Uyghurs in the People’s Republic of China, (b) any goods or services produced by the forced labor of ethnic Uyghurs in the People’s Republic of China, and (c) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People’s Republic of China. The foregoing certifications are made to the best knowledge of the Developer, without any current independent investigation or without any future independent investigation for the duration of this Agreement. If the Developer becomes aware during the duration of this Agreement that it is not in compliance with such certification, the Developer shall take such actions as provided by law, including providing the required notice to the District. If the District determines that the Developer is not in compliance with the foregoing certification and has not taken remedial action, such failure to comply with the certifications in this section shall be deemed a material breach of this Agreement and may result in the termination of this Agreement by the District.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned have duly affixed their signatures,
all as of the day and year first written above.

SUPERSTITION VISTAS COMMUNITY
FACILITIES DISTRICT NO. 1, an Arizona political
subdivision and municipal corporation

By: Walter "Chip" Wilson
Chairman, District Board

ATTEST:

Evie McKinney
District Clerk

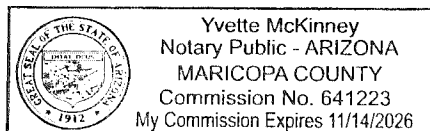
APPROVED AS TO FORM:

[Signature]
Richard Joel Stern, District Counsel

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me this 12th day of March,
2025, by Walter "Chip" Wilson, Chairman of the Board of Directors of Superstition Vistas
Community Facilities District No. 1, an Arizona political subdivision and municipal corporation.

(Seal and Expiration Date)

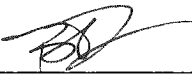


Yvette McKinney
Notary Public in and for the State of Arizona

Signature Page to Waiver and Development Agreement:

DEVELOPER:

D.R. HORTON, INC., a
Delaware corporation

By: 
Name: Brent Davis
Its: Vice President

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 7 day of
March, 2025, by Brent Davis, the Vice President of D.R. Horton, Inc., a Delaware corporation.

(Seal and Expiration Date)


Notary Public in and for the State of Arizona



EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lots 1335 through 1429, inclusive, according to the Final Plat for Superstition Vistas – Phase 2B – Parcel 19.18, recorded as Fee No. 2025-017115, Records of Pinal County, Arizona; and

Lots 1430 through 1506, inclusive, according to the Final Plat for Superstition Vistas – Phase 2B – Parcel 19.17, recorded as Fee No. 2025-017114, Records of Pinal County, Arizona.

EXHIBIT B

PUBLIC INFRASTRUCTURE

The Public Infrastructure is comprised of the construction of a roadway within the District known as Davis Drive, and includes construction of approximately 2,400 lineal feet within Phase 2A including eighty-three feet (83') of right-of-way street improvements with four and one-half inches (4 ½") of asphalt concrete over an asphalt base course subgrade of eight inches (8"), and vertical curb, storm drain, storm drain manholes, catch basins, water fire hydrants, water valves, non-potable water, six foot (6') detached concrete sidewalks, concreted ramps, pavement, pavement striping, traffic signage, dry utilities and street lighting. All improvements are shown on the plans sealed by the engineer as shown on Exhibit C to the agreement to which this Exhibit B is attached, and approved by the city of Apache Junction, Arizona, which may be amended from time to time to allow for additional property uses adjacent to Davis Drive that are not yet known. The Project was completed by the developer and accepted by the City of Apache Junction or other governmental entity, in January 2025.

EXHIBIT C

IMPROVEMENT PLANS (CFD INFRASTRUCTURE)

Phase 2A – Radiance Davis Drive – Water Plans Prepared by Sunrise Engineering sealed on August 12, 2023, and approved by Apache Junction Development Services on September 7, 2023, CFD Project SVR NP-001 & SVR W-005.

Phase 2A – Radiance Davis Drive – Paving Plans Prepared by Sunrise Engineering sealed on August 31, 2023, and approved by Apache Junction Development Services on September 7, 2023, CFD Project SVR TR-005.

Phase 2A – Radiance Davis Drive – Signing and Pavement Marking Plans Prepared by Sunrise Engineering sealed on August 16, 2023, and approved by Apache Junction Development Services on September 7, 2023, CFD Project SVR TR-005.

Radiance at Superstition Vistas Davis Drive Public Street Lights Plans Prepared by Wright Engineering sealed on June 2, 2023, and approved by Apache Junction Development Services on September 7, 2023, CFD Project SVR TR-005.

EXHIBIT D-1

WHEN RECORDED RETURN TO:

Greenberg Traurig, LLP
Attn: Zachary D. Sakas
2375 E. Camelback Road, Suite 800
Phoenix, Arizona 85016

**[PROPERTY OWNER/LIENHOLDER]
CONSENT, WAIVER AND AGREEMENT**

[To be executed by Owners of property/lienholders within Assessment Area No. 5]

Reference is made to that certain Superstition Vistas Community Facilities District No. 1 Waiver and Development Agreement Pertaining to the To Be Formed Assessment Area No. 5, initially by and between the District and the Developer (each as defined therein), dated as of March 20, 2025, and recorded as Instrument No. 2025-_____ in the Official Records of Pinal County (the “*Agreement*”), in respect of the Property, to which this [Property Owner/Lienholder] Consent, Waiver and Agreement now attaches to and becomes part of the Agreement. All capitalized terms used and not otherwise defined in this [Property Owner/Lienholder] Consent, Waiver and Agreement shall have the meanings set forth in the Agreement. The undersigned, as [an owner/lienholder in respect] of real property within the Assessment Area No. 5, legally described on Exhibit 1 hereto, hereby consents to, and agrees to be bound by, the terms, waivers and agreements set forth in the Agreement, acknowledges that the Agreement shall run with and bind all the real property in which the undersigned holds an interest within Assessment Area No. 5, and acknowledges the recordation of the Agreement with respect to all such real property.

DATED: _____, 20__.

[PROPERTY OWNER/LIENHOLDER]:

By: _____
Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, the _____ of _____, an _____.

(Seal and Expiration Date)

Notary Public in and for the State of

EXHIBIT 1

LEGAL DESCRIPTION OF PROPERTY

[Insert Description of Parcel Subject to Property
Owner/ Lienholder Consent, Waiver and Agreement]

EXHIBIT D-2

WHEN RECORDED RETURN TO:

Greenberg Traurig, LLP
Attn: Zachary D. Sakas
2375 E. Camelback Road, Suite 800
Phoenix, Arizona 85016

**[PROSPECTIVE RETAIL BUYER]
CONSENT, WAIVER AND AGREEMENT
[To be executed by prospective retail buyers of residential lots
within Assessment Area No. 5 and recorded upon prospective retail buyer acquiring the Lot
described herein]**

Reference is made to that certain Superstition Vistas Community Facilities District No. 1 Waiver and Development Agreement Pertaining to the To Be Formed Assessment Area No. 5, initially by and between the District and the Developer (each as defined therein), dated as of March 20, 2025, and recorded as Instrument No. 2025-_____ in the Official Records of Pinal County (the “*Agreement*”), in respect of the Property, to which this Consent, Waiver and Agreement now attaches to and becomes part of the Agreement. All capitalized terms used and not otherwise defined in this Consent, Waiver and Agreement shall have the meanings set forth in the Agreement. The undersigned has executed an executory residential real estate sale agreement to acquire the subdivided residential lot within the Assessment Area No. 5, legally described on Exhibit 1 hereto (the “*Lot*”). So long as the executory residential real estate sale agreement is in effect and from and after the undersigned’s acquisition of the Lot, the undersigned hereby consents to, and agrees to be bound by, the terms, waivers and agreements set forth in the Agreement, acknowledges that the Agreement shall run with and bind the Lot, and, if the undersigned acquires the Lot, authorizes the Developer to record this Consent, Waiver and Agreement and acknowledges the recordation of the Agreement with respect to the Lot. In addition to the foregoing, if the undersigned acquires title to the Lot prior to the later of the issuance of the Assessment Area No. 5 bonds or the final hearing regarding the levy of the Assessments, the undersigned hereby agrees to execute such additional waivers, assurances and agreements as reasonably required by the District, and to engage legal counsel at the undersigned’s expense to deliver opinions as to, without limitation, the legality, validity and enforceability of this Consent, Waiver and Agreement and any additional waivers and agreements as reasonably requested by the District.

DATED AS OF: [Date of Executory Residential Real Estate Sale Agreement] , 20 .

[PROSPECTIVE RETAIL BUYER]:

By: _____
Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, the _____ of _____, an _____.

(Seal and Expiration Date)

Notary Public in and for the State of

EXHIBIT 1

LEGAL DESCRIPTION OF LOT

[Insert Description of Lot Subject to
Consent, Waiver and Agreement]