

SUPPLEMENT TO EXHIBIT B OF RESIDENCY AGREEMENT,
ARBITRATION AGREEMENT

A. Arbitration Process.

1. Demand for Arbitration shall be made by any persons asserting that a Dispute exists (the “Claimant” or “Claimants”) in writing and served via certified mail, return-receipt requested upon the persons or entities against whom the Dispute is asserted (the “Respondent” or “Respondents”).
2. The Demand for Arbitration must contain a short statement of the nature of the Dispute and the relief sought by the Claimant or Claimants.
3. The arbitration panel shall be composed of one (1) arbitrator (“Arbitrator”). If there is no agreement on the selection of the Arbitrator within ninety (90) days after the Demand for Arbitration, then on the ninety-first (91st) day after the receipt of the Demand for Arbitration, the Claimants and Respondents shall each select one arbitrator, and those two arbitrators shall confer with each other in good faith to select the ultimate and sole Arbitrator to resolve the Dispute.
4. The Arbitrator shall decide the Dispute at the Arbitration Hearing through the issuance of an Arbitral Award that contains detailed findings of fact and conclusions of law that support the relief granted in the Arbitral Award.
5. The Arbitrator shall apply the Federal Rules of Evidence, except where otherwise stated in the Arbitration Agreement.
6. At the Arbitration Hearing, the Arbitrator shall apply, and the Arbitral Award shall be consistent with, the State substantive law for the State in which the Community is located.
7. A Demand for Arbitration or other claim that is not served within the statute of limitations period that would apply to the same claim in a court of law sitting in the State wherein the community is located shall be waived and forever barred.

B. Arbitration Discovery. The following reasonable limitations shall apply to discovery during the arbitration process unless the Arbitrator determines that different discovery limitations are appropriate in order to preserve due process and/or are necessary to issue a just Arbitral Award on the merits of the Dispute:

1. Each side shall be allowed to take no more than ten depositions, not including expert witnesses;
2. Each side shall be allowed to have no more than two expert witnesses;
3. Each side shall be allowed to serve no more than 30 interrogatories; and,
4. Each side shall be allowed to serve no more than 30 requests to produce documents.

C. Confidentiality: The arbitration proceeding shall remain confidential in all respects, including all arbitration filings, deposition transcripts, documents produced or obtained in discovery, or other materials provided by and exchanged between the Parties and the Arbitrator's findings of fact, conclusions of law, and award.