

**OFFICIAL RULES**  
**Seize the Year - NO HOA Fees In 2026**

PRINTED MARKETING LANGUAGE: Purchase an available home in Talia between January 1, 2026, through March 31, 2026, and pay no HOA annual assessment from January 1, 2026, through December 31, 2026! Promotion available on the first 10 contracts written between January 1, 2026, through March 31, 2026, and closed by June 30, 2026. Promotion is paid by Sponsor for 2026 using the home's closing date. Promotion subject to change without notice except as to home contracts previously written during the Promotion Period. Promotion is only valid on eligible homes purchased in Talia, a The Nehemiah Company community.

THIS PROMOTION IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL LAWS. BY PARTICIPATING IN THIS GIVEAWAY, ENTRANTS AGREE TO BE BOUND BY THESE OFFICIAL RULES.

PARTICIPATION CONSTITUTES ENTRANT'S FULL AND UNCONDITIONAL AGREEMENT TO AND ACCEPTANCE OF THESE OFFICIAL RULES.

**PROMOTION PERIOD:** Seize the Year No HOA FEES In 2026 at Talia Promotion (the "Promotion") begins at 12:00:01 AM Central Daylight Time on January 1, 2026 and ends at the earlier of: (i) 11:59:59 PM Central Daylight Time on March 30, 2026 or (ii) when the first 10 homes are sold (the "Promotion Period"). Contracts must be dated between January 1, 2026, at 12:00:01 AM CDT thru March 31, 2026, at 11:59:59 PM CDT and closed by June 30, 2026.

THE PRIZE: Annual HOA Assessment dues for 2026 paid in full based on closing date. Prize does not include payment of any transfer fees, special assessments, capitalization fees, certificates, or other fees charged by the HOA at the time of closing.

**HOW TO RECEIVE PROMOTION:** During the Promotion Period purchase any new home in Talia and CH TNC Mesquite Owner LP ("Sponsor") will pay 2026 HOA assessments amount, based on closing date, of the homeowner's 2026 HOA Annual Assessments for the first 10 homes sold during the Promotion Period. Amounts are based on the 2026 HOA Annual Assessment of \$1,840.00 for builders Highland Homes, Chesmar Homes, David Weekley Homes, and Drees Custom Homes. Amounts for Cadence Homes townhomes are based on the 2025 HOA Annual Assessment of \$5,680.00.

**ELIGIBILITY:** The Promotion is only open to legal U.S. residents at the time of entry. Employees of CH TNC Mesquite Owner, LP (the "Sponsor"), employees of Talia Homeowners Association Inc., and their respective subsidiaries, affiliates, advertising and promotion agencies, and the immediate family members of, and/or those living in the same household of each, are not eligible to enter.

Limit: One (1) prize total per household regardless of whether entrant has more than one buyer on home.

Entrants will have the opportunity, but not the obligation, to share the Promotion with others by publishing a post to their own Facebook or Instagram page, post to their own X account or pin to their own Pinterest board. Promotion is in no way sponsored, endorsed, or administered by, or associated with, Facebook, Inc., Instagram, X, TikTok or Pinterest.

**WINNER NOTIFICATION:** Each Prize winner will be notified via direct mail, email, and phone, and will be required to sign and return, within seven (7) days of notification, a W-9 Form and where allowable, a Publicity Release (collectively, "the Releases"). These Releases will require the Prize winner to furnish his/her Social Security Number for the sole purpose of tax reporting, as required by law. Noncompliance will result in disqualification. The prize will be paid directly to the Talia Homeowners Association Inc. or respectively, on behalf of the homeowner purchased during the Promotion Period

The Prize is not redeemable for cash. Prizes are not assignable or transferable. Any other incidental expenses on Prize not specified herein are the Winner's sole responsibility. THE PRIZE IS AWARDED "AS IS" AND SPONSOR DOES NOT MAKE ANY, AND HEREBY DISCLAIMS ANY AND ALL, REPRESENTATIONS OR WARRANTIES OF ANY KIND REGARDING THE PRIZE.

Each Prize winner is responsible for all federal, state, local sales taxes and income taxes associated with winning Prize. Except where prohibited by law, entry and acceptance of the Prize or any portion thereof constitute permission for Sponsor and their designees, to use each winner's name, prize won, hometown, likeness, video tape, photographs, voice and statements for purposes of advertising, promotion and publicity (including online posting) in any and all media now or hereafter known throughout the world in perpetuity, without additional compensation, notification or permission.

Participants in this Promotion agree to these Official Rules and the decisions of the Sponsor, and release the Sponsor, Facebook, Inc., Instagram, X, TikTok or Pinterest and their affiliated companies, and all other businesses involved in this Promotion, including advertisers, as well as the employees, officers, directors and agents of each, and including legal and financial advisors (the "Released Parties"), from all claims and liability (including all damages, losses, expenses and fees including reasonable attorney(s) fees) relating to participation in the Promotion, including the acceptance and use/misuse of the Prize offered. Winner assumes all liability for any injury or damage caused or claimed to be caused, by participation in this Promotion or use/misuse or redemption of the prize. Sponsor is not responsible for any typographical or other error in the printing of the Promotion, administration of the Promotion or in the announcement of the Prizes.

As a condition of entering the Promotion, each entrant gives consent for Sponsor to obtain and deliver his/her name, address, and other information to third parties for the purpose of administering each Promotion and to comply with applicable laws, regulations, and rules. Any information entrants provided to Sponsor may be used to communicate with entrants in relation to any Promotion or on a winner list. In the event of a dispute over the identity of an online entrant, entry may be deemed submitted by the registered account holder of the e-mail address associated with the entry for the domain associated with the submitted address if person is eligible. The winner may be required to show proof of being the registered account holder. Registered account holder is defined as the person assigned to an e-mail address by an Internet access provider, on-line service provider, or other organization responsible for assigning e-mail addresses. In the event a dispute regarding the identity of the individual who submitted an entry cannot be resolved to Sponsor's satisfaction; the affected entry may be deemed ineligible. The Sponsor's not responsible for electronic communications that are undeliverable due to any form of active or passive filtering, or insufficient space in entrant's e-mail account to receive e-mail messages.

**LEGAL WARNING:** ANY ATTEMPT BY AN INDIVIDUAL, WHETHER OR NOT AN ENTRANT, TO DELIBERATELY

DAMAGE, DESTROY, TAMPER OR VANDALIZE THIS WEB SITE OR INTERFERE WITH THE OPERATION OF THE PROMOTION, IS A VIOLATION OF CRIMINAL AND CIVIL LAWS AND SPONSOR RESERVES THE RIGHT TO SEEK DAMAGES AND DILIGENTLY PURSUE ALL REMEDIES AGAINST ANY SUCH INDIVIDUAL TO THE FULLEST EXTENT PERMITTED BY LAW.

PRIVACY: By entering and providing the required entry information, entrants acknowledge that the Sponsor may also send information, samples, or special offers it believes may be of interest to entrant, or other information or goods offered by its marketing partners. Personal information collected by Sponsor will be used for administration of the Promotion and awarding the Prize. Furthermore, by entering, each entrant agrees to Sponsor's privacy policy at <https://www.taliatx.com/privacy>. Please refer to Sponsor's privacy policy for essential information regarding the collection, use, and disclosure of personal information by Sponsor. In addition, by entering, you agree that Sponsor may share your personal information with advertising participants as follows: <https://www.taliatx.com/privacy>. The Sponsor is not responsible for disclosures made by any third party.