

Reed's Crossing™ 2023 Summer Open House Raffle

OFFICIAL RULES

GLC-South Hillsboro, LLC is sponsoring the Reed's Crossing™ 2023 Summer Open House Raffle, whereby eligible individuals can register and be entered into a random drawing for the prize package valued at no less than \$250 [two hundred fifty dollars] total (the "Raffle" or "Promotion").

By participating in the Raffle, you acknowledge that you have read all of these OFFICIAL RULES, understand them, and agree to be bound by them.

NO PURCHASE NECESSARY TO ENTER OR WIN. PURCHASE WILL NOT INCREASE YOUR CHANCES OF WINNING.

1. Sponsor of Raffle

GLC-South Hillsboro, LLC ("Sponsor") is the sole sponsor of this Promotion. The Sponsor's primary business address is 1915 NE Amberglenn Parkway, suite 160, Hillsboro, OR 97006.

2. Management of Raffle

This Promotion is being managed by GLC-South Hillsboro, LLC.

3. Raffle Entry Period

The Raffle Entry Period will run from August 19th, 2023 (10:00 a.m. PST) to August 19, 2023 (6:00 p.m. PST).

4. Eligibility

The Raffle is open only to residents of the United States who are 18 years of age or older as of the commencement of the Raffle Entry Period and are in possession of a valid state-issued photo ID. Current residents or occupants of a home in the Reed's Crossing Community in South Hillsboro, Oregon ("Reed's Crossing") are not eligible to participate. Employees, contractors, or agents who have, within six months prior to the Raffle Entry Period held employment with or performed services for Sponsor or Reed's Crossing or any organizations affiliated with the sponsorship, fulfillment, administration, prize support, advertisement or promotion of the Raffle or any of their parent companies, affiliates, agents, or subsidiaries, as well as the immediate family (spouse, parents, siblings, and children) and household members of such employees, contractors or agents, are not eligible to participate. **Void where prohibited.**

5. How to Enter

Eligible individuals ("Participants") may register for the Raffle by submitting their name, email and phone number at builders' Information Centers within Reed's Crossing. Registrants agree to receive periodic e-mail communications from Sponsor and/or Reed's Crossing. Registrants may opt to unsubscribe from e-mails at any time. Any effort by a Participant to misrepresent himself, herself, or themselves through the use of aliases, or otherwise, will disqualify the Participant from the Raffle. Sponsor is not responsible for any incorrect or inaccurate information supplied by any Participant during participation or otherwise in connection with this Raffle. All questions or

disputes regarding eligibility for the Raffle, or Prize, or a Participant's compliance with these Official Rules, will be resolved by Sponsor in its sole and absolute discretion.

Each registration will automatically receive one (1) entry into the Raffle. LIMIT: One (1) entry per valid registration. If entries exceed the entry limitations, the entrant may be disqualified in the Sponsor's sole discretion. Entrants must provide all information requested to be eligible to win. Incomplete, unreadable, or unintelligible entries shall be disqualified. Entries generated by a script, macro or other automated means shall be disqualified. Each entrant must be the rightful owner or have authorized use of the e-mail address and telephone number identified in the entrant's entry as of the start and end of the Raffle Entry Period. In the event of a dispute as to the identity of a winner, the winner shall be deemed to be the person in whose name the e-mail account governing the e-mail address was opened.

Participants are solely responsible for all charges imposed by their internet service providers and/or their wireless service providers, including any applicable taxes on such services.

6. Prize

The winning Participant will receive 1- Fred Meyer Gift Card valued at \$250 [two hundred fifty] USD total. This Raffle is not sponsored, endorsed, administered by, or associated with the manufacturer, retailer or distributor of any prize item set forth above.

Sponsor will use best efforts to ensure that Prize is picked up or delivered to winners within forty-five (45) days of winner's selection (as defined below). Winner to cooperate with Sponsor in the pickup or delivery of Prize. Prize is not exchangeable for credit or kind, in part or in full except at the sole and absolute discretion of Sponsor. Sponsor reserves the right to substitute a prize of equal or greater value.

All prize recipients are solely responsible for any and all applicable federal, state, and local taxes and any expenses associated with the Prize, unless otherwise indicated. An IRS form 1099 will be issued if required by law.

Prize will not be replaced if lost or stolen due to circumstances outside Sponsor's control. If a prize cannot be awarded due to circumstances beyond the control of Sponsor, a substitute prize of equal or greater retail value may be awarded to winner at Sponsor's sole discretion.

7. Odds of Winning

Odds of winning depend on the number of eligible entries received during the Entry Period.

8. Winner Selection and Notification

On August 25th, 2023 one (1) winner shall be selected in a random drawing from all eligible entries received during the Entry Period. The prize winner shall be notified by telephone or email, whichever is appropriate and at Sponsor's sole discretion on August 27, 2023. Selected winner shall be required to respond (as directed) to the notification within seventy-two (72) hours of

attempted notification date. The failure to respond timely to the notification shall result in forfeiture of the Prize and, in such case, the Sponsor shall randomly select an alternate winner from among the remaining eligible entries. Prize winners shall be required to verify name and complete mailing address and to execute and return within seven (7) business days an affidavit of eligibility and liability/publicity release form covering eligibility, liability, advertising, publicity and media appearance issues, unless prohibited by law. Prize shall not be awarded until all such properly executed forms are returned. The decisions of the Administrator and/or Sponsor are final and legally binding in all Raffle related matters. Sponsor may publicly announce the name and/or location of the winning Participant.

9. Release and Limitations of Liability

All applicable federal, state and local laws and regulations apply. By participating in the Raffle and/or accepting a Prize, each Participant agrees: (i) to release and hold Sponsor, Newland Real Estate Group, LLC (“Newland”), North America Sekisui House, LLC (“NASH”) and their affiliates, all Builders, and each of their affiliates, subsidiaries, parent companies and agents, officers, directors, shareholders, partners, members, employees, contractors and agents, and the retailer, manufacturer, and distributor of the Prize (collectively “Released Parties”), harmless from and against any and all claims and liability arising out of participation in the Raffle, and to hold the Released Parties harmless against any and all claims and liability arising from the use, redemption or delivery of any Prize, (ii) to be bound by the Official Rules, and the decisions of Sponsor in all regards, which are final in all respects, (iii) that Sponsor reserves the right in its sole discretion to disqualify any individual who tampers with the registration or entry process (iv) that Released Parties are not responsible and do not assume liability for any injury or damage caused, or claimed to be caused, by participation in this Raffle or use or redemption of a Prize, and (v) (iv) that the Released Parties do not operate or control in any respect any products, or services provided by any third party vendor.

Entrants authorize the Released Parties to use their name, voice, likeness, biographical data, city and state of residence and entry materials in programming or promotional material, worldwide in perpetuity, or on a winner’s list, if applicable, without further compensation unless prohibited by law. Sponsor is not obligated to use any of the above-mentioned information or materials, but may do so and may edit such information or materials, at Sponsor’s sole discretion, without further obligation or compensation. The Released Parties shall not be liable for: (i) late, lost, delayed, stolen, misdirected, postage-due, incomplete, unreadable, inaccurate, garbled or unintelligible entries, communications or affidavits, regardless of the method of transmission; (ii) telephone system, telephone or computer hardware, software or other technical or computer malfunctions, lost connections, disconnections, delays or transmission errors; (iii) data corruption, theft, destruction, unauthorized access to or alteration of entry or other materials; (iv) any injuries, losses or damages of any kind caused by the prize or resulting from acceptance, possession or use of a prize, or from participation in the Raffle; or (v) any printing, typographical, administrative or technological errors in any materials associated with the Raffle. Sponsor disclaims any liability for damage to any computer system resulting from participating in, or accessing or downloading information in connection with this Raffle, and reserves the right, in its sole discretion, to cancel, modify or suspend the Raffle should a virus, bug, computer problem, unauthorized intervention or other causes beyond Sponsor’s control, corrupt the administration, security or proper play of the Raffle. Sponsor may prohibit you from participating in the Raffle or winning a prize if, in its sole

discretion, it determines you are attempting to undermine the legitimate operation of the Raffle by cheating, hacking, deception, or any other unfair playing practices of intending to annoy, abuse, threaten or harass any other players or Sponsor representatives.

Participant waives any claims against Sponsor and Brookfield Properties, irrespective of the nature of such claims. Sponsor and Newland shall not be held liable or responsible for failure or delay in fulfilling or performing any obligations in these Official Rules to the extent and for so long as such failure or delay is caused by or results from causes beyond their reasonable control. Sponsor and Newland are not responsible for any typographical or other error in the printing of the Promotion.

UNDER NO CIRCUMSTANCES, INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE, SHALL THE RELEASED PARTIES BE LIABLE HEREUNDER FOR ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF THE PROMOTION, EVEN IF ANY OR ALL OF THE FOREGOING OR ANY OF THEIR AUTHORIZED REPRESENTATIVES HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

BY PARTICIPATING IN THE PROMOTION, A PARTICIPANT WAIVES ANY AND ALL RIGHTS TO BRING ANY CLAIM OR ACTION RELATED TO SUCH MATTERS IN ANY FORUM BEYOND ONE (1) YEAR AFTER THE FIRST OCCURRENCE OF THE KIND OF ACT, EVENT, CONDITION, OR OMISSION UPON WHICH THE CLAIM OR ACTION IS BASED.

TO THE FULLEST EXTENT ALLOWABLE BY LAW, ALL THIRD-PARTY SERVICES AND/OR MERCHANDISE ARE PROVIDED "AS IS" WITHOUT ANY WARRANTY WHATSOEVER FROM SPONSOR, AND SPONSOR SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE SERVICES AND/OR MERCHANDISE OFFERED THROUGH THE RAFFLE INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND IMPLIED WARRANTIES ARISING FROM COURSE OF DEALING OR COURSE OF PERFORMANCE.

In the event of any claim, demand, cause of action or other potential liability of Sponsor to any Participant hereunder that is actionable despite the foregoing release, other than with respect to the obligation to award a Prize as described above, Participants agree that the liability of Sponsor, if any, shall be limited to an absolute maximum of two hundred fifty dollars (\$250). By participating in this Raffle, Participants hereby agree to waive any and all claims, demands and causes of action in excess of said amount.

Participation in this Raffle does not award Participants any rights to the copyrights, service marks, trademarks or other intellectual property of Sponsor, Brookfield Properties, NASH or the Builders.

10. **Modification or Termination**

Sponsor reserves the right to cancel, suspend, or modify the Raffle or any of its Official Rules set forth herein (including, but not limited to, the Raffle Period, Prize, and any other option made available to Participants) at any time, with or without notice, even though these changes may affect a Participant's ability to qualify for or receive a Prize. A Participant's continued participation in the Raffle constitutes the Participant's acceptance of any changes to these Official Rules, copies of which are available at Sponsor's Office, 1915 NE Amberglen Parkway, suite 160, Hillsboro, OR 97006.

11. Fraudulent Activity

Sponsor reserves the right to discontinue the Raffle participation of any Participant who engages in any fraudulent activity, attempts to deliberately damage any website or undermine the legitimate operation of this Raffle, or conducts activities in a manner inconsistent with these Official Rules or with any federal, state or local laws, rules, or regulations. Discontinued participation will result in the loss of any Prize and its associated benefits, including, without limitation, the return of any Prize previously awarded. IN ADDITION, SPONSOR SHALL HAVE THE RIGHT TO TAKE APPROPRIATE ADMINISTRATIVE AND/OR LEGAL ACTION, INCLUDING CRIMINAL PROSECUTION, AS IT DEEMS NECESSARY IN ITS SOLE DISCRETION, AND SPONSOR RESERVES THE RIGHT TO SEEK DAMAGES FROM ANY SUCH PARTICIPANT TO THE FULLEST EXTENT PERMITTED BY LAW.

12. Social Media

Sponsor may promote, administer and otherwise advertise the Raffle on social media outlets, such as, but not limited to, Instagram, Facebook®, Google +®, Pinterest®, YouTube® and Twitter® (collectively, "Social Media") and may engage a third-party vendor to administer and otherwise manage Social Media. While Sponsor endeavors to make its Social Media sites available to all Participants and to the general public, it makes no guarantee as to the content or safety of its Social Media sites. By participating in the Raffle, Participant agrees to abide by the terms and conditions of each Social Media site, respectively, and further agree that:

- Participant will not send or otherwise post unauthorized commercial communications (such as SPAM) on any Social Media sites.
- Participant will not collect users' content or information, or otherwise make any unauthorized access to a Social Media site using automated means (such as harvesting bots, robots, spiders, or scrapers) without Sponsor's permission.
- Participant will not engage in unlawful multilevel marketing, such as a pyramid scheme, on any Social Media sites.
- Participant will not upload viruses or other malicious code.
- Participant will not solicit login information or make any unauthorized access to another user's Social Media account.
- Participant will not bully, intimidate, or harass any user.
- Participant will not post content that is hateful, threatening, or pornographic; incites violence; or contains nudity or graphic or gratuitous violence.

- Participant will not develop or operate a third-party application containing alcohol-related or other mature content (including advertisements) without appropriate age-based restrictions.
- Participant will not use any Social Media site to do anything unlawful, misleading, malicious, or discriminatory.
- Participant will not do anything that could disable, overburden, or impair the proper working of any Social Media site, such as a denial of service attack.
- Participant will not facilitate or encourage any violations of this section of the Official Rules.
- By taking part in the Raffle, Participant hereby grants to Facebook, Google+, Twitter, Pinterest, YouTube and Instagram a non-exclusive, fully paid and royalty-free, transferable, sub-licensable, worldwide license to use the content that is posted on or through Facebook, Google+, Twitter, Pinterest, YouTube and Instagram. Facebook, Google +, Twitter, Pinterest, YouTube and Instagram may be supported by advertising revenue and may display advertisements and promotions, and Participants hereby agree that Facebook, Google +, Twitter, Pinterest, YouTube and Instagram may place such advertising and promotions on, about, or in conjunction with Participant's statement and/or photo(s). The manner, mode and extent of such advertising and promotions are subject to change without specific notice to Participant. In addition, Participant agrees to COMPLETELY RELEASE any and all claims of liability arising from this Raffle, as against the Social Media sites described herein.

THE RAFFLE IS NOT SPONSORED, ENDORSED, ADMINISTERED BY, OR ASSOCIATED WITH INSTAGRAM, FACEBOOK, GOOGLE+, TWITTER, PINTEREST, YOUTUBE OR ANY OTHER SOCIAL MEDIA SITE THAT MAY BE REFERENCED IN THESE OFFICIAL RULES. PARTICIPANTS ARE PROVIDING INFORMATION ONLY TO THE SPONSOR AND NOT TO ANY SOCIAL MEDIA SITE. ALL PARTICIPANTS RELEASE ANY SOCIAL MEDIA SITE, INDIVIDUALLY, WHICH SPONSOR MAY UTILIZE IN THE RAFFLE, ADVERTISEMENT OR OTHER OF THIS RAFFLE.

By posting pictures or comments on any Social Media page owned or operated by Sponsor or its agents in connection with the Raffle, Participant unconditionally agrees that during and upon conclusion of the Raffle, all such comments, photos, and any other materials posted by the Participant shall be unconditionally assigned to Sponsor for use in any manner it deems fit and the ownership of such materials, whether consisting of copyright, authorship, intellectual property, or otherwise shall be transferred and conveyed to Sponsor as the owner for all purposes and that the Sponsor and its parent companies, affiliates, subsidiaries, agents, and licensees may use such information and materials collected without compensation to the Participant.

13. Privacy

To learn how the personal information collected in connection with the Raffle may be used, individuals should read Sponsor's Privacy Policy which is available at www.ReedsCrossing.com. The terms of Sponsor's Privacy Policy (and any edits to said policy) are incorporated herein by reference.

14. Disputes

By entering the Raffle, each Participant irrevocably agrees that any and all disputes, claims, and causes of action arising out of, or connected with, the Raffle shall be resolved individually, without resort to any form of class action, and exclusively by arbitration under the current rules of the American Arbitration Association. Arbitration will take place in Portland, State of Oregon, which shall have exclusive jurisdiction over any such disputes, claims or causes of action. Each Participant hereby waives any claim that he or she is not subject personally to the jurisdiction of said courts or that any such suit or other proceeding is brought in an inconvenient forum or improper venue. All issues and questions concerning the construction, validity, interpretation and enforceability of these Official Rules, or the rights and obligations of the Participant and Sponsor in connection with the Raffle, shall be governed by, and construed in accordance with, the laws of the State of Oregon, without giving effect to any choice of law or conflict of law rules or provisions (whether the State of Oregon, or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Oregon. Any and all claims, judgments and rewards shall be limited to the actual value of the Prize awarded, and shall expressly exclude any award of attorneys' fees; and under no circumstances will any Participant be permitted to seek recovery for, and Participant hereby waives all rights to claim, punitive, incidental and consequential damages and any other damages, other than for the actual value of the Prize, and waives any and all rights to have damages multiplied or otherwise increased.

15. Miscellaneous

For a list of prize winners or a copy of the Official Rules, mail a request and self-addressed, stamped envelope to be received no later than 12/31/2023, to GLC-South Hillsboro, LLC 1915 NE Amberglen Parkway, suite 160, Hillsboro, OR 97006, Attn: Reed's Crossing 2023 Summer Open House Raffle.

Sponsor reserves the right to amend these Official Rules or discontinue, modify, suspend, revise or amend the Raffle or any of its Official Rules at any time. Sponsor disclaims any responsibility to notify participants of any aspect related to the conduct of the Promotion. A Participant's continued participation in the Raffle constitutes the Participant's acceptance of any changes to these Official Rules.