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SUBDIVISION STREETS DISCLOSURE STATEMENT*
NCGS §136-102.6(f)

NAME OF SELLER:____Aspen Custom Homes, Inc._____

TAX PARCEL ID# OF SUBJECT PARCEL(S):___190400932619_____

DEED REFERENCE(S) FOR SUBJECT PARCEL(S):_____BK 1941 PG 471-473_____

Pursuant to the provisions of NCGS §136-102.6(f), the Seller (and Developer where applicable) hereby disclose to the Buyer the following:

The street or streets upon which the house or lot sits are ____Public __X__Private
Additional information, if any:_____

If public, the Seller (and Developer where applicable) hereby certify that the right-of-way and design of the street has been approved by the Division of Highways, and the street has been or will be constructed by the Seller (and Developer if applicable) in accordance with the standards for subdivision streets adopted by the Board of
Transportation for acceptance on the highway system.

If private, the streets will NOT be constructed to minimum standards sufficient to allow their inclusion on the NC State highway system for maintenance. The responsibility for maintenance of the streets is set forth as follows:

_____A Private Road Maintenance Agreement filed of record in the Register of Deeds of _____County at Book_____, Page_____.

__X__The following person or entity:_PER THE HOA PRESIDENT: KELLER POND HOA.

_____The responsibility for maintenance of the streets lies with each individual owner Either by informal agreement or by default. If this is the situation, the Buyer is Advised that he or she may be unable to ensure that the private street(s) are Properly or fully maintained in order to ensure access to and from the Buyer's Property, and will have no remedy at law to resolve this issue.

Signed by:
EC654DD5DC2447A...

_____ _____
Seller Developer

*Prior to entering into any agreement or conveyance, this disclosure shall be signed in duplicate originals, one of which shall be retained by the Seller and Developer (if any) and one of which shall be provided to the Buyer. In addition, the Seller and Developer (if any) and the Buyer shall sign a separate Acknowledgement of Receipt of t his Disclosure Statement.

Prepared by McFarlane Law Offices
Steve McFarlane, Attorney at Law

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ACKNOWLEDGEMENT OF RECEIPT OF SUBDIVISION STREET DISCLOSURE STATEMENT PURSUANT TO NCGS §136-102.6(f)

The undersigned acknowledge that on the date indicated and prior to entering into any agreement or conveyance, he or she received an executed original Subdivision Streets Disclosure Statement with regard to the following property:

Tax Parcel ID No. ___190400932619_____

Deed Reference: Book_1941__ Page_471___

Signed by:
EC654DD5DC2447A...

_____ Date signed: 4/13/2026
Seller

_____ Date signed:_____
Developer (if any)

_____ Date signed:_____
Buyer

_____ Date signed:_____
Buyer