

OWNER'S ASSOCIATION DISCLOSURE AND ADDENDUM

January 13, 2024

Welcome to the Villas of Wake Forest, an active adult community with many opportunities to join social gatherings, clubs, and meet new friends and neighbors. New owners will be informed of all available amenities through a Welcome visit and discuss immediate questions and provide information on where to find answers to questions, that may arise at a later date.

Legal Association Name: The Villas of Wake Forest Condominium Owners Association, Inc.

Assessments: \$259.00 to \$337.00 monthly

Association Management Group: York Properties

York Contact: carolslaven@yorkproperties.com

Association Website: www.villasofwakeforest.com

Services and amenities paid for by the above owner's association from regular assessments:

- ✓ Master Insurance Policy
- ✓ Casual/Liability insurance on common area
- ✓ Management fees
- ✓ Exterior building maintenance
- ✓ Exterior yard / landscaping maintenance
- ✓ Recreation amenity maintenance
- ✓ Termite/Treatment/Extermination /Repairs, if necessary
- ✓ Storm water management / drainage / ponds
- ✓ Legal / accounting
- ✓ Pool maintenance
- ✓ Parking area maintenance
- ✓ Common areas maintenance

- As of this date, there are no other dues, fees or special assessments, confirmed or proposed payable by the Developments property owners.
- As of this date, there are no unsatisfied judgements against or pending lawsuits involving the association.
- The fees charged by the association or management company in connection with the transfer of property are as follows: Certification fee charged by the management company in addition to expedited fees and processing charged by a 3rd party. Please refer to the TRID Fee Schedule on www.homewisedocs.com for details.

All public and association documents can be found at: www.villasofwakeforest.com

- ✓ Declaration
- ✓ Articles of Incorporation
- ✓ Rules and Regulations
- ✓ By Laws
- ✓ Architectural Guidelines
- ✓ Financials and Budget (restricted access for homeowners only)

Approved By the Wake Forest Villas Board of Directors

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