

PINECREST TOWNHOME OWNER'S ASSOCIATION DISCLOSURE AND ADDENDUM 2026

Legal Association Name: Pinecrest Townhomes Association, Inc.

Assessments: \$120.00 monthly due the first of each month.

Association Management Group: Towne Properties

Contact: Teresa Majeed LisaRose@TowneProperties.com - 919-878-8787

Association Website: www.pinecresttownhome.com

*****HOA does not cover exterior maintenance*****

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

- Master Insurance Policy
- Real property taxes on common areas
- Casual/Liability insurance on common areas
- Management fees
- Exterior yard/Landscaping maintenance
- Termite Warranty
- Legal / Accounting
- Private road 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 except: N/A
- As of this date, there are no unsatisfied judgements against or pending lawsuits involving the association except: N/A
- All governing documents pertaining to the community can be found on www.homewisedocs.com
- The fees charged by the association or management company in connection with the transfer of property are as follows: \$177 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.
- As of this date, there are no rental caps but the community is looking into changing the legal documents to limit rentals.
- Leases must be at least 6 months in length.
- Seller agrees to deliver information regarding Insurance Agent and contact: Nationwide Carter Glass 919-781-1973

