

Owners Association Disclosure and Addendum

Legal Association Name: **The Oaks at Allyn's Landing Owners Association, Inc.**

Assessments: **\$435.00** per Month and **\$265.00** Annually to Allyn's Landing Master HOA
Association Management Group: Towne Properties RDO, Sabina Bell
919.878.8787

Association Website: **www.oaksatallynslanding.com**

Services and amenities paid for by the above Owners Association from regular assessments ("dues"):

- | | |
|--|--|
| ☒ Master insurance policy | ☐ Street lights |
| ☒ Real property taxes on common area | ☒ Water |
| ☒ Casual / liability insurance on common areas | ☒ Sewer |
| ☒ Management fees | ☐ Pool maintenance |
| ☒ Exterior building maintenance | ☐ Tennis court maintenance |
| ☒ Exterior yard / landscaping maintenance | ☒ Private Road Maintenance |
| ☒ Trash removal | ☒ Parking Area Maintenance |
| ☐ Recreation amenity maintenance | ☒ Common Area Maintenance |
| ☐ Pest Treatment / extermination | ☐ Cable TV |
| ☐ Storm water management / drainage / ponds | ☐ Internet Service |
| ☐ Gate and or security | ☒ Termite Warranty |
| ☒ Legal / accounting | ☐ Other _____ |

As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed payable by the Development's property owners.

As of this date, there are no unsatisfied judgments 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: **\$177** certification fee charged by the management company in addition to expedited fees and processing charged by 3rd party. Please refer to the TRID Fee Schedule on Homewisedocs.com for details. **The Oak's Board voted to begin instituting a move-in/ move-out fee for new owners. The fee is \$150.00 and will be collected at closing for all new owners effective September 1, 2017.**

Seller Agrees to deliver information regarding:

- Insurance Agent: **Nationwide-Carter Glass 919.781.1973**

Updated 12/2025