

Owners' Association Disclosure and Addendum

1. Legal Association Name:

Cambridge Oaks Homeowners Association, Inc.

1. 2025 Assessments: \$310 / Month

2. Association management group and contact:

Towne Properties — 919.878.8787

3. Services and amenities paid for by the above owners association from regular assessments (“dues”):

☒ Master insurance policy

☒ Real property taxes on common area

☒ Casual / liability insurance on common areas

☒ Management fees

☒ Exterior building maintenance

☒ Exterior yard / landscaping maintenance

☐ Trash removal

☐ Recreation amenity maintenance

☒ Termite Inspection

☐ Storm water management / drainage / ponds

☐ Gate and or security

☒ Legal / accounting

☐ Street lights

☐ Water/Sewer

☐ Pool maintenance

☐ Tennis court maintenance

☒ Private Road Maintenance

☐ Parking Area Maintenance

☒ Common Area Maintenance

☐ Cable TV

☐ Internet Service

☐ Other _____

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

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association.

5. The fees charged by the association or management company in connection with the transfer of property are as follows:

\$177 certification fee to the management company

Additional 3rd party fees—varies by transaction. Please refer to the TRID Fee Schedule on www.homewisedocs.com.

3. Seller Agrees to deliver information regarding:

Insurance: Bradsher & Bunn Insurance Agency 919-828-4354

All governing and legal documents can be found on

www.HomeWiseDocs.com