



WINDSOR FOREST HOMEOWNERS ASSOCIATION DISCLOSURE AND ADDENDUM

1. **Legal Association Name:**

Windsor Forest Homeowners Association, Inc.

2. **Assessments:** \$99/Semi-Annual

3. **Association management contact:** Towne Properties – Ambra Davidson – 919-878-8787

4. **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 Areas Maintenance |
| ☐ Pest Treatment / extermination | ☐ Cable TV |
| ☐ Storm water management / drainage / ponds | ☐ Internet Service |
| ☐ Gate and or security | ☐ Other _____ |
| ☒ Legal / accounting | ☐ Other _____ |

5. As of this date, there are no other **dues, fees** or **Special Assessments**, confirmed or proposed payable by the Development’s property owners.

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

7. **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

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

8. **Seller Agrees to deliver information regarding:**

- **Insurance:** Nationwide - Carter Glass agency 919-781-1973

All governing and legal documents can be found on
www.HomeWiseDocs.com