

Owners Association Disclosure and Addendum

Legal Association Name: **Riverside (Cypress Grove) Townhomes Association, Inc.** Assessments: **\$270 per month**

Association Management Group: **Towne Properties Raleigh District**

CSA: Jennifer Nesselrode/ jennifernelrode@towneproperties.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 Barrier Maintenance |
| | (annual inspection/treatment not covered) |
| ☒ Legal / accounting | ☐ Other |

As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association, except: **None**

Although there is no Rental Cap, leases cannot be shorter than 6 months. There is a policy that requires forms and a \$100 fee to be submitted to Towne Properties. Refer to the Nonowner Occupied Property Compliance Form for additional information.

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 www.homewisedocs.com for details.**

Seller Agrees to deliver information regarding:

- Insurance Agent/Contact: **Nationwide: Carter Glass– 919-781-1973**