

Owners' Association Disclosure and Addendum

1. Legal Association Name Falls River Community Association, Inc.
Assessments \$410.00 per Year. Association management group and
contact Towne Properties — 919-878-8787
Association website
www.fallsriverraleigh.com

2. Services and amenities paid for by the above owners association from
regular assessments ("dues").

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| ☐ 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 (Alleyways) |
| ☐ 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 _____ |

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

4. As of this date, there are no unsatisfied judgments against or pending
lawsuits involving the association, except: N/A.

5. The fees charged by the association or management company in
connection with the transfer of property are as follows: **\$177.00**
certification of HOA account (additional \$25 same-day expedite
fee).

6. Seller Agrees to deliver information regarding:

- Insurance agent & contact Nationwide - Carter Glass agency 919-781-
1973
