

SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected? _____

Date of last maintenance service: _____

Yes ☐ No ☒ NR ☐

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	☐	☐	☒	☐	Irrigation system	☒	☐	☐	☐	Sump pump	☒	☐	☐	☐	Garage Door system	☐	☐	☒	☐
Elevator system or component	☒	☐	☐	☐	Pool/hot tub /spa	☒	☐	☐	☐	Gas logs	☒	☐	☐	☐	Security system	☒	☐	☐	☐
Appliances to be conveyed	☐	☐	☒	☐	TV cable wiring or satellite dish	☐	☐	☒	☐	Central vacuum	☒	☐	☐	☐	Other:	☐	☐	☐	☐

Explanations for questions in Section D (identify the specific question for each explanation):

SECTION E. LAND/ZONING

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?

Yes ☐ No ☒ NR ☐

E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements)?

Yes ☐ No ☒ NR ☐

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)?

Yes ☐ No ☒ NR ☐

E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?

Yes ☐ No ☒ NR ☐

E5. Does the property abut or adjoin any private road(s) or street(s)?

Yes ☐ No ☒ NR ☐

E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA

Yes ☒ No ☐ NR ☐

Explanations for questions in Section E (identify the specific question for each explanation):

CAMDEN HOA MAINTAINS PRIVATE STREET ADJOINING PROPERTY

SECTION F. ENVIRONMENTAL/FLOODING

F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?

Yes ☐ No ☒ NR ☐

Buyer Initials _____ Owner Initials AM
Buyer Initials _____ Owner Initials AM

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	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☒	☐
F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?	☐	☒	☐
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	☐	☒	☐
F5. Is the property located in a federal or other designated flood hazard zone?	☐	☒	☐
F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?	☐	☒	☐
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	☐	☒	☐
F8. Is there a current flood insurance policy covering the property?	☐	☒	☐
F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?	☐	☒	☐
F10. Is there a flood or FEMA elevation certificate for the property?	☐	☒	☐

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

SECTION G. MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?	☐	☒	☐
G2. Is the property subject to a lease or rental agreement?	☐	☒	☐
G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?	☒	☐	☐

Explanations for question in Section G (identify the specific question for each explanation):

HOA HAS CAP ON RENTING/LEASING UNITS AT NO MORE THAN 20%

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 Buyer Initials _____ Owner Initials AM

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SECTION H. OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply] a. (specify name) <u>CAMDEN TOWNHOMES HOA</u> whose regular assessments ("dues") are \$ <u>230</u> per <u>MONTH</u> The name, address, telephone number, and website of the president of the owners' association or the association manager are <u>NICK RUDEN, comm. MGR W/ ELITE MGMT - 919-233-7660</u> 7660×233 b. (specify name) <u>CARY PARK POA</u> whose regular assessments ("dues") are \$ <u>270</u> per <u>6 MONTHS</u> The name, address, telephone number, and website of the president of the owners' association or the association manager are <u>KAREN BAYLESS W/ ELITE MGMT - 919-233-7660</u> 7660×202 c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? <u>NO</u> If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	<table border="0"> <tr> <td style="text-align: right;">Yes</td> <td style="text-align: center;">☒</td> </tr> <tr> <td style="text-align: right;">No</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: right;">NR</td> <td style="text-align: center;">☐</td> </tr> </table>	Yes	☒	No	☐	NR	☐
Yes	☒						
No	☐						
NR	☐						

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If "yes," state the amount of the fees: _____	<table border="0"> <tr> <td style="text-align: right;">☐</td> <td style="text-align: center;">☒</td> <td style="text-align: right;">☐</td> </tr> </table>	☐	☒	☐
☐	☒	☐		

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property? If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____	<table border="0"> <tr> <td style="text-align: right;">☐</td> <td style="text-align: center;">☒</td> <td style="text-align: right;">☐</td> </tr> </table>	☐	☒	☐
☐	☒	☐		

H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____	<table border="0"> <tr> <td style="text-align: right;">☐</td> <td style="text-align: center;">☒</td> <td style="text-align: right;">☐</td> </tr> </table>	☐	☒	☐
☐	☒	☐		

Explanations for questions in Section H (identify the specific question for each explanation):

Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.

Owner Signature:	Signed by: OF 1006F20E54478	Date <u>6/1/2026</u>
Owner Signature:		Date <u>6/2/2026</u>

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____	Date _____
Buyer Signature: _____	Date _____