

Owners' Association Disclosure and Addendum

1) Legal Association Name: Bedford Commons Homeowners Association, Inc.

Assessment: \$195.00 per month

Association Management group and Contact: Towne Properties Raleigh

Phone: 919-878-8787

2) 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 maint. (see covenants) | ☐ Tennis court maintenance |
| ☒ Exterior yard / landscaping maintenance | ☒ Private Road Maintenance |
| ☐ Trash removal | ☒ Parking Area Maintenance |
| ☐ Recreation amenity maintenance | ☒ Common Areas Maintenance |
| ☒ Pest Control (termites inspection only) | ☐ 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: Not Applicable

4) The fees charged by the association or management company in connection with the transfer of property are as follows: \$177.00 certification fee charges by the management company in addition to expedited fees and processing charges by 3rd party. Please refer to the TRID Fee Schedule on HomewiseDocs.com for details.

5) Seller agrees to deliver information regarding:

- Insurance agent and contact: Nationwide Insurance, Carter Glass Agency
Phone: 919-781-1973