



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 644 Ashe Lake Way, Fuquay Varina, NC, 27526

Owner's Name(s): Opendoor Property Trust I

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed

by a broker even after repairs are made.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____ Owner Initials BB
Buyer Initials _____ Owner Initials _____

REC 4.22

REV 5/24

1

SECTION A. STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR																																																																										
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>04/27/2026</u> If not owner-occupied, how long has it been since the owner occupied the property? <u>never occupied</u>	☐	☒	☐																																																																										
A2. In what year was the dwelling constructed? <u>2013</u>			☐																																																																										
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☐	☒																																																																										
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☐ Brick Veneer ☐ Vinyl ☒ Stone ☒ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other _____			☐																																																																										
A5. In what year was the dwelling's roof covering installed? <u>Unknown</u>			☒																																																																										
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☐	☒																																																																										
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☐	☒																																																																										
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☒																																																																										
A9. Is there a problem, malfunction, or defect with the dwelling's:																																																																													
<table border="0" style="width: 100%;"> <tr> <th></th> <th>NA</th> <th>Yes</th> <th>No</th> <th>NR</th> </tr> <tr> <td>Foundation</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Slab</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Patio</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Floors</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>		NA	Yes	No	NR	Foundation	☐	☐	☐	☒	Slab	☐	☐	☐	☒	Patio	☐	☐	☐	☒	Floors	☐	☐	☐	☒	<table border="0" style="width: 100%;"> <tr> <th></th> <th>NA</th> <th>Yes</th> <th>No</th> <th>NR</th> </tr> <tr> <td>Windows</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Doors</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Ceilings</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Deck</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> </table>		NA	Yes	No	NR	Windows	☐	☐	☐	☒	Doors	☐	☐	☐	☒	Ceilings	☐	☐	☐	☒	Deck	☒	☐	☐	☐	<table border="0" style="width: 100%;"> <tr> <th></th> <th>NA</th> <th>Yes</th> <th>No</th> <th>NR</th> </tr> <tr> <td>Attached Garage</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Fireplace/Chimney</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Interior/Exterior Walls</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Other: _____</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> </table>		NA	Yes	No	NR	Attached Garage	☐	☐	☐	☒	Fireplace/Chimney	☐	☐	☐	☒	Interior/Exterior Walls	☐	☐	☐	☒	Other: _____	☐	☐	☐	☐
	NA	Yes	No	NR																																																																									
Foundation	☐	☐	☐	☒																																																																									
Slab	☐	☐	☐	☒																																																																									
Patio	☐	☐	☐	☒																																																																									
Floors	☐	☐	☐	☒																																																																									
	NA	Yes	No	NR																																																																									
Windows	☐	☐	☐	☒																																																																									
Doors	☐	☐	☐	☒																																																																									
Ceilings	☐	☐	☐	☒																																																																									
Deck	☒	☐	☐	☐																																																																									
	NA	Yes	No	NR																																																																									
Attached Garage	☐	☐	☐	☒																																																																									
Fireplace/Chimney	☐	☐	☐	☒																																																																									
Interior/Exterior Walls	☐	☐	☐	☒																																																																									
Other: _____	☐	☐	☐	☐																																																																									

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

A5. Seller has no knowledge of installation dates.

SECTION B. HVAC/ELECTRICAL

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☐	☒
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☐	☒
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture) ☐ Furnace [____ # of units] Year: _____ ☐ Heat Pump [____ # of units] Year: . _____ ☐ Baseboard [____ # of bedrooms with units] Year: _____ ☒ Other: <u>Unknown</u> Year: <u>Unknown</u>			☒

Buyer Initials _____ Owner Initials BB
 Buyer Initials _____ Owner Initials _____

REC 4.22
REV 5/24

2

Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

☒ Central Forced Air: Split system Year: Unknown ☐ Wall/Windows Unit(s): _____ Year: _____
☐ Other: _____ Year: _____

☐

B5. What is the dwelling's fuel source? (Check all that apply)

☒ Electricity ☒ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other: _____

☐

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

SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

☒ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other: _____

☐

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

☒ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☐ Other: _____

☐

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☐ Gas: _____ ☐ Electric: _____ ☐ Solar: _____ ☒ Other: Unknown

C4. What is the dwelling's sewage disposal system? (Check all that apply)

☐ Septic tank with pump ☐ community system ☐ Septic tank ☐ Drip system
☒ Connected to City/County System ☐ City/County system available ☐ Other: _____
☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

☐

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ ☐ No Records Available

Date the septic system was last pumped: _____

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	☒	☐	☐	☐	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☐	☒
Sewer system	☐	☐	☐	☒	Water supply (water quality, quantity, or pressure)	☐	☐	☐	☒

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

Buyer Initials _____ Owner Initials BB
Buyer Initials _____ Owner Initials _____

REC 4.22
REV 5/24

3

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?)

☐ ☐ ☒

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

☐ ☐ ☒

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?

☐ ☐ ☒

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

☐ ☐ ☒

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

☐ ☐ ☒

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

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 BB
 Buyer Initials _____ Owner Initials _____

REC 4.22
REV 5/24

4

	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, materialmens' 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):

G3) Property has CC&Rs

Buyer Initials _____ Owner Initials BB
 Buyer Initials _____ Owner Initials _____

REC 4.22
REV 5/24

5

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>South Lakes Master Association Inc.</u> whose regular assessments ("dues") are \$ <u>386.40</u> per <u>SEMIANNUALLY</u>. The name, address, telephone number, and website of the president of the owners' association or the association manager are: <u>Sentry Management, Inc, Address: 2180 W State Road 434 Ste 5000 Longwood, FL 32779, ph num: 678-565-3393,</u> b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____ c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	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: _____	☒ ☐ ☐
--	--

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: _____	☐ ☐ ☒
--	--

H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____	☐ ☐ ☒
---	--

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

Property is Part of the HOA.

H2. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

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: Brad Bonney Opendoor Property Trust I Date 05/09/2026
Owner Signature: _____ Date _____

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 _____



Statement of Unpaid Assessments

Order #3ZJH4JUR

Order Disclosure

This information may not, in whole or in part, be resold for any purpose. Sentry Management, Inc. is fulfilling this order on behalf of the association in accordance with the Terms and Conditions that the requestor has acknowledged and based on the information that has been submitted.

Sentry Management, Inc. is fulfilling this order on behalf of the association in accordance with the Terms and Conditions that the requestor has acknowledged and based on the information that has been submitted.

For a property governed by more than one association, a unique resale demand certificate must be issued for each association. It is the responsibility of the authorized requestor to order all required resale demand certificates.

The 60-day effective period for this resale demand certificate starts on the day of issuance. A resale demand certificate update may be issued during the effective period.

Sentry Management cannot guarantee and is not responsible if the Association makes changes to any of the information set forth herein after the effective/issuance date. The closing agent shall require the seller and buyer to sign affidavits at closing representing that the information contained herein is true and correct to the best of their knowledge. All terms and conditions set forth herein are subject to compliance with the applicable state laws. Sentry Management might not have all applicable information. In such event, the parties to the transaction shall remain responsible for any charges not disclosed herein.

To change the formal ownership of the property in the association's records, Sentry Management, Inc. must acquire a copy of the warranty deed. The association must be paid all fees and assessments at the time of settlement or earlier and there are available Pay at Close options. See Terms and Conditions for detailed description of Pay at Close option.

Certification

By my signature below, I certify this information is provided in good faith and is true and correct to the best of my knowledge.



On behalf of the South Lakes
Master Association Inc

STATEMENT OF UNPAID ASSESSMENTS

Prepared on behalf of [REDACTED]
Unit Address 644 Ashe Lake Way , FUQUAY VARINA, NC, 27526
Association South Lakes Master Association Inc

Order Information

Requestor Information

Company Name

rexera

Full Name

Phone

01234567890

Preparer Information

...

Contact

Closings Team

Phone

**2180 W. State Rd 434 Ste 5000, Longwood, FL
32779**

1-800-932-6636

Transaction Information

Settlement Date

04/27/2026

File/Escrow #

26-5078

Seller Information

Name

Address

Buyer/Borrower Information

Name

Opendoor Property Trust I, a Delaware Statutory Trust

Address

410 N Scottsdale Dr #1600 , TEMPE, AZ, 85281

Phone

888-352-7075

Email

-

Unit Information

Master/Sub Association

There are no additional associations related to this unit.

i For property governed by more than one association, a separate resale demand certificate must be obtained for each association. It is the responsibility of the authorized requestor to obtain all resale demand certificates.

Assessment Information

Semi-Annual Assessment

Amount	\$ 386.40	Frequency	Semi Annual
Due On	1st of the cycle	Next Installment	07/01/2026
Paid Through Date	06/30/2026	Prepayment of Assessment	-

Late Fee
The association does not currently charge late fees for overdue payments.

Interest
18% Per Annum Interest If Received After 30 Days

i Any approved special assessments, capital charges or other association charges for this association has been provided in this document. The Board of Directors may be considering or can consider additional special assessments, capital charges or other charges at any given time within the 30-day effective/issuance date. This estoppel certificate is not intended to alter the relative rights and obligations of the seller and buyer under the purchase contract. Any mistakes or omissions as to the information provided herein shall not relieve the party responsible under the contract from any obligation. Any association charges enacted, initiated, approved and/or adopted after the effective/issuance date of this estoppel certificate shall be the responsibility of the current and/or future owner of this property. This estoppel certificate shall not constitute a waiver or release of the party responsible as to any changes not included herein.

Current Balance

Current Balance for this unit is \$ 0.00

One-Time Closing Fees

Description	Fee Type	Payment Status	Amount
Post Closing Owner Setup Fee	Sentry	Pay at Close	\$ 160.00



Any approved special assessments, capital charges or other association charges for this association has been provided in this document. The Board of Directors may be considering or can consider additional special assessments, capital charges or other charges at any given time within the 30-day effective/issuance date. This estoppel certificate is not intended to alter the relative rights and obligations of the seller and buyer under the purchase contract. Any mistakes or omissions as to the information provided herein shall not relieve the party responsible under the contract from any obligation. Any association charges enacted, initiated, approved and/or adopted after the effective/issuance date of this estoppel certificate shall be the responsibility of the current and/or future owner of this property. This estoppel certificate shall not constitute a waiver or release of the party responsible as to any changes not included herein.

Legal Collection Activity

This account has not been turned over to an Attorney for Collections.

Non-Compliance Notices

There are no open violations for this unit on record.



A violation could be delivered between the date of the Statement of Unpaid Assessments effective/issuance date and the date of closing. The Buyer and Seller should determine who is responsible if a violation is issued within that time. Please refer to the Governing Documents. Association is not releasing or waiving any of its rights under the Governing Documents to seek all remedies available to it for any violations from either the seller or the buyer as applicable. If any violations exist, the rights and obligations of both seller and buyer shall be governed by the Governing Documents and by their contract.

AutoPay

Remind the seller to cancel any recurring payments and/or automatic payments.

Association Information

Current/Pending Association Litigation

Unsatisfied judgments or pending lawsuits to which the association is a party:

Sentry does not search public records and provides only information it has in its files, which are typically limited to information received as the registered agent for the Association. In cases where Association is a plaintiff, or engaged in arbitration, or mediation, which are not a matter of public record, Sentry may not have access to information. Federal lawsuits will not be in county records and also not available information.

Insurance Information

Insurance Carrier

NATIONWIDE

Phone

919-781-1973

Email Address

-

Insurance Agency

CARTER GLASS INSURANCE AGENCY

Coverage Description

-

Restrictions

The rules and regulations of the association does not require any board approval.

Additional Comments

NONE

Order Fee Summary

Description	Payment Status	Amount
Summary to Association		
Balance due as of 04/16/2026	Paid	\$ 0.00
Summary to Sentry Management Inc.		
Resale Demand Certificate - Regular (8-10 Business days)	Paid	\$ 200.00
Post Closing Owner Setup Fee	Pay at Close	\$ 160.00

Instructions for pay-at-close amounts

There are no pay at close amounts due to **South Lakes Master Association Inc** for Order Number **#3ZJH4JUR**.

Provide one check at closing payable to **SENTRY MANAGEMENT, INC.**, reference Order Number **#3ZJH4JUR** for **\$ 160.00**.

Send check, warranty deed and new owner contact information form to:
2180 W. State Rd 434 Ste 5000, Longwood, FL 32779.

See Terms and Conditions for detailed description of Pay at Close Option