

Shearon Farms Townhome Owners Association II, Inc

Disclosure and Addendum

Legal Association Name: Shearon Farms Townhome Owners Association II, Inc.

2026 Assessments: \$115.00 due the first of each month.

Association Management Group: Towne Properties

Contact: Janelle Piotrowski janellepiotrowski@towneproperties.com 919-878-8787

Association Website: None

Services and amenities paid for by the above owner's association from regular assessments:

- ✓ Real property taxes on common area
 - ✓ Casual/Liability insurance on common area
 - ✓ Management fees
 - ✓ Pest treatment (Termite)
 - ✓ Legal / accounting
 - ✓ Parking area maintenance
 - ✓ Exterior unit maintenance
 - ✓ Master Common areas maintenance
- As of this date, there is an approved special assessment for the start of roof replacements for \$4,000 for each unit starting on January 1, 2025. Assessment is payable in full at closing.
 - As of this date, there are no unsatisfied judgements against or pending lawsuits involving the association except: N/A
 - 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 a 3rd party. Please refer to the TRID Fee Schedule on www.homewisedocs.com for details.
 - All governing documents pertaining to the community can be found on www.homewisedocs.com
 - Seller agrees to deliver information regarding Insurance Agent and contact: Nationwide Carter Glass 919-781-1973