

Shearon Farms Master Owners Association

Disclosure and Addendum

Legal Association Name: Shearon Farms Master Owners Association, Inc.

Assessments: \$85.00 quarterly and due on the first (Jan, April, July, Oct)

Association Management Group: Towne Properties

Contact: Suzanne Sinoracki suzannesinoracki@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 are
 - ✓ Management fees
 - ✓ Recreation amenity maintenance
 - ✓ Pest treatment / extermination (Pool Only)
 - ✓ Legal / accounting
 - ✓ Pool maintenance / Usage
 - ✓ Parking area maintenance
 - ✓ Master Common areas maintenance
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- As of this date, there are no other dues, fees or special assessments, confirmed or proposed payable by the Developments property owners except: N/A
 - 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.
 - Seller agrees to deliver information regarding Insurance Agent and contact: Nationwide Carter Glass 919-781-1973

All public and association documents can be found at: www.townepropertiesraleigh.com

- ✓ Declaration
- ✓ Articles of Incorporation
- ✓ Rules and Regulations
- ✓ By Laws
- ✓ Architectural Guidelines
- ✓ Financials and Budget (restricted access for homeowners only)