

Owners' Association Disclosure and Addendum

Legal Association Name: Summerfield North-Wycombe Manor Homeowners Association, Inc.

Assessments:

Master - \$45.50 per month, Townhomes (TH) - \$220 per month, Section V - \$45.50 per month and \$134 Annually (see map for homes in Section V)

Association Management Group: Towne Properties Raleigh, 919-878-8787

Association Website: www.SummerfieldNorth-WycombeManor.com

Services and amenities paid for by the above owners association from regular assessments ("dues") are indicated by an "x" below.

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| ☐ Master insurance policy | ☒ Street lights |
| ☒ Real property taxes on common area | ☐ Water |
| ☒ Casual / liability insurance on common areas | ☐ Sewer |
| ☒ Management fees | ☒ Pool and Clubhouse maintenance |
| ☒ Exterior building maintenance (<i>TH only</i>) | ☒ Tennis court maintenance |
| ☒ Exterior yard / landscaping maintenance (<i>TH only</i>) | ☒ Private Road Maintenance (<i>TH & Section V only</i>) |
| ☐ Trash removal | ☒ Parking Area Maintenance (<i>TH & at pool only</i>) |
| ☒ Recreation amenity maintenance | ☒ Common Area Maintenance |
| ☒ Termite Inspection & Warranty (<i>TH only</i>) | ☐ Cable TV |
| ☒ Storm water management / drainage / ponds | ☒ Internet Service (<i>only at pool</i>) |
| ☐ Gate and or security | ☐ Other _____ |
| ☒ Legal / accounting | |

As of this date, there are no other dues, fees or **Special Assessments**, Confirmed or Proposed payable by the Development's property owners, except:

- **Wycombe Manor Homeowners Only** - A special assessment of \$549,120 to cover the cost of roof replacements was passed on August 29, 2023. The assessment will be broken down to \$5280 per townhome to be paid in 24 equal monthly payments. Seller is responsible for paying full amount of assessment at closing.
- **Summerfield North-Wycombe Manor owners and members (Master including Section V, Townhomes, and Voluntary)** - The Board of Directors is considering a special assessment of \$260,000 to cover pool and pool house Maintenance and repairs, tennis court resurfacing, parking lot resurfacing, and landscaping. The assessment would be broken down to \$840 per owner/member to be paid in 12 equal monthly payments.

As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association, except: NONE NOTED

The fees charged by the association or management company in connection with the transfer of property are as follows: \$177 certification fee charges by the management company in addition to expedited fees and processing charged by 3rd party. Please refer to the TRID Fee Schedule on HomewiseDocs.com for details.

Seller Agrees to deliver information regarding:

- Insurance Agent & Contact:
Scottsdale Insurance Company - Carol L. Ambrister
Phone - (919) 469-2473 Email - cambrister@trisure.com Fax - (919) 467-4987
- All public and association related documents (listed below) can be found at www.SummerfieldNorth-WycombeManor.com
 - Declaration
 - By Laws
 - Articles of Incorporation
 - Rules and Regulations
 - Budget (Restricted access for homeowners only)