



PROFESSIONAL PROPERTIES MANAGEMENT OF RALEIGH, INC.

Association Disclosure and Addendum

- 1) Legal Association Name: Sheffield Manor HOA
- 2) Assessments: \$1,181.84 per year for 2026
- 3) Property Management Company: 11010 Raven Ridge Road, Raleigh, NC 27614; 919-848-4911
- 4) Association Website: <https://ppm.cincwebaxis.com/sheffield>
- 5) Association Insurance Provider:
 - Name: Carter Glass
 - Address: 5901 Falls of Neuse Rd, Raleigh, NC 27609
 - Email: vsmith@carterglassinsurance.com
- 6) Services and amenities paid for by the above owners' association from the regular assessments (dues): (Check all that apply)

☐ Master Insurance Policy Including All Units	☐ Street Lights
☐ Real Property Taxes	☐ Water
☒ Common Area Casualty/Liability Insurance	☐ Sewer
☒ Management Fees	☐ Private Road Maintenance
☐ Exterior Building Maintenance	☐ Parking Area Maintenance
☐ Exterior Yard/Landscaping Maintenance	☒ Common Areas Maintenance
☐ Trash Removal for Private Properties	☐ Cable
☒ Recreational Amenity Maintenance	☐ Internet service
☐ Pest Treatment/Extermination	☐ Stormwater Management/Drainage/Ponds
☒ Legal/Accounting	☐ Gate and/or Security
- 7) As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed payable by the Development's property owners, except:
- 8) As of this date, there are no unsatisfied judgements against or pending lawsuits involving the Property, the Development, and/or the owner's association, except:
- 9) The fees charged by the owners' association or management company in connection with the transfer of Property to a new owner (including but not limited to documentation preparation, move in/move out fees, preparation of insurance documents, statement of unpaid assessments, and transfer fees) are as follows:
 - ~\$200 for Statement of Unpaid Assessments and Additional Information via www.Homewisedocs.com

The information contained in this document is provided strictly as a courtesy to assist with general understanding of the Association's operations. It does not constitute legal, financial, or real estate advice. This is not a North Carolina Real Estate Commission disclosure document. The Association and its Management Company expressly disclaim any responsibility for inaccuracies, omissions, or interpretations and assumes no liability for any decisions made or actions taken in reliance upon this document. Parties to a real estate transaction must rely solely on their own due diligence, legally required disclosures, and advice from licensed professionals.