

Owners' Association Disclosure Linville

PLEASE REFER TO PAGE 2 FOR COMPLETE ESCROW INSTRUCTIONS AND DETAILS

Statement Date: Aug 14, 2023

Property Address: 2920 Cone Manor Lane (Lot 32) | Raleigh, NC 27613

Order Date: 8/8/2023, 1:35:02 AM	Escrow #: 2920
Order #: LNUMT	Owner/Seller: Daneen Stiefel
Requested By: peter_coleman	Closing Date: 8/16/2023
Phone #:	Buyer's Name: 6421 Westgate Realty LLC
Contact Name:	Buyer's Address:
Contact Phone:	City, State Zip: ,
Contact Email:	Buyer's Phone #:

FEES DUE TO HRW, Inc.

Document Processing Fees	Amount
Core Documents	\$190.00
Add On Documents	\$0.00
Covenants Compliance Inspection (CCI) Report	\$0.00
Priority	\$0.00
Shipping	\$0.00
Convenience Fees	\$7.60
Credits	
Amount Paid	\$197.60
Other Credits	\$0.00
Order Balance Due:	\$0.00
Post Closing Fees	
Legacy Account Closure Fee	\$50.00
Other 1	\$0.00
Other 2	\$0.00
Other 3	\$0.00
Total Due (Order Balance Due plus Post Closing Fees):	\$50.00

Please reference the order #LNUMT on all checks you issue.

ALL FEES/AMOUNTS PAYABLE AT CLOSING

Mail all payments to: HRW, Inc.
4700 Homewood Ct Ste 380
Raleigh, NC 27609

PLEASE PROVIDE SEPARATE CHECKS FOR AMOUNTS BELOW:

Please collect **\$50.00** payable to **HRW, Inc.** for above noted fees.

Please collect **\$700.00** payable to **Linville** for Association fees (see page 2 for Comments & Fee Details)

Please provide HRW, Inc. with a copy of the Grant Deed / Assignment of Lease/Deed AND Mortgage, or Agreement of Sale

Owners' Association Disclosure Linville

<u>FEES DUE TO ASSOCIATION</u>	<u>Additional Comments/Escrow Instructions</u>
Regular Assessments Paid Through: 9/30/2023 Current Account Balance: \$0.00 Transfer: \$0.00 Working Capital: \$0.00 Reserve: \$0.00 Enhancement: \$0.00 Advanced Assessments: \$600.00 New Account Setup Fee: \$100.00 Other 2: \$0.00 Other 3: \$0.00 Total Due: <u>\$700.00</u>	Please attach a copy of the recorded deed and community archive order to the checks before mailing to HRW. Regular assessments are \$600.00 quarterly and paid through 09/30/2023. Please prorate between buyer and seller on HUD based on closing date. Please collect from the buyer \$600.00 for the 2023 fourth quarter assessment and \$100.00 for the new account set up fee. The total to collect from the buyer is \$700.00.
<u>IMPORTANT DISCLOSURE</u> This property is subject to administrative fees charged by the owners' association and/or its management company for closing out the seller's account and establishing the new owner's account in the association's records. When applicable, this fee will be disclosed as "New Account Setup Fee" in the "Fees Due to Association" above.	

ASSOCIATION ASSESSMENTS

Amount of Property Assessment is? **\$600.00**

Frequency of Property Assessment? **Quarterly**

Assessments are due on this day of the month: **1**

Assessments are past due on this day of the month:

The late fee is (enter the actual amount): **\$0.00**

The late fee percentage is:

Is there any late fee interest? If so, how is it calculated?

Amount of other assessment? **\$0.00**

Purpose of other assessment?
N/A

Are there any Special Assessments active at this time? **No**

Amount of special assessment? **\$0.00**

Purpose of special assessment?
N/A

FINANCIAL INFORMATION

Is there a Community Enhancement Fee? **No**

This information is being provided by HRW, Inc. as a courtesy to lenders and other real estate professionals. Although HRW, Inc. believes that the information provided is complete and accurate, the requesting party understands and acknowledges that this information is subject to change without notice and that HRW, Inc. is not responsible for any inaccurate or omitted information.

Owners' Association Disclosure Linville

How is the Community Enhancement Fee calculated (if applicable)?

N/A

Amount of money in the designated reserve fund intended to be used for long term capital needs? **\$264,692.83**

Capital expenditures approved by the Association for the next 12 months (if applicable):

N/A

Does the Association have any active leasehold that affects the association? If so, what is the nature of the leasehold, and what is the remaining term of said leasehold?

N/A

If a Unit/Home is acquired through foreclosure (or other means), is mortgage company responsible for all unpaid and future Association Assessments and related costs? If so, explain?

Yes, from deed date

Is there a working capital, and/or reserve contribution paid by current owner, which is to be refunded to the current owner, by the buyer, at resale closing/settlement? If so, what is amount?

Nonrefundable

LEGAL INFORMATION

Does the Association hold the Right of First Refusal on this property transaction? If so, explain the process for obtaining a waiver.

No

Do the legal documents provide for architectural and/or landscaping controls and approval? **Yes**

Does the project permit a priority lien for unpaid common expenses in excess of six months?

Do the governing documents specifically allow the Association to foreclose on an owner's property for failure to pay assessments? **Yes**

Are there any liens against this specific Property? If yes, please explain.

No

Is the Association involved with any litigation with this specific Association Member? If so, explain?

No

Are there any active judgments against the Association? If so, explain?

No

The style and cause number of any pending lawsuits the property owners' association is a party to (other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association):

None

COVENANT COMPLIANCE INFORMATION

Has the Unit/Home been specifically inspected for compliance with covenants in conjunction with this inquiry? **No**

A description of any conditions on the owner's property (or limited common area) that the Association has actual knowledge are in violation of the applicable covenants, restrictions, bylaws or rules:

N/A

Has notice been received from any governmental authority, or is the Association aware of any health, safety or building code violations in any common areas or units/homes? If so, explain?

No

GENERAL INFORMATION

Type of Association/Community?

Single family

Owners' Association Disclosure Linville

Is this a Sub or Master Association? If so, explain: **N/A**

Date of Association Fiscal Year End?

12/31/2023

Is Unit/Home held in Fee Simple? **Yes**

Total number of phases in this association?

Is this project a Manufactured Home community? **No**

If condominium, number of Units owned by Developer?

If condominium, do the legal documents require unit owners to participate in a rental pooling agreement? **No**

Are pets permitted? If so, are there any restrictions?

N/A

Is there a key to common areas? If so, is there a deposit/amount?

HRW has the construction gate key

Is street parking permitted? If so, are there any restrictions?

Yes. No overnight parking of construction vehicles on the streets

Is RV/Boat storage permitted? If so, are there any restrictions?

Only in enclosed garage

What areas of the community is the owner responsible to maintain other than their Unit/Home/Lot?

N/A

ASSOCIATION/COMMUNITY AMENITIES INCLUDED IN BASE ASSESSMENT

The Regular Assessment includes the following Association/Community Amenities:

Pool,Tennis Courts

Are any other Amenities included in the Regular Assessment?

All through the swim club

PERSONAL UNIT/HOME AREAS INCLUDED IN BASE ASSESSMENT

The Regular Assessment includes the following Personal Unit/Home Areas:

Are any other Personal Unit/Home areas included in the Regular Assessment?

ASSOCIATION COMMON AREAS INCLUDED IN BASE ASSESSMENT

The Regular Assessment includes the following Common Areas:

Fire Protection,Maintenance,Utilities,Insurance,Controlled Access (Electronic Gates)

Are any other Common Areas included in the Regular Assessment?

MAINTENANCE OF UNITS/HOMES INCLUDED IN BASE ASSESSMENT

The Regular Assessment includes the following Unit/Home Maintenance:

Is any other type of Unit/Home Maintenance included in the Regular Assessment?

Owners' Association Disclosure Linville

ASSOCIATION EXPENSES INCLUDED IN BASE ASSESSMENT

The Regular Assessment includes the following Association Expenses:

INSURANCE INFORMATION

Insurer's Name?

TriSure

Insurance Contact Name

Andrew Bateman

Insurance Contact Phone Number?

919-795-3971

The amount of fidelity coverage for Directors and Officers? \$1.00

Are any Common Area structures located in a Special Flood Hazard Area? No

Does the Association have General Liability and Property Insurance coverage? Yes

Amount of General Liability Insurance? \$4.00

Amount of Property insurance coverage? \$423.00

Minimum number of days required for written notification to be given to association or insurance trustee before any substantial changes or cancellation of the insurance coverage?

30 days

MANAGEMENT COMPANY INFORMATION

HRW, Inc.

4700 Homewood Ct Ste 380

Raleigh, NC 27609

Phone: (833) 544-7031

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Completed By: Customer Service

Statement Date: Aug 14, 2023