

Owners' Association Disclosure and Addendum

1. Legal Association Name: Townes at Umstead Community Association, Inc.
2. Assessments \$185 permonth(Townhomes), \$80 per month (Single Family Homes)
3. Association management group and contact TownePropertiesRaleigh919-878-8787
4. Association website www.townesatumstead.com
5. Services and amenities paid for by the above owners association from regular assessments ("dues") are indicated by an "x" below.

☒ 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	☐ Tennis court maintenance
☒ Exterior yard / landscaping maintenance	☒ Private Road Maintenance
☐ Trash removal	☐ Parking Area Maintenance (at clubhouse)
☐ Recreation amenity maintenance	☒ Common Area Maintenance
☒ Termite Inspection & Warranty	☐ Cable TV
☐ Storm water management / drainage / ponds	☐ Internet Service
☐ Gate and or security	☐ Other
☒ Legal / accounting	_____
6. As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed payable by the Development's property owners, except: NONE
7. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association, except: NONE
8. 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.

9. Seller Agrees to deliver information regarding:
Insurance agent & contact: Cincinnati Insurance, Dottie Young, 877-687-1291