

Owners Association Disclosure and Addendum

Legal Association Name: **Townes at Allyn's Landing Owners Association, Inc**

Assessments: **\$205.00** per Month plus **\$265.00** Annually to Allyn's Landing Master HOA

Association Management Group: Towne Properties RDO, Bonnie Giles 919.878.8787 x 7206

Association Website: www.townesatallynslanding.com

Services and amenities paid for by the above Owners Association from regular assessments ("dues"):

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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 maintenance |
| ☒ Exterior building maintenance | ☐ Tennis court maintenance |
| ☒ Exterior yard / landscaping maintenance | ☒ Private Road Maintenance |
| ☐ Trash removal | ☒ Parking Area Maintenance |
| ☐ Recreation amenity maintenance | ☒ Common Area Maintenance |
| ☐ Pest Treatment / extermination | ☐ Cable TV |
| ☐ Storm water management / drainage / ponds | ☐ Internet Service |
| ☐ Gate and or security | ☒ Termite Warranty |
| ☒ Legal / accounting | ☐ Other _____ |

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

As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association.

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 3rd party. Please refer to the TRID Fee Schedule on Homewisedocs.com for details.

Rentals: Townhouses may be leased if done so in a matter that does not violate the ordinances of the City of Raleigh for area zoned R-4. This zoning restricts use of residences to single families. Thus, renting individual rooms or a portion of a residence as a utility apartment is not permitted, nor are more than four unrelated individuals permitted to reside in a unit.

Seller Agrees to deliver information regarding:

- Insurance Agent: **Tri-Sure, Travelers Insurance-Carol Ambrister 919.469.2473**
 - All public and association related documents can be found on the Association Website
- X Declaration X Articles of Incorporation X Rules and Regulations X By Laws**
- X Architectural Guidelines X Financials and Budget [Restricted access for homeowners only]**