

OWNERS' ASSOCIATION DISCLOSURE AND ADDENDUM

(If the Property is part of a Development that is a condominium, this form should be used for resale only)

Property Address: _____

For the purposes of this Addendum, "Development" means any planned community or condominium project, as defined by North Carolina law, which is subject to regulation and assessment by an owners' association.

Any representations made by Seller in this Addendum are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies relating to the Development, to the best of Seller's knowledge. Except with regard to Confirmed Special Assessments, Seller does not warrant the accuracy, completeness, or present applicability of any representation or documents provided by Seller, and Buyer is advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

1. Seller represents to Buyer that the Property is subject to the following owners' association(s) [insert N/A into any blank that does not apply]:

☒ (specify name): Whitehall Village Homeowners Association, Inc. whose regular assessments ("dues") are \$ 325.00 per Year. The name, address and telephone number of the president of the owners' association or the association manager are: PPM, 11010 Raven Ridge Road, Raleigh, NC 27614 /919-848-9411.

Owners' association website address, if any: ppm.cincwebaxis.com/whitehall.

☐ (specify name): _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address and telephone number of the president of the owners' association or the association manager are: _____.

Owners' association website address, if any: _____.

2. Seller represents to Buyer that the following services and amenities are paid for by the above owners' association(s) from the regular assessments ("dues"): (Check all that apply)

- | | |
|-------------------------------------|--|
| ☐ | Master Insurance Policy Including All Units |
| ☒ | Real Property Taxes on the Common Areas |
| ☒ | Casualty/Liability Insurance on Common Areas |
| ☒ | Management Fees |
| ☐ | Exterior Building Maintenance |
| ☐ | Exterior Yard/Landscaping Maintenance |
| ☐ | Trash Removal |
| ☐ | Recreational Amenity Maintenance |
| ☐ | Pest Treatment/Extermination |
| ☒ | Legal/Accounting |

- | | |
|-------------------------------------|--------------------------------------|
| ☒ | Street Lights |
| ☐ | Water |
| ☐ | Sewer |
| ☐ | Private Road Maintenance |
| ☐ | Parking Area Maintenance |
| ☒ | Common Areas Maintenance |
| ☐ | Cable |
| ☐ | Internet service |
| ☒ | Stormwater Management/Drainage/Ponds |
| ☐ | Gate and/or Security |

☐ Other (specify) _____

☐ Other (specify) _____

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

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development and/or the owners' association, except:

5. 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 document preparation, move in/move out fees, preparation of insurance documents, statement of unpaid assessments, and transfer fees) are as follows:

\$200



This form jointly approved by: North Carolina Bar Association, North Carolina Association of REALTORS®, Inc.

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Buyer(s) _____

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Seller(s) _____

