

Owners' Association Disclosure and Addendum

1. Legal Association Name: **Wellsley Community Association, Inc.**

- Assessments \$215.00 per quarter.
- Association management group and contact:

Towne Properties Raleigh — (919) 878 8787

1. Association website : www.wellsley-nc.org or www.townepropertiesraleigh.com

Services and amenities paid for by the above owners association from regular assessments ("dues").

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| ☐ Master insurance policy | ☒ Street lights (decorative entrance) |
| ☐ 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 (pool) |
| ☒ Recreation amenity maintenance | ☒ Common Areas Maintenance |
| ☐ Pest Treatment / extermination | ☐ Cable TV |
| ☒ Storm water management / drainage / ponds | ☐ Internet Service |
| ☐ Gate and or security | ☐ Legal / accounting |
| ☐ Other _____ | |

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: None

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association, except: None

5. The fees charged by the association or management company in connection with the transfer of property are as follows: \$177.00 certification fee charges by the management company in addition to expedited fees and processing charges by 3rd party. Please refer to the TRID Fee Schedule on HomewiseDocs.com for details.

6. Seller Agrees to deliver information regarding:

- Insurance agent & contact: Nationwide Insurance, Carter Glass, 919-781-1973.
- All public and association related documents can be provided by the homeowner at **www.wellsley-nc.org**

☒ Declaration

☒ By Laws

☒ Articles of Incorporation

☒ Architectural Guidelines

☒ Rules and Regulations

☒ Financials and Budget (Restricted access for homeowners only)