



FALLS RIVER TOWNHOME OWNERS' ASSOCIATION

DISCLOSURE AND ADDENDUM

1. Legal Association Name: Falls River Townhome Association, Inc.
2. Assessments: \$239 per Month & \$410.00 Annually to Master.
3. Association management group and contact: Towne Properties 919-878-8787.
4. Services and amenities paid for by the above owners association from regular assessments ("dues").

☐ 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 Areas Maintenance
☐ Pest Treatment / extermination	☐ Cable TV
☐ Storm water management / drainage / ponds	☐ Internet Service
☐ Gate and or security	☐ Other _____
☒ 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: N/A.
5. 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 www.homewisedocs.com.
6. Seller Agrees to deliver information regarding:
 - Insurance agent & contact Nationwide - Carter Glass agency 919-781-1973
