

WALDEN WOODS CONDOMINIUM

DISCLOSURE STATEMENT

Legal Association Name: Walden Woods Condominium

Association Management Closing Fees: \$200 certification fee; rush fees and questionnaires will affect cost

Association Management Group: Elite Management Professionals

Association Management contact information can be found on the website

Association Website: <https://emp.cincwebaxis.com/213>

Publicly available documents: Governing documents, rules and regulations

HOA Insurance Agent and Contact:

Carter Glass Insurance Agency 919.781.1973

Services paid for by standard dues:

Water and sewer, landscaping, master insurance policy, trash and recycling collection, building maintenance (review governing documents for coverage, termite inspection, clubhouse/common area maintenance

Pending, Outstanding, or Unsatisfied Litigation or Judgements against the HOA:

No; litigation was settled in 2025 and has been discharged. Documentation can be obtained with Wake County.

Rental Restrictions:

Yes; minimum of 60 day lease and lease copy and tenant information must be turned into the management company

Parking Restrictions:

Yes; 2 resident spaces per unit (1 marked, 1 unmarked) and 1 visitor spot. A permit is **REQUIRED. Towing is enforced.** Parking hang tags should be transferred at closing. New/replacement hang tags are \$50 including if they are not transferred at closing.

Clubhouse Rental: Yes; \$75 for half day, \$150 for full day; \$300 deposit

Annual Budget Availability: Not through HOA, obtain through current owner

