

Real Estate Disclosure Information

The following questions are included in the current NC Real Estate Property Disclosure Form. Please use this information as a guide.

To your knowledge, is the property subject to regulation by one or more owners' associations or governing documents that impose various mandatory covenants, conditions, and restrictions upon the lot, including but not limited to obligations to pay regular assessments or dues and special assessments? If your answer is yes, please provide the information requested below as to each owners' association to which the property is subject.

Yes	X
No	
No Representation	

Legal association name: **Brighthurst/ Bishops Ridge Condominium Association, Inc.**

Regular assessments ("dues") are between \$281.39 - and \$508.54 per month depending on the square footage of the condominium.

Condominium Owners are responsible for the Master Insurance Policy's \$25,000 deductible per condo/ per loss.

The **name, address, and telephone number** of the president of the owners' association or association manager:

Brighthurst Condos- Monica Legere
919-714-4828

Mailing Address:

c/o PPM, Inc.

PO Box 478

Portsmouth NH 03802

The **fees charged** by the association or management company in connection with the **statement of unpaid assessments** are **\$200. The new owner set-up fee is \$50.**

As of this date, there is no special assessment that has been duly approved by the applicable Declarations or Bylaws that is payable to the association to which the lot is subject.

True.	X
False.	
No Representation	

As of this date there are **no** unsatisfied judgments against or pending lawsuits involving **this association** with the exception of any action filed by the association for the collection of delinquent assessments on other lots.

True	X
False. State the nature and amount of each pending lawsuit and the amount of each unsatisfied judgment:	
No Representation	

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

Management Fees	Yes
Exterior Building Maintenance of Property to be Conveyed	Yes
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed	Yes
Common Area Maintenance	Yes
Trash Removal	Yes
Recreational Amenity Maintenance (specify amenities covered) Listed Below:	Yes
Pool	Yes
Pest Treatment/Extermination	Yes
Private Streetlights	Yes
Water	Yes
Sewer	Yes
Storm Water Management/Drainage/Ponds	No
Internet Service	No
Cable	No
Private Road Maintenance	Yes
Parking Area Maintenance	Yes
Gate and/or Security	No
Other (specify) Listed Below:	
Bldg. 1000 Elevator	Yes