Real Estate Disclosure Information

Club Villas
The following questions are included on 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' association or governing documents which 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	
No	
No Representation	

Legal association name: **Club Villas**
Regular assessments **("dues") are $235.00 per month**

The **name, address and telephone number** of the president of the owners' association or association manager:
PPM Inc.
919-848-4911
Mailing Address:
11010 Raven Ridge Road
Raleigh NC 27614

The **fees charged** by the association or management company in connection with the **statement of unpaid assessments** are as follows: **$200.**

As of this date, there **no** other dues, fees or special assessments which have been duly approved by the applicable declarations or bylaws and that are payable to the association to which the lot is subject.

True	X

False. State the nature and amount of dues, fees, or special assessments to which the property is subject:	
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 (partial roof, gutters, downspouts, mailboxes)	Yes
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed	Yes
Common Area Maintenance	Yes
Trash Removal	No
Recreational Amenity Maintenance (specify	No

amenities covered) Listed Below:	
Pest Treatment/Extermination (termite only)	Yes
Street Lights	Yes
Water	No
Sewer	No
Storm Water Management/Drainage/Ponds	NR
Internet Service	No
Cable	No
Private Road Maintenance	Yes
Parking Area Maintenance	Yes
Gate and/or Security	NR
Other (specify) Listed Below:	