

# Owners Association Disclosure and Addendum

Legal Association Name: **The Oaks at Allyn's Landing Owners Association, Inc.**

Assessments: **\$435.00** per Month and **\$265.00** Annually to Allyn's Landing Master HOA  
Association Management Group: Towne Properties RDO, Sabina Bell  
919.878.8787

Association Website: **[www.oaksatallynslanding.com](http://www.oaksatallynslanding.com)**

Services and amenities paid for by the above Owners Association from regular assessments ("dues"):

- |                                                                                  |                                                              |
|----------------------------------------------------------------------------------|--------------------------------------------------------------|
| <input checked="" type="checkbox"/> Master insurance policy                      | <input type="checkbox"/> Street lights                       |
| <input checked="" type="checkbox"/> Real property taxes on common area           | <input checked="" type="checkbox"/> Water                    |
| <input checked="" type="checkbox"/> Casual / liability insurance on common areas | <input checked="" type="checkbox"/> Sewer                    |
| <input checked="" type="checkbox"/> Management fees                              | <input type="checkbox"/> Pool maintenance                    |
| <input checked="" type="checkbox"/> Exterior building maintenance                | <input type="checkbox"/> Tennis court maintenance            |
| <input checked="" type="checkbox"/> Exterior yard / landscaping maintenance      | <input checked="" type="checkbox"/> Private Road Maintenance |
| <input checked="" type="checkbox"/> Trash removal                                | <input checked="" type="checkbox"/> Parking Area Maintenance |
| <input type="checkbox"/> Recreation amenity maintenance                          | <input checked="" type="checkbox"/> Common Area Maintenance  |
| <input type="checkbox"/> Pest Treatment / extermination                          | <input type="checkbox"/> Cable TV                            |
| <input type="checkbox"/> Storm water management / drainage / ponds               | <input type="checkbox"/> Internet Service                    |
| <input type="checkbox"/> Gate and or security                                    | <input checked="" type="checkbox"/> Termite Warranty         |
| <input checked="" type="checkbox"/> Legal / accounting                           | <input type="checkbox"/> Other _____                         |

As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed payable by the Development's property owners.

As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association.

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 Homewisedocs.com for details. **The Oak's Board voted to begin instituting a move-in/ move-out fee for new owners. The fee is \$150.00 and will be collected at closing for all new owners effective September 1, 2017.**

Seller Agrees to deliver information regarding:

- Insurance Agent: **Nationwide-Carter Glass 919.781.1973**

Updated 12/2025