Anderson Pointe Homeowners Association
Disclosure and Addendum

Legal Association Name: Anderson Pointe Park Homeowners Association, Inc.
Assessments: $209.00 per month and due on the first of each month Association
Management Group: Towne Properties
Contact: Terrell Robinson 919-878-8787 TerrellRobinson@TowneProperties.com
Association Website: www.andersonpointepark.com

HOA does not cover exterior maintenance

Services and amenities paid for by the above owner's association from regular assessments:

- ✓ **Master Insurance Policy for common areas**
- ✓ **Real property taxes on common area and Casual/Liability insurance on common areas**
- ✓ **Management fees**
- ✓ **Exterior yard / landscaping maintenance**
- ✓ **Trash removal**
- ✓ **Legal / accounting**
- ✓ **Streetlights**
- ✓ **Water and Sewer**
- ✓ **Private road maintenance**
- ✓ **Common areas maintenance**

- **As of this date, there are no other dues, fees or special assessments, confirmed or proposed payable by the Developments property owners except: N/A**
- **As of this date, there are no unsatisfied judgements against or pending lawsuits involving the association except: N/A**
- **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 a 3rd party. Please refer to the TRID Fee Schedule on www.homewisedocs.com for details. ALL real estate transactions must go through HomeWiseDocs.com.**
- **All governing documents pertaining to the community can be found on www.HomeWiseDocs.com**
- **As of this date the board has not yet approved a rental cap or rental restrictions but it is currently reviewing.**
- **Seller agrees to deliver information regarding Insurance Agent and Contact:**
  Nationwide Insurance Carter Glass 919-781-1973