Owners' Association Disclosure and Addendum

1. Legal Association Name: Falls Commons Homeowners Association, Inc.
2. Assessments $ 131 per month or $ 163.50 per month (atrium homes).
3. Association management group and contact— Towne Properties - Danielle Flippo– 919-878-8787 ext. 7250
4. Association website — www.fallscommons.com
5. Services and amenities paid for by the above owners association from regular assessments ("dues").

□ Master insurance policy	⊠Street lights (some)
⊠ Real property taxes on common area	□ Water
⊠ Casual / liability insurance on common areas	□ Sewer
⊠ Management fees	□ Pool maintenance
⊠ Exterior building maintenance	□Tennis court maintenance
⊠ Exterior yard / landscaping maintenance	⊠ Private Road Maintenance (some)
□ Trash removal	⊠ Parking Area Maintenance (some)
□ Recreation amenity maintenance	⊠ Common Area Maintenance
⊠ Termite Inspection/treatment	□ Cable TV
x□Storm water management / drainage / ponds	□ Internet Service
□ Gate and or security	□ Other _____
⊠ Legal / accounting	□ Other _____

3. As of this date, there are no other dues, fees or **Special Assessments, Confirmed** or **Proposed** payable by the Development's property owners, except: None.
4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association, except: None.
5. The fees charged by the association or management company in connection with the transfer of the 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.
6. Seller Agrees to deliver information regarding:
   - Insurance agent & contact: Nationwide (Carter Glass) 919-781-1973