OWNERS' ASSOCIATION DISCLOSURE AND ADDENDUM
(If property is a condominium, this form should be used for resale only)

Property Address: _____

For the purposes of this Addendum, "Development" means any property subject to regulation by an owners' association.

1. Seller represents that the regular owners' association dues, if any, are $ **75.00** per **Month** , which, to the best of Seller's knowledge, include the following items: (Check all that apply)
   - ☐ Master Insurance Premium
   - ☒ Real Property Taxes on the Common Areas
   - ☐ Management Fee
   - ☐ Exterior Building Maintenance
   - ☒ Exterior Yard/Landscaping Maintenance
   - ☒ Trash Removal
   - ☐ Cable TV
   - ☐ Water
   - ☐ Sewer
   - ☒ Pool Maintenance
   - ☐ Tennis Court Maintenance
   - ☐ Pest Extermination
   - ☒ **Street Maintenance**
   - ☐ _____
2. To the best of Seller's knowledge, as of this date, there are no other dues, fees or assessments, confirmed or pending, payable by the Development's property owners, except: **N/A** _____ .
3. To the best of Seller's knowledge, there are no unsatisfied judgments against or pending lawsuits involving the Property and/or the owners' association, except: **N/A** _____ .
4. The name, address and telephone number of the President of the owners' association or the Property Manager is: **Pamela Redfearn, PO Box 836, Swansboro, NC 28584 910-326-3292** .
5. Seller agrees, upon Buyer's request, to use best efforts to deliver to Buyer as soon as reasonably possible after the Effective Date of the Contract copies of any documents in possession of Seller relating to the Development, such as the face cover sheet from the Development's master insurance policy showing the total coverage amount and the deductible amount, the recorded Declaration and Restrictive Covenants of the Development, the Rules and Regulations of the Development, the Articles of Incorporation and Bylaws of the owners' association, the current Financial Statement and budget of the owners' association, and/or any parking information of the Development.

The parties have read, understand and accept the terms of this Addendum as a part of the Contract.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE OFFER TO PURCHASE AND CONTRACT, THIS ADDENDUM SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Date: _____	Date: _____
Buyer: _____ (SEAL)	Seller: _____ (SEAL) **Hurst-Law Group, Inc**
Date: _____	Date: _____
Buyer: _____ (SEAL)	Seller: _____ (SEAL)

REALTOR®
This form jointly approved by:
North Carolina Bar Association
North Carolina Association of REALTORS®, Inc.

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