OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

NOTE: For when Residential Property and Owner's Association Disclosure Statement is not required (For example: New Construction, Vacant Lot/Land) or by agreement of the parties.

Property: 111 River View Drive, Mooresboro, NC 28114

Buyer:

Seller: Diana L. Green

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Buyer and Seller for the Property.

For the purposes of this Addendum, "Development" means any planned community or condominium project, as defined by North Carolina law, which is subject to regulation and assessment by an owners' association.

Any representations made by Seller in this Addendum are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies relating to the Development, to the best of Seller's knowledge. Seller does not warrant the accuracy, completeness, or present applicability of any representation or documents provided by Seller, and Buyer is advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

1. Seller represents to Buyer that the Property is subject to the following owners' association(s) [insert N/A into any blank that does not apply]:

(specify name): Broa	d River Hghlands		whose regular assessmen
"dues") are \$ <u>870</u>	per <u>year</u>	The name, address	and telephone number of the president of the owner
ssociation or the associat	ion manager are: po box 390 ru	The name, address and telephone number of the president of the owner rutherfordton nc 28139	
Owners' association webs	ite address, if any: essentialpro	pertync.com	
(specify name):			whose regular assessmen and telephone number of the president of the owner
"dues") are \$	per	The name, address	and telephone number of the president of the owner
ssociation or the associat	ion manager are:		
Owners' association webs	ite address, if any:		
			and for by the above owners' association(s) from t
	r that the following services		
Seller represents to Buye lar assessments ("dues"):	er that the following services (Check all that apply)		paid for by the above owners' association(s) from the
Seller represents to Buye lar assessments ("dues"): Master Insurance Po	er that the following services (Check all that apply) licy		baid for by the above owners' association(s) from the Street Lights
Seller represents to Buye lar assessments ("dues"): Master Insurance Po Real Property Taxes	er that the following services (Check all that apply) licy on the Common Areas		baid for by the above owners' association(s) from t Street Lights Water
Seller represents to Buye lar assessments ("dues"): Master Insurance Po Real Property Taxes Casualty/Liability Ir	er that the following services (Check all that apply) licy		baid for by the above owners' association(s) from the Street Lights Water Sewer
 Seller represents to Buye lar assessments ("dues"): Master Insurance Po Real Property Taxes Casualty/Liability Ir Management Fees 	er that the following services (Check all that apply) licy on the Common Areas asurance on Common Areas		baid for by the above owners' association(s) from the Street Lights Water Sewer Private Road Maintenance
 Seller represents to Buye lar assessments ("dues"): Master Insurance Po Real Property Taxes Casualty/Liability Ir Management Fees Exterior Building M 	er that the following services (Check all that apply) licy on the Common Areas isurance on Common Areas aintenance		baid for by the above owners' association(s) from t Street Lights Water Sewer Private Road Maintenance Parking Area Maintenance
 Seller represents to Buye lar assessments ("dues"): Master Insurance Por Real Property Taxes Casualty/Liability Ir Management Fees Exterior Building M Exterior Yard/Lands 	er that the following services (Check all that apply) licy on the Common Areas isurance on Common Areas aintenance		baid for by the above owners' association(s) from t Street Lights Water Sewer Private Road Maintenance
 Seller represents to Buyelar assessments ("dues"): Master Insurance Por Real Property Taxes Casualty/Liability Ir Management Fees Exterior Building M Exterior Yard/Lands 	er that the following services (Check all that apply) licy on the Common Areas issurance on Common Areas aintenance caping Maintenance		baid for by the above owners' association(s) from t Street Lights Water Sewer Private Road Maintenance Parking Area Maintenance Common Areas Maintenance
 Seller represents to Buyellar assessments ("dues"): Master Insurance Por Real Property Taxes Casualty/Liability Ir Management Fees Exterior Building M Exterior Yard/Lands Trash Removal 	er that the following services (Check all that apply) licy on the Common Areas issurance on Common Areas aintenance caping Maintenance		baid for by the above owners' association(s) from t Street Lights Water Sewer Private Road Maintenance Parking Area Maintenance Common Areas Maintenance Cable
 Seller represents to Buyelar assessments ("dues"): Master Insurance Por Real Property Taxes Casualty/Liability Ir Management Fees Exterior Building M Exterior Yard/Lands Trash Removal Pest Treatment/Exterior 	er that the following services (Check all that apply) licy on the Common Areas issurance on Common Areas aintenance caping Maintenance	and amenities are p	baid for by the above owners' association(s) from t Street Lights Water Sewer Private Road Maintenance Parking Area Maintenance Common Areas Maintenance Cable Internet service

Other (specify)	
Other (specify)	

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This form jointly approved by: North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc.



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Buyer initials

Seller initials

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

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development and/or the owners' association, except:

5. The fees charged by the owners' association or management company in connection with the transfer of Property to a new owner (including but not limited to document preparation, move in/move out fees, preparation of insurance documents, statement of unpaid assessments, and transfer fees) are as follows:

6. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the following items affecting the Property, including any amendments:

- Seller's statement of account
- master insurance policy showing the coverage provided and the deductible amount
- Declaration and Restrictive Covenants
- Rules and Regulations
- Articles of Incorporation
- Bylaws of the owners' association
- current financial statement and budget of the owners' association
- parking restrictions and information
- architectural guidelines

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 CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT 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:	Seller: Diana L Green dottoop verified 10/05/24 11:18 AM EDT GMHH-FX06-MNNG-9MDS
Date:	Date:
Buyer:	Seller:
Entity Buyer:	Entity Seller:
(Name of LLC/Corporation/Partnership/Trust/etc.)	(Name of LLC/Corporation/Partnership/Trust/etc.)
By:	By:
Name: Print Name	Name: Print Name
Title:	Title:
Date:	Date: