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.

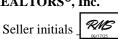
Property: <u>146 North State Lane, Rockingham, NC 28379</u>	
Buyer:	
Seller: Richard M. Stitcher and Christine Stitcher	
This Addendum is attached to and made a part of the Offer to Purchase and Property.	Contract ("Contract") between Buyer and Seller for the
For the purposes of this Addendum, "Development" means any planned co Carolina law, which is subject to regulation and assessment by an owners' ass	
Any representations made by Seller in this Addendum are true to the best provided by Seller are true copies relating to the Development, to the best accuracy, completeness, or present applicability of any representation or docuall information confirmed and any documents substantiated during the Due Die	st of Seller's knowledge. Seller does not warrant the iments provided by Seller, and Buyer is advised to have
1. Seller represents to Buyer that the Property is subject to the following ow	ners' association(s) [insert N/A into any blank that does
not apply]: (specify name): Chalks Landing POA ("dues") are \$500 peryear association or the association manager are: Chalks Landing POA / Board@chaln/a	whose regular assessments and telephone number of the president of the owners' kslandingpoa.com/910-434-5540
Owners' association website address, if any: ChalksLanding.com	<u>.</u>
("dues") are \$500 peryear . The name, address association or the association manager are: n/a n/a Owners' association website address, if any: n/a	whose regular assessments and telephone number of the president of the owners'
2. Seller represents to Buyer that the following services and amenities are regular assessments ("dues"): (Check all that apply)	paid for by the above owners' association(s) from the
✓ Master Insurance Policy ✓ Real Property Taxes on the Common Areas Casualty/Liability Insurance on Common Areas ✓ Management Fees ✓ Exterior Building Maintenance ✓ Exterior Yard/Landscaping Maintenance ☐ Trash Removal ☐ Pest Treatment/Extermination ☐ Legal/Accounting Recreational Amenities (specify): Pavillion n/a	Parking Area Maintenance Common Areas Maintenance Cable Internet service Storm Water Management/Drainage/Ponds
Other (specify) _{n/a} Other (specify) _{n/a}	

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Buyer initials _

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







3. As of this date, there are no other dues, fees or Special Assessments payable by the Development's property owners, except:
n/a
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: <u>n/a</u> .
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: \$200.00
6. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance

- 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: Richard M. Stitcher	dotloop verified 06/17/25 12:32 PM EDT CIFT-XFO8-9DZQ-CONS	
Date:	Date:		
Buyer:	Seller: Christine Stitcher	dotloop verified 06/18/25 8:22 AM EDT GHJ3-HSTX-ULOI-61N4	
Entity Buyer:	Entity Seller:	Entity Seller:	
(Name of LLC/Corporation/Partnership/Trust/etc.)	(Name of LLC/Corporation/Partnership	(Name of LLC/Corporation/Partnership/Trust/etc.)	
Ву:	By:		
Name: Print Name	Name: Print Name		
Title:	Title:	_	
Date:	Date		