OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

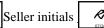
| eller: Kenneth T. Armstrong and Monica S. Armstrong his Addendum is attached to and made a part of the Offer to Purchase roperty. or the purposes of this Addendum, "Development" means any planne arolina law, which is subject to regulation and assessment by an owners my representations made by Seller in this Addendum are true to the | ed community or condominium project, as defined by North |
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| rovided by Seller are true copies relating to the Development, to the curacy, completeness, or present applicability of any representation of a linformation confirmed and any documents substantiated during the D | ne best of Seller's knowledge. Seller does not warrant the r documents provided by Seller, and Buyer is advised to have |
| Seller represents to Buyer that the Property is subject to the following apply: | ng owners' association(s) [insert N/A into any blank that doe |
| ✓ Name of Association 1: Broad River Highlands HOA | whose regula |
| assessments ("dues") are \$970 per year . Th | ne name, address and telephone number of the president of the |
| owners' association or the association manager is: Julie Gonzalez / Essen | |
| Owners' association website address, if any: www.EssentialpropertyNC.c | om |
| Name of Association 2: | whose regula |
| | ne name, address and telephone number of the president of the |
| owners' association or the association manager is: | , 1 |
| Owners' association website address, if any: | |
| Seller represents to Buyer that the following services and amenitie gular assessments ("dues"): (Check all that apply) 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): Picnic area, trails | Street Lights Water Sewer Private Road Maintenance Parking Area Maintenance Common Areas Maintenance Cable Internet service Storm Water Management/Drainage/Ponds Gate and/or Security |
| Other (specify) Other (specify) | |
| As of this date, there are no other dues, fees or Special Assessments p | ayable by the Development's property owners, except: |
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This form jointly approved by: North Carolina Bar Association NC REALTORS®

Buyer initials







| 4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development and/or the |
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| 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.

NC REALTORS® 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.

| Buyer: (Name) | (Signature) | | | (Date) | |
|--|-------------|----------------------|---|--------|--|
| Buyer: (Name) | (Signature) | | | (Date) | |
| Entity Buyer: (Name of LLC, Corp., Trust, etc.) | _ | | | • | |
| (Name & Title) (Signature) | | | | | |
| Seller: (Name) Kenneth T. Armstrong | (Signature) | Kenneth T. Armstrong | dotloop verified 07/26/25 8:50 AM EDT ZZYI-GMEW-T710-QR0A | (Date) | |
| Seller: (Name) Monica S. Armstrong | (Signature) | Monica S. Armstrong | dotloop verified 07/26/25 9:08 AM EDT UBLQ-OAKQ-YGAK-TGVT | (Date) | |
| Entity Seller: (Name of LLC, Corp., Trust, etc.) | _ | | | - | |
| By: (Name & Title) | (Sig | gnature) | | | |