

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: 131 Osage Dr, Louisburg, NC 27549

Buyer: _____

Seller: Attila Didek

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): Lake Royale POA whose regular assessments ("dues") are \$ 1,192.80 per year. The name, address and telephone number of the president of the owners' association or the association manager are: General Manager -Hugh Henkle, 101 Cheyene Dr. Louisburg, NC 27549 252-478-4121.

Owners' association website address, if any: _____

☐ (specify name): _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address and telephone number of the president of the owners' association or the association manager are: _____

Owners' association website address, if any: _____

2. Seller represents to Buyer that the following services and amenities are paid for by the above owners' association(s) from the regular 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

- ☐ 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

☒ Recreational Amenities (specify): Mini Golf, lake beaches, beach volleyball courts, comfort centers, pickle ball court, basketball court, tennis court, pavillion, clubhouse building, outdoor gym, swimming pool

☐ Other (specify) _____
☐ Other (specify) _____



3. As of this date, there are no other dues, fees or Special Assessments payable by the Development's property owners, except:
None known
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: None Known
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: Buyer is responsible to pay a \$50 Admin fee to POA at closing, \$20 per RFID, \$30 for green 911 address sign (if not already on property) and buyer has optional expenses of \$100 for small and \$200 for large mail box. Seller is responsible for \$175+ admin fees to POA at closing.
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: <u>Apr 02, 2025</u>
Buyer: _____	Seller: <u>Attila Didek</u> BM-SIGNED
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: _____

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E-SIGN INFO

Status:

SIGNED

Originator:

Donna Brown
donnabrown.realty@gmail.com
IP: 24.211.215.188
Domain: my.brokermint.com
Date: Apr 02, 2025 07:51 AM

Package ID:

1C82B43AB1FA0AC28C3576F26EA3F980

Time zone:

EDT (UTC-4)

Signers:

AD

Attila Didek
Seller #1

builtelegance@yahoo.com
IP: 172.58.134.10

Signed Apr 02, 2025 08:32 AM
id: 66c42acb32a7c12e702cb9e3ca7dd359



HISTORY						
Apr 02, 2025	08:31 AM	AD	Attila Didek	builtelegance@yahoo.com	IP: 172.58.134.10	Viewed
Apr 02, 2025	08:32 AM	AD	Attila Didek	builtelegance@yahoo.com	IP: 172.58.134.10	Signed
Apr 02, 2025	08:32 AM		Package has been fully signed and sealed			Completed

Package ID: 1C82B43AB1FA0AC28C3576F26EA3F980