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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: Winston Ridge community in Youngsville, NC 27596

Buyer: _____

Seller: Clayton Properties Group, Inc, dba Mungo Homes

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): Winston Ridge Homeowners Association whose regular assessments ("dues") are $ 150 per Quarter. The name, address and telephone number of the president of the owners' association or the association manager are: Elite Management Professionals, 4112 Blue Ridge Rd, Suite 100, Raleigh, NC 27612 (919)233-7660.

Owners' association website address, if any: elite-mgmt.com.

☐ (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	☐ Street Lights
☒ Real Property Taxes on the Common Areas	☐ Water
☒ Casualty/Liability Insurance on Common Areas	☐ Sewer
☒ Management Fees	☐ Private Road Maintenance
☐ Exterior Building Maintenance	☐ Parking Area Maintenance
☐ Exterior Yard/Landscaping Maintenance	☒ Common Areas Maintenance
☐ Trash Removal	☐ Cable
☐ Pest Treatment/Extermination	☐ Internet service
☒ Legal/Accounting	☒ Storm Water Management/Drainage/Ponds
	☐ Gate and/or Security

☐ Recreational Amenities (specify): 2 swimming pools, clubhouse, open ball field area

☐ Other (specify) _____

☐ Other (specify) _____

REALTOR®

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

EQUAL HOUSING OPPORTUNITY

STANDARD FORM 2A12-T
Revised 7/2022
© 7/2023

Buyer initials _____ _____ Seller initials MK 10/25/25 3:03 PM EDT _____

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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:

$100 HOA Working Capital Contribution, $150 HOA Certification Fee, HOA Service Delivery Fee $27

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: Matt Kaufmann dotloop verified 10/25/25 3:03 PM EDT AT7B-OZTM-U1Z4-49DB
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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