

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

Property: 4356 Nandina Drive, Southport, NC 28461

Buyer:

Seller: Michael Flash, Christa Flash

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]:

Name of Association 1: St James POA whose regular assessments ("dues") are \$1,200.00 per Year. The name, address and telephone number of the president of the owners' association or the association manager is: POA@stjamespoa.net, 910-253-4805, Bill Lendh, President. Owners' association website address, if any: https://www.stjamespoanc.org/default.aspx

Name of Association 2: 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
Recreational Amenities (specify): Parks, Pier, Kayak Launch, Beach Club
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

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



This form jointly approved by: North Carolina Bar Association NC REALTORS®

Buyer initials MF Seller initials CF



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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: N/A.

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

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.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Name) Michael Flash (Signature)  (Date) 08/29/2025

Seller: (Name) Christa Flash (Signature)  (Date) 08/29/2025

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____