

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: 130 Willow Cove Ln, Minnesott Beach, NC 28510

Buyer: _____

Seller: Thomas Hanel, Sherry Lynn Hanel

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): Arlington Place POA whose regular assessments ("dues") are \$ 900.00 per year. The name, address and telephone number of the president of the owners' association or the association manager are: Association Manager: Seaside Management, 252-261-1200
POA President: Michelle Burgess, michelleaburgess@gmail.com

Owners' association website address, if any: arlingtonplace.com/property-owners

(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)

- | | |
|---|---|
| <input type="checkbox"/> Master Insurance Policy | <input checked="" type="checkbox"/> Street Lights |
| <input checked="" type="checkbox"/> Real Property Taxes on the Common Areas | <input type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Casualty/Liability Insurance on Common Areas | <input type="checkbox"/> Sewer |
| <input checked="" type="checkbox"/> Management Fees | <input checked="" type="checkbox"/> Private Road Maintenance |
| <input type="checkbox"/> Exterior Building Maintenance | <input checked="" type="checkbox"/> Parking Area Maintenance |
| <input type="checkbox"/> Exterior Yard/Landscaping Maintenance | <input checked="" type="checkbox"/> Common Areas Maintenance |
| <input type="checkbox"/> Trash Removal | <input type="checkbox"/> Cable |
| <input type="checkbox"/> Pest Treatment/Extermination | <input type="checkbox"/> Internet service |
| <input checked="" type="checkbox"/> Legal/Accounting | <input checked="" type="checkbox"/> Storm Water Management/Drainage/Ponds |
| <input checked="" type="checkbox"/> Recreational Amenities (specify): <u>Clubhouse, Fitness Room, Pool, Tennis Courts, Basketball Court, Volleyball Court, Playground, Parks, Gazebo, Firepit, Kayak Center with Park Grill, Mill Creek Docks, Gate House, Riverfront Beach, Fishing Pier, Pintial Lake with Lakefront Beach, Boat Ramp, Dog Park, Walking Trails, Boardwalk over Marsh</u> | <input checked="" type="checkbox"/> Gate and/or Security |
| <input type="checkbox"/> Other (specify) _____ | |
| <input type="checkbox"/> Other (specify) _____ | |



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

Buyer initials _____ Seller initials T H S L A



STANDARD FORM 2A12-T
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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: 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: 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: \$150 closing request fee

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: _____

Buyer: _____

Date: _____

Buyer: _____

Entity Buyer:

(Name of LLC/Corporation/Partnership/Trust/etc.) _____

By: _____

Name: _____

Print Name

Title: _____

Date: _____

Date: 3/8/2025

DocuSigned by: _____

Seller: 

Thomas Hanel

Date: 3/8/2025

Signed by: _____

Seller: 

Sherry Lynn Hanel

Entity Seller:

(Name of LLC/Corporation/Partnership/Trust/etc.) _____

By: _____

Name: _____

Print Name

Title: _____

Date: _____

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: **130 Willow Cove Ln, Minnesott Beach, NC 28510**

Buyer:

Seller: **Thomas Hanel, Sherry Lynn Hanel**

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks “yes” for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks “no” for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks “NR,” meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

Yes	No	NR
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- 1. Non-dwelling structures on the Property Yes No NR
 If yes, please describe: _____
- 2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... Yes No NR
- 3. Caves, mineshafts, tunnels, fissures or open or abandoned wells Yes No NR
- 4. Erosion, sliding, soil settlement/expansion, fill or earth movement Yes No NR
- 5. Communication, power, or utility lines..... Yes No NR
- 6. Pipelines (natural gas, petroleum, other)..... Yes No NR
- 7. Landfill operations or junk storage Yes No NR
 Previous Current Planned Legal Illegal
- 8. Drainage, grade issues, flooding, or conditions conducive to flooding Yes No NR
- 9. Gravesites, pet cemeteries, or animal burial pits..... Yes No NR
- 10. Rivers, lakes, ponds, creeks, streams, dams, or springs..... Yes No NR
- 11. Well(s)..... Yes No NR
 Potable Non-potable Water Quality Test? yes no
 depth _____; shared (y/n) _____; year installed _____; gal/min _____
- 12. Septic System(s)..... Yes No NR
 If yes: Number of bedrooms on permit(s) _____
 Permit(s) available? yes no NR
 Lift station(s)/Grinder(s) on Property? yes no NR
 Septic Onsite? yes no Details: _____
 Tank capacity _____
 Repairs made (describe): _____
 Tank(s) last cleaned: _____
 If no: Permit(s) in process? yes no NR
 Soil Evaluation Complete? yes no NR
 Other Septic Details: _____



Yes	No	NR
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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property..... Yes No NR
 If yes, please describe: Occasional military noise from across the river

B. Legal/Land Use Aspects

1. Current or past title insurance policy or title search..... Yes No NR
2. Copy of deed(s) for property..... Yes No NR
3. Government administered programs or allotments..... Yes No NR
4. Rollback or other tax deferral recaptures upon sale..... Yes No NR
5. Litigation or estate proceeding affecting ownership or boundaries..... Yes No NR
6. Notices from governmental or quasi-governmental authorities related to the property.. Yes No NR
7. Private use restrictions or conditions, protective covenants, or HOA..... Yes No NR
 If yes, please describe: See Arlington Place Covenants
8. Recent work by persons entitled to file lien claims..... Yes No NR
 If yes, have all such persons been paid in full Yes No NR
 If not paid in full, provide lien agent name and project number: _____
9. Jurisdictional government land use authority:
 County: Pamlico City: Minnesott Beach
10. Current zoning: RMU
11. Fees or leases for use of any system or item on property Yes No NR
12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... Yes No NR
13. Access (legal and physical) other than by direct frontage on a public road
 Access via easement..... Yes No NR
 Access via private road Yes No NR
 If yes, is there a private road maintenance agreement? yes no
14. Solar panel(s), windmill(s), cell tower(s)..... Yes No NR
 If yes, please describe: _____

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available..... Yes No NR
2. Approximate acreage: _____
3. Wooded Acreage _____; Cleared Acreage _____
4. Encroachments..... Yes No NR
5. Public or private use paths or roadways rights of way/easement(s)..... Yes No NR
 Financial or maintenance obligations related to same Yes No NR
6. Communication, power, or other utility rights of way/easements Yes No NR
7. Railroad or other transportation rights of way/easements..... Yes No NR
8. Conservation easement Yes No NR
9. Property Setbacks..... Yes No NR
 If yes, describe: _____
10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)..... Yes No NR
11. Septic Easements and Repair Fields Yes No NR
12. Any Proposed Easements Affecting Property..... Yes No NR
13. Beach Access Easement, Boat Access Easement, Docking Permitted..... Yes No NR
 If yes, please describe: _____

D. Agricultural, Timber, Mineral Aspects

Yes	No	NR
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- 1. Agricultural Status (e.g., forestry deferral) Yes No NR
- 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)..... Yes No NR
If yes, describe in detail: _____
- 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.) Yes No NR
If yes, describe in detail: _____
- 4. Farming on Property: owner or tenant Yes No NR
- 5. Presence of vegetative disease or insect infestation..... Yes No NR
- 6. Timber cruises or other timber related reports..... Yes No NR
- 7. Timber harvest within past 25 years Yes No NR
If yes, monitored by Registered Forester? Yes No NR
If replanted, what species: _____ Yes No NR
Years planted: _____
- 8. Harvest impact (other than timber) Yes No NR
If yes, describe in detail: _____

E. Environmental Aspects

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)..... Yes No NR
- 2. Underground or above ground storage tanks Yes No NR
If yes, describe in detail: _____
- 3. Abandoned or junk motor vehicles or equipment of any kind..... Yes No NR
- 4. Past illegal uses of property (e.g., methamphetamine manufacture or use)..... Yes No NR
- 5. Federal or State listed or protected species present..... Yes No NR
If yes, describe plants and/or animals: _____
- 6. Government sponsored clean-up of the property Yes No NR
- 7. Groundwater, surface water, or well water contamination Current Previous ... Yes No NR
- 8. Previous commercial or industrial uses..... Yes No NR
- 9. Wetlands, streams, or other water features Yes No NR
Permits or certifications related to Wetlands Yes No NR
Conservation/stream restoration..... Yes No NR
- 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) Yes No NR
If yes, describe in detail: _____
- 11. The use or presence on the property, either stored or buried, above or below ground, of:
 - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material Yes No NR
If yes, describe in detail: _____
 - ii. Other fuel/chemical..... Yes No NR
 - iii. Paint Lead based paint Other paint/solvents Yes No NR
 - iv. Agricultural chemical storage Yes No NR

F. Utilities

Check all currently available on the Property and indicate the provider.

- Water (describe): **Pamlico County**
- Sewer (describe): _____
- Gas (describe): **Propane - Mallard Oil & Gas or Tidewater Energy**
- Electricity (describe): **Tideland EMC**
- Cable (describe): **Dish Network, DirecTV**

