

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

Property: 4010 Grouper Run, New Bern, NC 28562

Buyer:

Seller: A Sydes Construction Inc

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: Bluewater Rise HOA whose regular assessments ("dues") are \$ 236.00 per year. The name, address and telephone number of the president of the owners' association or the association manager is: Premier Management Company. 910-679-3012. Owners' association website address, if any: premiermanagementnc.com

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 is: 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): 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)

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



This form jointly approved by: North Carolina Bar Association's Real Property Section NC REALTORS®



STANDARD FORM 2A12-T Revised 7/2025 © 7/2025

Buyer initials Seller initials UCA

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: _____
Capital Funding Fee of \$39.33. No transfer fees on 1st sale from Builder to Homeowner

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) _____ (Signature) _____ (Date) _____

Seller: (Name) _____ (Signature) _____ (Date) _____

Entity Seller: (Name of LLC, Corp., Trust, etc.) A Sydes Construction Inc

By: (Name & Title) Leah P Quinn Office Manager (Signature)  (Date) 7/8/2025 | 02:56 PD

DocuSigned by:

72999366CF49410...



STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

		Yes	No	No Representation
_____ Buyer Initials	1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ Buyer Initials	2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
_____ Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
_____ Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ Buyer Initials	5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
_____ Buyer Initials	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 4010 Grouper Run New Bern NC 28562

Owner's Name(s): A Sydes Construction Inc

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature:  Date 7/8/2025 | 02:56 PDT
DocuSigned by: 72999366CF49410...

Owner Signature: _____ Date _____, _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____, _____

Purchaser Signature: _____ Date _____, _____

US HWY 70 & Future I-42 Disclosure



U.S. 70 between Raleigh and Morehead City plays important roles, including being a primary hurricane evacuation route as well as being a major corridor for freight transport. Future Interstate 42 generally follows the U.S. 70 corridor southeasterly, connecting Garner, Clayton, Smithfield, Selma, Goldsboro, Kinston, New Bern and Havelock with the Port of Morehead City.

I-42 will begin at the current systems interchange with I-40 near Garner and follow U.S. 70 southeast toward Smithfield, Selma and I-95. Near Goldsboro, I-42 will overtake the U.S. 70 Bypass around the north side of the city. **A new bypass will carry I-42 around the south side of Kinston, connecting with the existing controlled-access and freeway portions east to New Bern. Southeast of New Bern, Future I-42 will follow another new bypass to the west of Havelock. Ultimately I-42 will end near the Port of Morehead City.**

By signing this disclosure, Buyer and Seller Acknowledge they have been informed about pending road construction that will be taking place in New Bern, Havelock and James City areas of Craven County NC. Buyer and Seller further acknowledge that said construction may result in lane closings, detours, and traffic delays.

Date _____

Buyer

Buyer

Date 7/8/2025 | 02:56 PDT

Seller DocuSigned by:
Leah P. Quinn

Seller 72999366CF49410...