STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT ADDENDUM

Prior to signing contract, owner shall provide this disclosure addendum to the purchaser if the property is subject to a homeowners association, a property owners association, a condominium owners association, a horizontal property regime, or similar organizations subject to covenants, conditions, restrictions, bylaws or rules (**CCRBR**). These organizations are referred to herein as an owners association.

Purchaser should review the applicable documents (covenants, conditions, restrictions, bylaws, deeds, condominium master deed, and similar documents), all related association issues, and investigate the owners association prior to entering into any legal agreements including a contract. Owners association charges include any dues, fees, assessments, reserve charges, or any similar charges. Purchaser is solely responsible to determine what items are covered by the owners association charges.

Property Address: **405 Weyhill Pl, Aiken, SC 29801** 29.00 DS ~~25.00~~ Pest Control Optional

Describe owners association charges: $ 438.39 Per Month (month/year/other)

What is the contact information for the owners association? Sharon Whittemore 803.642.9765 205 Landing Dr Aiken SC 29801 kalmialandinghoa@outlook.com

As owner do you have any actual knowledge of answers to the following questions? www.kalmialanding.com
Please check the appropriate box to answer the questions below.

	Yes	No	No Representation
1. Are there owners association charges or common area expenses? Clubhouse	☑	☐	☐
2. Are there any owners association or **CCRBR** resale or rental restrictions? ?	☑	☐	☐
3. Has the owners association levied any special assessments or similar charges? ?	☐	☐	☑
4. Do the **CCRBR** or condominium master deed create guest or visitor restrictions?	☑	☐	☐
5. Do the **CCRBR** or condominium master deed create animal restrictions?	☑	☐	☐
6. Does the property include assigned parking spaces, lockers, garages or carports?	☑	☐	☐
7. Are keys, key fobs or access codes required to access common or recreational areas?	☑	☐	☐
8. Will any membership other than owner association transfer with the properties?	☐	☐	☑
9. Are there any known common area problems?	☐	☐	☑
10. Is property or common area structures subject to South Carolina Coastal Zone Management Act?	☐	☐	☑
11. Is there a transfer fee levied to transfer the property?* *(*Questions does not include recording costs related to value or deed stamps.)*	☐	☐	☑

Explain any yes answers in the space below and attach any additional sheets or relevant documents as needed: Etc
Covenants of Kalmia Landing – Age Restrictions / Pet Etc.

Owner Signature: Blecia Swing Date: Sept 23, 2025 Time: 337 PM

Owner Signature: _____ Date: _____ Time: _____

Purchaser Signature: _____ Date: _____ Time: _____

Purchaser Signature: _____ Date: _____ Time: _____