

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

Property: 627 Arabella Drive, Jacksonville, NC 28546

Buyer: _____

Seller: Priscila Llamosa and John Norris

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: Innovative Property Solutions whose regular assessments ("dues") are \$246 per Year _____. The name, address and telephone number of the president of the owners' association or the association manager is: _____.
Owners' association website address, if any: Association (HOA) Management Division
hoa@ips-nc.com 910.333.9820 (Press 2) innovativepropertysolutionsnc.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

- 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

Recreational Amenities (specify): _____

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:

N/R



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



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

Buyer initials

Seller initials

PL
08/06/25
2:47 PM EDT
dotloop verified

JN
08/06/25
11:58 AM EDT
dotloop verified

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/R

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: _____

The dues are \$246 annually
The COA cost is \$95 and every buyer is charged a \$150 Administrative Set-Up 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.

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)

Seller: (Name) Priscilla Llamosa (Signature) *Priscilla Llamosa* dotloop verified
08/06/25 2:47 PM EDT
OFBG-P6FP-EFKO-9GP3 (Date) _____

Seller: (Name) John Norris (Signature) *John Norris* dotloop verified
08/06/25 11:58 AM EDT
8VQJ-AG2C-4TKR-6RJ (Date) _____

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

By: (Name & Title) _____ (Signature)



From: HOA Division hoa@ips-nc.com
Subject: Re: Carolina Plantations – HOA Fee Schedule Request
Date: August 4, 2025 at 10:41 AM
To: Elisabeth Johnston elisabeth@johnstonconc.com

The fee is \$246.00 annually, the COA in a \$95.00 fee associated with a document saying when the fees are, where they are posted, and the current balance on the homeowners account.

Please see below for what's included.

The HOA covers:

- Stormwater Management
- Streets/ Parking Lots
- Management Fee
- Taxes
- Common Area Maintenance & Landscaping
- Common Area Insurance
- Administrative Management of the Community

The dues are \$246 annually and are billed on the first of January of each year.

To request a Certificate of Assessment (COA), email hoa@ips-nc.com with the property address, closing attorney, and closing date. The COA cost is \$95 and every buyer is charged a \$150 Administrative Set-Up Fee.

Thank you,
 Anna Montanez

How would you rate my reply?

[Great](#) [Okay](#) [Not Good](#)

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 Anna Montanez
hoa@ips-nc.com



HOA Division

Association Management

(910) 333-9820

www.ips-nc.com

155 Brynn Marr Road, Suite 400
 Jacksonville, NC 28546

On Mon, Aug 4, 2025 at 2:34 PM UTC, Elisabeth Johnston <elisabeth@johnstonconc.com> wrote:

And for Carolina plantations do you have a list of what's covered under the HOA?

Respectfully,

Elisabeth Johnston, REALTOR®
 Johnston & Co. Real Estate
 P.O. BOX 353 CHINQUAPIN NC 28521-8502
 910-915-5162
info@johnstonconc.com

On Mon, Aug 4, 2025 at 2:33 PM UTC, Elisabeth Johnston <elisabeth@johnstonconc.com> wrote:

Can I know what the fee is for the COA? I need it for the 2A12-T form so seller/buyer are aware of the fees associated with sale of the home.

Respectfully,

Elisabeth Johnston, REALTOR®
 Johnston & Co. Real Estate
 P.O. BOX 353 CHINQUAPIN NC 28521-8502
 910-915-5162
info@johnstonconc.com