

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

Property: 586 Barrington Place SW Ocean Isle Beach, NC 28469

Buyer: _____

Seller: Michael John Harrison Catherine Elizabeth Harrison

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: Ocean Ridge Master Association, Inc. (ORMA) whose regular assessments ("dues") are \$2,573.00 per year 2025. The name, address and telephone number of the president of the owners' association or the association manager is: CAS, Inc., 650 Page St., Unit C, Pinehurst, NC 28374 910-295-3791. Owners' association website address, if any: www.casnc.com

Name of Association 2: CAS optional mowing fee whose regular assessments ("dues") are \$ 264.00 per 2025. 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 checked="" 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 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>Indoor, outdoor & children's pools, sauna, steam room, hot tubs, pickleball, tennis, fitness, member's lounge, parks, plantation gardens, nature parks with pavilion, walk/bike trails, and Oceanfront Beach Club, Plantation Fitness Center, Ridge Center</u> | <input checked="" type="checkbox"/> Gate and/or Security |
| <input checked="" type="checkbox"/> Other (specify) <u>See attached 2025 ORMA Budget Summary</u> | |
| <input type="checkbox"/> 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
NC REALTORS®

Buyer initials MJH CEH Seller initials _____



STANDARD FORM 2A12-T
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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: Please refer to the attached document for additional information.

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 CAS, Inc. transfer fee starts at \$223 but can be more, depending on what documents the closing attorney requests or if a rush is added. The rush fee, if needed for expedited closing, starts at \$100. All fees paid by seller.

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:

- o Seller's statement of account
- o master insurance policy showing the coverage provided and the deductible amount
- o Declaration and Restrictive Covenants
- o Rules and Regulations
- o Articles of Incorporation
- o Bylaws of the owners' association
- o current financial statement and budget of the owners' association
- o parking restrictions and information
- o 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) _____ 09/24/25 (Signature) Michael John Harrison (Date) _____

Seller: (Name) _____ (Signature) Catherine Elizabeth Harrison 09/24/25 (Date) _____

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

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

ORMA 2025 Budget

EXPENSES	2024 RATIFIED BUDGET	2025 APPROVED BUDGET	INCREASE DECREASE
Operating / Administrative	909,583	984,184	74,601
Small Budget Committees	43,480	40,000	(3,480)
Access & Safety	215,000	186,780	(28,820)
Beach House	19,600	19,700	100
Plantation Gardens	20,736	15,736	(5,000)
Nature Pavilion	2,700	6,200	3,500
Plantation Club	273,785	186,320	(87,465)
Sunset Commons	24,995	-0-	(24,995)
Ridge Center	90,387	259,040	168,653
Landscape	592,912	601,772	8,860
Roads & Stormwater	82,000	82,000	-0-
Board Designated Funds	-0-	-0-	-0-
Total Expenses	2,275,778	2,381,732	105,954

Note: The 2024 Budget has been restated to conform to the General Ledger account structure agreed to with CAS, Inc.

Assessment Calculation		
Operating Expenses	2,275,778	2,381,732
Reserve Contribution	877,250	1,064,975
Amenity Expansion Build Fund	1,050,000	401,500
Debt Services	124,492	745,343
Other Revenue	(68,000)	(154,608)
Total	4,259,520	4,438,942
No. of Lots	1,728	1,725
Lot Owner Assessment	2,465	2,573
		4.4%

Owners' Association Disclosure Addendum
to Standard Form 2A12-T

Item #4

A lawsuit has been pending for many years in NC Superior Court against the Developer and certain affiliated companies or individuals. Separately, the Ocean Ridge Master Association (ORMA) and the Declarant are currently involved in legal proceedings concerning a claim for assessments that ORMA says are owed against certain, not all, properties owned by the Declarant, and for which the Declarant asserts are exempt per the Master Declaration. The Declarant believes that neither matter has any material effect on the Community. Buyers are encouraged to conduct their own due diligence and consult legal counsel if they have questions regarding these matters. Supporting documentation is available upon request.