



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 (CCRB). These organizations are referred to herein as an owners association.

Purchasers 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. Purchasers are solely responsible to determine what items are covered by the owners association charges.

Property Address: 4039 Shimmer Lake, North Augusta SC 29841

Describe owners association charges: \$ 421 Per year (month/year/other)

What is the contact information for the owners association? 706-922-8696

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

Table with 3 columns: Question, Yes, No, No Representation. Contains 11 questions regarding owners association charges, resale restrictions, special assessments, guest restrictions, animal restrictions, parking spaces, keys, membership transfer, common area problems, Coastal Zone Management Act, and transfer fees.

(* Question 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:

n/a

Owner signature: Chris Welele Date: 5/2/2025 Time: 7BBAB493B22F408...

Owner signature: Date: Time:

Purchaser signature: Date: Time:

Purchaser signature: Date: Time: