

**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.