



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: 222 Gerard Circle, McCormick, SC 29835

Describe owners association charges: \$ 168 monthly plus Annual \$385.00 (month/year/other)

What is the contact information for the owners association? Village office Hwy 378, 864-391-4111

Table with 11 rows of questions and 3 columns: Yes, No, No Representation. Includes questions about association charges, resale restrictions, special assessments, guest restrictions, animal restrictions, parking, keys, membership transfer, common area problems, and transfer fees.

Explain any yes answers in the space below and attach any additional sheets or relevant documents as needed:

#1) 168 monthly / \$385 annual #5) limit 4 #11) HOA transfer fee \$270.00

Owner Signature: Russell A. Spear, Trustee Date: 03/18/24 Time: 2:27 PM

Owner Signature: Marina Spear, Trustee Date: 03/18/2024 Time: 2:27 pm

Purchaser Signature: Date: Time:

Purchaser Signature: Date: Time: