

**OWNERS' ASSOCIATION DISCLOSURE ADDENDUM**

**NOTE:** For when Residential Property and Owner's Association Disclosure Statement is not required (For example: New Construction, Vacant Lot/Land) or by agreement of the parties.

Property: 70 Muscadine Ct, Minnesott Beach, NC 28510

Buyer: \_\_\_\_\_

Seller: Cletus H. Simpson, Alice C. Simpson

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]:

(specify name): Arlington Place POA whose regular assessments ("dues") are \$ 900.00 per year. The name, address and telephone number of the president of the owners' association or the association manager are: Association Manager: Seaside Management, 252-261-1200  
POA President: Michelle Burgess, michelleaburgess@gmail.com

Owners' association website address, if any: arlingtonplace.com/property-owners

(specify name): \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_. 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 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 checked="" 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>Clubhouse, Fitness Room, Pool, Tennis Courts, Basketball Court, Volleyball Court, Playground, Parks, Gazebo, Firepit, Kayak Center with Park Grill, Mill Creek Docks, Gate House, Riverfront Beach, Fishing Pier, Pintial Lake with Lakefront Beach, Boat Ramp, Dog Park, Walking Trails, Boardwalk over Marsh</u> | <input checked="" type="checkbox"/> Gate and/or Security                  |
| <input type="checkbox"/> Other (specify) _____  |   |
| <input type="checkbox"/> Other (specify) _____  |   |



This form jointly approved by:  
North Carolina Bar Association's Real Property Section  
North Carolina Association of REALTORS®, Inc. DS

Buyer initials \_\_\_\_\_ Seller initials [Signature]



STANDARD FORM 2A12-T  
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3. As of this date, there are no other dues, fees or Special Assessments payable by the Development's property owners, except: N/A

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/A

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: \$150 closing request 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.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. 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.

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Entity Buyer: \_\_\_\_\_

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Print Name

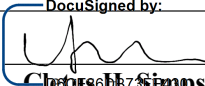
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: 4/4/2025

DocuSigned by: \_\_\_\_\_

Seller: \_\_\_\_\_

  
Charles B. Simpson

Date: 4/4/2025

DocuSigned by: \_\_\_\_\_

Seller: \_\_\_\_\_

  
Alice C. Simpson

Entity Seller: \_\_\_\_\_

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Print Name

Title: \_\_\_\_\_

Date: \_\_\_\_\_



Yes	No	NR
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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....  Yes  No  NR  
 If yes, please describe: Occasional military noise from across the river

**B. Legal/Land Use Aspects**

1. Current or past title insurance policy or title search.....  Yes  No  NR  
 2. Copy of deed(s) for property.....  Yes  No  NR  
 3. Government administered programs or allotments.....  Yes  No  NR  
 4. Rollback or other tax deferral recaptures upon sale.....  Yes  No  NR  
 5. Litigation or estate proceeding affecting ownership or boundaries.....  Yes  No  NR  
 6. Notices from governmental or quasi-governmental authorities related to the property..  Yes  No  NR  
 7. Private use restrictions or conditions, protective covenants, or HOA.....  Yes  No  NR  
 If yes, please describe: See Arlington Place Covenants  
 8. Recent work by persons entitled to file lien claims.....  Yes  No  NR  
 If yes, have all such persons been paid in full .....  Yes  No  NR  
 If not paid in full, provide lien agent name and project number: \_\_\_\_\_  
 9. Jurisdictional government land use authority:  
 County: Pamlico City: Minnesott Beach  
 10. Current zoning: RMU  
 11. Fees or leases for use of any system or item on property .....  Yes  No  NR  
 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....  Yes  No  NR  
 13. Access (legal and physical) other than by direct frontage on a public road  
 Access via easement.....  Yes  No  NR  
 Access via private road .....  Yes  No  NR  
 If yes, is there a private road maintenance agreement?  yes  no  
 14. Solar panel(s), windmill(s), cell tower(s).....  Yes  No  NR  
 If yes, please describe: \_\_\_\_\_

**C. Survey/Boundary Aspects**

1. Current or past survey/plat or topographic drawing available.....  Yes  No  NR  
 2. Approximate acreage: \_\_\_\_\_  
 3. Wooded Acreage \_\_\_\_\_; Cleared Acreage \_\_\_\_\_  
 4. Encroachments.....  Yes  No  NR  
 5. Public or private use paths or roadways rights of way/easement(s).....  Yes  No  NR  
 Financial or maintenance obligations related to same .....  Yes  No  NR  
 6. Communication, power, or other utility rights of way/easements .....  Yes  No  NR  
 7. Railroad or other transportation rights of way/easements.....  Yes  No  NR  
 8. Conservation easement .....  Yes  No  NR  
 9. Property Setbacks.....  Yes  No  NR  
 If yes, describe: \_\_\_\_\_  
 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....  Yes  No  NR  
 11. Septic Easements and Repair Fields .....  Yes  No  NR  
 12. Any Proposed Easements Affecting Property.....  Yes  No  NR  
 13. Beach Access Easement, Boat Access Easement, Docking Permitted.....  Yes  No  NR  
 If yes, please describe: \_\_\_\_\_

**D. Agricultural, Timber, Mineral Aspects**

Yes	No	NR
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- 1. Agricultural Status (e.g., forestry deferral) .....  Yes  No  NR
- 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 4. Farming on Property:  owner or  tenant .....  Yes  No  NR
- 5. Presence of vegetative disease or insect infestation.....  Yes  No  NR
- 6. Timber cruises or other timber related reports.....  Yes  No  NR
- 7. Timber harvest within past 25 years .....  Yes  No  NR  
If yes, monitored by Registered Forester? .....  Yes  No  NR  
If replanted, what species: \_\_\_\_\_  Yes  No  NR  
Years planted: \_\_\_\_\_
- 8. Harvest impact (other than timber) .....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_

**E. Environmental Aspects**

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....  Yes  No  NR
- 2. Underground or above ground storage tanks .....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 3. Abandoned or junk motor vehicles or equipment of any kind.....  Yes  No  NR
- 4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....  Yes  No  NR
- 5. Federal or State listed or protected species present.....  Yes  No  NR  
If yes, describe plants and/or animals: \_\_\_\_\_
- 6. Government sponsored clean-up of the property .....  Yes  No  NR
- 7. Groundwater, surface water, or well water contamination  Current  Previous ...  Yes  No  NR
- 8. Previous commercial or industrial uses.....  Yes  No  NR
- 9. Wetlands, streams, or other water features .....  Yes  No  NR  
Permits or certifications related to Wetlands .....  Yes  No  NR  
Conservation/stream restoration.....  Yes  No  NR
- 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 11. The use or presence on the property, either stored or buried, above or below ground, of:
  - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material .....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
  - ii. Other fuel/chemical.....  Yes  No  NR
  - iii. Paint  Lead based paint  Other paint/solvents .....  Yes  No  NR
  - iv. Agricultural chemical storage .....  Yes  No  NR

**F. Utilities**

Check all currently available on the Property and indicate the provider.

- Water (describe): **Pamlico County**
- Sewer (describe): **N/A**
- Gas (describe): **Propane - Mallard Oil & Gas or Tidewater Energy**
- Electricity (describe): **Tideland EMC**
- Cable (describe): **Dish Network, DirecTV**

