

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM *APPLIES TO FFH POA*

Property: 7503 Windward Drive, New Berm, 29560

Buyer: _____

Seller: Mary Ann Clay, Michael G Clay

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: Fairfield Harbour Property Owners Association whose regular assessments ("dues") are \$1,395.00 per year. The name, address and telephone number of the president of the owners' association or the association manager is: Continued... See Addendum Owners' Association Disclosure and Owners' association website address, if any: fh-poa.com

Name of Association 2: Tradewinds Condominium Association whose regular assessments ("dues") are \$500.00 per month. 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 checked="" type="checkbox"/> Exterior Building Maintenance | <input checked="" type="checkbox"/> Parking Area Maintenance |
| <input checked="" type="checkbox"/> Exterior Yard/Landscaping Maintenance | <input checked="" type="checkbox"/> Common Areas Maintenance |
| <input type="checkbox"/> Trash Removal | <input type="checkbox"/> Cable |
| <input checked="" 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 type="checkbox"/> Recreational Amenities (specify): <u>Clubhouse, golf course, restaurant, 2 marinas, red sail park, tennis courts, pickleball courts, playground, boat ramps, fishing dock, kayak ramps, dog park, monthly newsletter, access to outdoor storage facility, etc. admin bldg.</u> | <input type="checkbox"/> Gate and/or Security |
| <input checked="" type="checkbox"/> Other (specify) <u>The above information applies to the amenities of Fairfield Harbour not the Tradewinds Condos</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: none known



This form jointly approved by:
North Carolina Bar Association
NC REALTORS®

Buyer initials MAC by MGC, PCA 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: There is a pending FFHPOA litigation. See documents

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: \$100

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.

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) Mary Ann Clay *By MICHAEL G. CLAY (POA)* (Signature) Mary Ann Clay by Michael G. Clay (Date) 11/7/25

Seller: (Name) Michael G Clay *Micha* (Signature) Michael G. Clay (Date) 11/7/25

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

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

ADDENDUM

PROPERTY: 7503 Windward Drive, New Bern, 29560

1) Owners' Association Disclosure and Addendum - 2A12-T Section 1 Part 1
Jennifer Gudaitis, 902 Coral Reef Drive, New Bern, NC 28560 252-633-5500

Date: 11/7/25
Mary Ann Clay by Michael P. Clay, POA
MARY ANN CLAY by Michael G. Clay, POA
Signature

Date: _____
Signature

Date: 11/7/25
MICHAEL G. CLAY Michael P. Clay
Signature

Date: _____
Signature

Addendum