

**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: 404 Plumtree Circle, Lot 207 RS, Edenton, NC 27932

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

Seller: Steven C Jodrie, Corinne E Jodrie

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): Riversound POA whose regular assessments ("dues") are \$ 700.00 per year. The name, address and telephone number of the president of the owners' association or the association manager are: Guy Shaneybrook, General Manager 252-548-2172

Owners' association website address, if any: \_\_\_\_\_

(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 checked="" type="checkbox"/> Sewer                                 |
| <input 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 type="checkbox"/> Legal/Accounting  | <input checked="" type="checkbox"/> Storm Water Management/Drainage/Ponds |
| <input checked="" type="checkbox"/> Recreational Amenities (specify): <u>Playground, Boat Ramp, Multiple walking areas/piers</u> | <input checked="" type="checkbox"/> Gate and/or Security                  |

Other (specify) \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

This form jointly approved by:  
**North Carolina Bar Association**  
**North Carolina Association of REALTORS®, Inc.**  
Buyer initials \_\_\_\_\_ Seller initials SCJ CEJ



**STANDARD FORM 2A12-T**  
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