## OWNERS' ASSOCIATION DISCLOSURE AND CONDOMINIUM RESALE STATEMENT ADDENDUM

NOTE: For condominium resales or 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:	
Buyer:	
Seller:	
This Addendum is attached to and made a part of the Offer to Property.	urchase and Contract ("Contract") between Buyer and Seller for the
For the purposes of this Addendum, "Development" means any Carolina law, which is subject to regulation and assessment by an	planned community or condominium project, as defined by North owners' association.
provided by Seller are true copies relating to the Development, a Special Assessments, Seller does not warrant the accuracy, comp	e to the best of Seller's knowledge, and copies of any documents to the best of Seller's knowledge. Except with regard to Confirmed leteness, or present applicability of any representation or documents tion confirmed and any documents substantiated during the Due
not opplyile	following owners' association(s) [insert N/A into any blank that does
Three Oaks  ("dues") are \$ 600 per year owners' association or the association manager are: Tonya Jo	whose regular assessments  The name, address and telephone number of the president of the ones, 106 Regency Boulevard Greenville, NC 27834 252.329.7368
Owners' association website address, if any:	·
owners' association or the association manager are:	whose regular assessments  The name, address and telephone number of the president of the
2. Seller represents to Buyer that the following services and a regular assessments ("dues"): (Check all that apply)	menities are paid for by the above owners' association(s) from the
<ul> <li>□ Master Insurance Policy Including All Units</li> <li>□ Real Property Taxes on the Common Areas</li> <li>☑ Casualty/Liability Insurance on Common Areas</li> <li>☑ Management Fees</li> <li>□ Exterior Building Maintenance</li> <li>□ Exterior Yard/Landscaping Maintenance</li> <li>□ Trash Removal</li> <li>□ Pest Treatment/Extermination</li> <li>☑ Legal/Accounting</li> </ul>	□ Street Lights □ Water □ Sewer □ Private Road Maintenance □ Parking Area Maintenance □ Common Areas Maintenance □ Cable □ Internet service □ Storm Water Management/Drainage/Ponds □ Gate and/or Security
Recreational Amenities (specify):	·
Other (specify)	
Page This form jointly approved by: North Carolina Bar Association North Carolina Association of REALTORS®, Inc.	STANDARD FORM 2A12-T Revised 7/2015 © 7/2015

Buyer initials \_\_\_

Fax: (252)355-9641

Untitled

Other (specify)  3. As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed, payable by the Development's property owners, except:  N/A	
(including but not limited to document preparation, move in/	ent company in connection with the transfer of Property to a new owner move out fees, preparation of insurance documents, statement of unpaid
6. Seller authorizes and directs any owners' association, company and any attorney who has previously represented attorney or lender true and accurate copies of the following ite  • Seller's statement of account  • master insurance policy showing the coverage provide  • Declaration and Restrictive Covenants  • Rules and Regulations  • Articles of Incorporation  • Bylaws of the owners' association  • current financial statement and budget of the owners'  • parking restrictions and information  • architectural guidelines	ed and the deductible amount
The parties have read, understand and accept the terms of this	Addendum as a part of the Contract.
	DDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL ONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE T SHALL CONTROL.
MAKE NO REPRESENTATION AS TO THE LEGAL VAI ANY SPECIFIC TRANSACTION. IF YOU DO NOT UND	RS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION LIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU
Date:	Date:
Buyer:	Seller:
Date:	Date:
Buyer:	Seller:
Entity Buyer:	Entity Seller:
(Name of LLC/Corporation/Partnership/Trust/etc.)	(Name of LLC/Corporation/Partnership/Trust/etc.)
By:	Ву:
Name:	Name:
Title:	Title:
Date:	Date: