

Owners Association Disclosure and Addendum

Legal Association Name: **Delta Ridge Townhouse Neighborhood Homeowners Association, Inc.**

Assessments: **\$440.00** per Quarter and **\$190.00** semi-annual to Delta Ridge Master HOA

Association Management Group: Towne Properties CRO Bonnie Giles 919.878.8787 x 7206

Association Website: <https://deltaridgetownhomes.com>

Services and amenities paid for by the above Owners Association from regular assessments (“dues”):

- | | |
|--|--|
| <input type="checkbox"/> Master insurance policy | <input checked="" type="checkbox"/> Street lights |
| <input checked="" type="checkbox"/> Real property taxes on common area | <input type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Casual / liability insurance on common areas | <input type="checkbox"/> Sewer |
| <input checked="" type="checkbox"/> Management fees | <input type="checkbox"/> Pool maintenance |
| <input checked="" type="checkbox"/> Exterior building maintenance | <input type="checkbox"/> Tennis court maintenance |
| <input checked="" type="checkbox"/> Exterior yard / landscaping maintenance | <input checked="" type="checkbox"/> Private Road Maintenance |
| <input type="checkbox"/> Trash removal | <input checked="" type="checkbox"/> Parking Area Maintenance |
| <input type="checkbox"/> Recreation amenity maintenance | <input checked="" type="checkbox"/> Common Area Maintenance |
| <input type="checkbox"/> Pest Treatment / extermination | <input type="checkbox"/> Cable TV |
| <input type="checkbox"/> Storm water management / drainage / ponds | <input type="checkbox"/> Internet Service |
| <input type="checkbox"/> Gate and or security | <input checked="" type="checkbox"/> Termite Warranty |
| <input checked="" type="checkbox"/> Legal / accounting | <input type="checkbox"/> Other _____ |

As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed payable by the Development’s property owners.

As of this date, there is currently litigation over an architectural covenants violation.

The fees charged by the association or management company in connection with the transfer of property are as follows: **\$177** certification fee charged by the management company in addition to expedited fees and processing charged by 3rd party. Please refer to the TRID Fee Schedule on Homewisedocs.com for details.

Seller Agrees to deliver information regarding:

- Insurance Agent: Nationwide– Carter Glass 919.781.1973. Insurance is carried through Master Association [Delta Ridge Community Association] for **COMMON AREAS ONLY**.

****Homeowners have reported problems with rotten wood around door frames, window frames, and above the rear sliding glass door. It has come to the association’s attention that in many of these areas, the builder used defective materials or construction techniques installing flashing incorrectly or not at all. In addition in many window frames, they installed the trim incorrectly where the bottom piece is too long and makes a pool of water on the ledge causing the other pieces of the wood trim to rot. The association is responsible for repair or maintenance of exterior portions of the home (including roofs, siding, brick molding, and other components) due to normal wear and tear. The Association is not, however, responsible for build defects materials or craftsmanship and the damage these defects have caused.****