

Owners Association Disclosure and Addendum

Legal Association Name: **River Birch Homeowners Association, Inc.**

Assessments: **\$189 per month**

Association Management Group: **Towne Properties Raleigh District**

Manager: **Kathleen Bitleris/kathleenbitleris@towneproperties.com/919-220-8658**

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

- | | |
|--|--|
| <input type="checkbox"/> Master insurance policy | <input 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Other (Dog Park) |

As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed payable by the Development’s property owners, except: None

As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association, except: **None**

There is no rental cap. On short term rentals, agreements must be a minimum of 6 months.

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 www.homewisedocs.com for details.**

Seller Agrees to deliver information regarding:

- Insurance Agent/Contact: **Nationwide– Carter Glass: 919-781-1973**