

Owners' Association Disclosure and Addendum

1. Legal Association Name: **Wellsley Community Association, Inc.**

- Assessments \$215.00 per quarter.
- Association management group and contact:
Towne Properties Raleigh — (919) 878 8787

1. Association website : www.wellsley-nc.org or www.townepropertiesraleigh.com

Services and amenities paid for by the above owners association from regular assessments ("dues").

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| <input type="checkbox"/> Master insurance policy | <input checked="" type="checkbox"/> Street lights (decorative entrance) |
| <input type="checkbox"/> Real property taxes on common area | <input type="checkbox"/> Water |
| <input type="checkbox"/> Casual / liability insurance on common areas | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Management fees | <input checked="" type="checkbox"/> Pool maintenance |
| <input type="checkbox"/> Exterior building maintenance | <input checked="" type="checkbox"/> Tennis court maintenance |
| <input type="checkbox"/> Exterior yard / landscaping maintenance | <input type="checkbox"/> Private Road Maintenance |
| <input type="checkbox"/> Trash removal | <input checked="" type="checkbox"/> Parking Area Maintenance (pool) |
| <input checked="" type="checkbox"/> Recreation amenity maintenance | <input checked="" type="checkbox"/> Common Areas 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 type="checkbox"/> Legal / accounting |
| <input type="checkbox"/> Other _____ | |

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: None

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

5. The fees charged by the association or management company in connection with the transfer of property are as follows: \$177.00 certification fee charges by the management company in addition to expedited fees and processing charges by 3rd party. Please refer to the TRID Fee Schedule on HomewiseDocs.com for details.

6. Seller Agrees to deliver information regarding:

- Insurance agent & contact: Nationwide Insurance, Carter Glass, 919-781-1973.
- All public and association related documents can be provided by the homeowner at www.wellsley-nc.org

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| <input checked="" type="checkbox"/> Declaration | <input checked="" type="checkbox"/> By Laws |
| <input checked="" type="checkbox"/> Articles of Incorporation | <input checked="" type="checkbox"/> Architectural Guidelines |
| <input checked="" type="checkbox"/> Rules and Regulations | <input checked="" type="checkbox"/> Financials and Budget (Restricted access for homeowners only) |