

# Owners' Association Disclosure and Addendum

1. Legal Association Name Wellsley Community Association, Inc.  
Assessments \$215 per quarter. Association management group and contact Towne Properties Raleigh – 919-878-8787  
Association website : [www.wellsley-nc.org](http://www.wellsley-nc.org) or [www.townepropertiesraleigh.com](http://www.townepropertiesraleigh.com)

2. 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 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](http://HomewiseDocs.com) for detail  
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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.

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