

Owners Association Disclosure and Addendum

1. Legal Association Name: **Tournament Townhomes, Village of Willow Bend Owners Association, Inc.**
2. Assessments \$490 Quarterly
3. Association management group and contact: Towne Properties Raleigh District-Brier Creek On-Site Office 919-321-4240
4. Association Website: www.villageofwillowbend.com
5. Services and amenities paid for by the above owners association from regular assessments ("dues"):
 - x Master insurance policy
 - x Street lights (Duke Energy)
 - x Real property taxes on common area
 - Water
 - x Casual / liability insurance on common areas
 - x Sewer (serving multiple units)
 - x Management fees
 - Pool maintenance
 - x Exterior building maintenance (limited)
 - Tennis court maintenance
 - x Exterior yard / landscaping maintenance
 - x Private Road Maintenance
 - x Trash removal
 - x Parking Area Maintenance
 - x Recreation amenity maintenance (Playground)
 - x Common Areas Maintenance
 - x Annual Termite Inspection(Termite Warranty)
 - Cable TV
 - Storm water management / drainage / ponds
 - Internet Service
 - x Security
 - Other _____
 - x Legal / accounting
6. 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**
7. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association, except: **None**
8. The fees charged by the association or management company in connection with the transfer of property are as follows: \$100 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.
9. Seller Agrees to deliver information regarding:
 - Insurance agent & contact: Nationwide Insurance, Carter Glass, 919-781-1973
 - All public association related documents: can be found at www.villageofwillowbend.com