

Owners' Association Disclosure and Addendum

1. Legal Association Name Windcrest Community Association, Inc. Assessments \$109.00 per quarter. Association management group and contact Talis Management #919-878-8787 ext. 7244 Association website www.talismgmt.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 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 type="checkbox"/> Exterior building maintenance | <input type="checkbox"/> Tennis court maintenance |
| <input type="checkbox"/> Exterior yard / landscaping maintenance | <input type="checkbox"/> Private Road Maintenance |
| <input type="checkbox"/> Trash removal | <input type="checkbox"/> Parking Area Maintenance |
| <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"/> Other _____ |
| <input checked="" 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: n/a

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association, except: n/a.

5. The fees charged by the association or management company in connection with the transfer of property are as follows: \$100 certification of HOA account (additional same-day expedite fee of \$25).

6. Seller Agrees to deliver information regarding:

- Insurance agent & contact Nationwide, J. Carter Glass #919-781-1973.
- All public and association related documents can be found at www.talismanagementgroup.com.

Declaration

By Laws

Articles of Incorporation

Architectural Guidelines

Rules and Regulations

Financials and Budget (Restricted access for homeowners only)