

# Owners' Association Disclosure + Addendum

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Legal Entity: **Paddington Homeowners Association, Inc.**

## **Assessments:**

- Monthly assessments are \$49.

## **Management:**

- Rogers Property Management
  - PO Box 742, Creedmoor, NC 27522
  - (919) 529-2965
  - Certification and/or other inquiries send an email to [info@rogerspm-nc.com](mailto:info@rogerspm-nc.com)

## **What do the HOA assessments pay for?**

- Casual and Liability Insurance on Common Areas
- Real Property Tax on Common Areas
- Recreation Amenity Maintenance
- Legal and Accounting
- Common Areas Maintenance
- Water and Sewer for Cabana
- Trash Collection at Cabana
- Electricity for Common Areas
- Internet + Security Cameras at Cabana
- Pond Management
- Monument Sign
- Landscaping
- Management

## **Special Assessments:**

- At this time, there are no pending or recently implemented special assessments.

## **Pending Lawsuits:**

- Currently, there are no pending lawsuits or unsatisfied judgements against this association.

## **Certification Fees:**

- The fees charged by the association or management company in connection with the transfer of property are \$200 certification of HOA account (additional \$75 same day expedite fee).
- Seller agrees to deliver information regarding
  - Insurance Agent & Contact: Carter Glass / Nationwide 919-781-1973
  - All governing documents are located online at [www.rogerspm-nc.com](http://www.rogerspm-nc.com)