

Owners' Association Disclosure + Addendum

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

Assessments:

- Monthly assessments are \$52.

Management:

- Rogers Property Management
 - PO Box 742, Creedmoor, NC 27522
 - (919) 529-2965
 - Certification and/or other inquiries send an email to HOAManager@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 expedite fee for 3 days or less).
- 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/hoa