

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

Property: **1132 Lake Vista Drive NE, Valdese, NC 28690**

Buyer: _____

Seller: **Robert Hamilton, Linda Hamilton**

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Buyer and Seller for the Property.

For the purposes of this Addendum, "Development" means any planned community or condominium project, as defined by North Carolina law, which is subject to regulation and assessment by an owners' association.

Any representations made by Seller in this Addendum are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies relating to the Development, to the best of Seller's knowledge. Seller does not warrant the accuracy, completeness, or present applicability of any representation or documents provided by Seller, and Buyer is advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

1. Seller represents to Buyer that the Property is subject to the following owners' association(s) [insert N/A into any blank that does not apply]:

☒ Name of Association 1: **Lake Vistas HOA** whose regular assessments ("dues") are **\$650.00** per **Year**. The name, address and telephone number of the president of the owners' association or the association manager is: **President - Jamie Ward (828)448-1904**. Owners' association website address, if any: **www.lakevistashoa-nc.org**

☐ Name of Association 2: _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address and telephone number of the president of the owners' association or the association manager are: _____. Owners' association website address, if any: _____

2. Seller represents to Buyer that the following services and amenities are paid for by the above owners' association(s) from the regular assessments ("dues"): (Check all that apply)

- | | |
|---|--|
| ☐ Master Insurance Policy | ☐ Street Lights |
| ☐ Real Property Taxes on the Common Areas | ☐ Water |
| ☐ Casualty/Liability Insurance on Common Areas | ☐ Sewer |
| ☒ Management Fees | ☒ Private Road Maintenance |
| ☐ Exterior Building Maintenance | ☐ Parking Area Maintenance |
| ☐ Exterior Yard/Landscaping Maintenance | ☒ Common Areas Maintenance |
| ☐ Trash Removal | ☐ Cable |
| ☐ Pest Treatment/Extermination | ☐ Internet service |
| ☒ Legal/Accounting | ☐ Storm Water Management/Drainage/Ponds |
| ☒ Recreational Amenities (specify): Future Common Access area to Lake per the HOA. | ☒ Gate and/or Security |
| ☐ Other (specify) _____ | |
| ☐ Other (specify) _____ | |

3. As of this date, there are no other dues, fees or Special Assessments payable by the Development's property owners, except:

Page 1 of 2



This form jointly approved by:
North Carolina Bar Association
NC REALTORS®

Buyer initials _____ Seller initials RH LH



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4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development and/or the owners' association, except: _____.

5. The fees charged by the owners' association or management company in connection with the transfer of Property to a new owner (including but not limited to document preparation, move in/move out fees, preparation of insurance documents, statement of unpaid assessments, and transfer fees) are as follows: _____

6. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the following items affecting the Property, including any amendments:

- Seller's statement of account
- master insurance policy showing the coverage provided and the deductible amount
- Declaration and Restrictive Covenants
- Rules and Regulations
- Articles of Incorporation
- Bylaws of the owners' association
- current financial statement and budget of the owners' association
- parking restrictions and information
- architectural guidelines

The parties have read, understand and accept the terms of this Addendum as a part of the Contract.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

NC REALTORS® AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer: (Name) _____ (Signature) _____ (Date) _____

Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

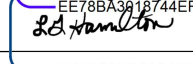
Seller: (Name) **Robert Hamilton** (Signature) _____ (Date) **9/7/2026**

Seller: (Name) **Linda Hamilton** (Signature) _____ (Date) **9/11/2026**

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Signed by:

 DocuSigned by:

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VACANT LAND DISCLOSURE STATEMENT

Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract - Vacant Lot/Land (Form 12-T).

"Seller": Robert Hamilton, Linda Hamilton

"Buyer":

"Property": 1132 Lake Vista Drive NE, Valdese, NC 28690

☐ If checked, see attached Form 2A10-T for additional parcels that are included in the disclosures below and included within the term Property herein

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. To the best of Seller's knowledge, any representations made by Seller in this Disclosure Statement are true, and copies of any documents provided by Seller are true copies. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

For each category below, mark either yes, no, or no representation (NR). Use the lines to describe and explain any "yes" answers. The categories below are not limited to the examples named in the category. Sellers should disclose any information that is relevant to the category, even if the information is not specifically listed as an example. Attach additional pages for explanations, if necessary.

Under Form 12-T, if Buyer has not received a signed copy of this form prior to making this offer, Buyer will have the right to terminate or withdraw this Contract without penalty (including a refund of any Due Diligence Fee) prior to the end of the third calendar day following the Effective Date.

1. Physical Aspects - Does the Property have any physical aspects such as non-dwelling structures, caves, streams, ponds, beach, power lines, other utility lines or structures, gravesites, or other important features?

☐ Yes ☐ No ☒ NR. If yes, please describe: n/a

2. Drainage, Erosion, and Soil Stability - Has the Property experienced any current or past drainage, erosion, landslides, tidal flow, soil stability, or other related issue?

☐ Yes ☐ No ☒ NR. If yes, please describe: n/a

3. Flooding. Has the Property ever experienced flooding, suffered damage from flooding or other water damage, been the subject of a flood insurance claim, or been designated as part of a flood hazard zone?

☐ Yes ☐ No ☒ NR. If yes, please describe: n/a

4. Wetlands. Is any portion of the property located in or affected by wetlands of any kind?

☐ Yes ☐ No ☒ NR. If yes, please describe: n/a

5. Water and Sewer - Has a well, septic system, or municipal city water/sewer been installed on the Property, or has the Property been permitted for a well or septic system?

☐ Yes ☒ No ☐ NR. If yes, please describe: Well & Septic Permits Available.



This form approved by:

NC REALTORS®

Seller Initials

Initial DS
RH LH

Buyer Initials

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6. **Environmental and Safety** - Does the Property have any current or past soil contamination, hazardous chemicals, junk vehicles or storage, landfills, underground storage tanks, conservation areas, or other related issues?

☐ Yes ☐ No ☒ NR. If yes, please describe: n/a

7. **Mineral, Oil, Gas, and Timber Rights** - Have any mineral, oil, gas, timber or other rights been severed from the Property by Seller or any previous owner?

☐ Yes ☐ No ☒ NR. If yes, please describe: n/a

8. **Legal and Taxes** - Is the Property subject to any rights of way, restrictions, tax use restriction, litigation, liens, utility rights, zoning, foreclosure, bankruptcy, or other related issue?

☒ Yes ☐ No ☐ NR. If yes, please describe the capacity, age, and other features: HOA, CCR's, Architectural Review.

9. **Easements and Private Roads.** Does the Property have any easements, private roads, and/or related maintenance or developer obligations or agreements?

☐ Yes ☐ No ☒ NR. If yes, please describe and attach any documents: Private Roads Maintained by HOA.

10. **Encroachments.** Do any encroachments from nearby properties affect the Property, or is the Property causing any encroachments that affect nearby properties?

☐ Yes ☐ No ☒ NR. If yes, please describe: n/a

11. **Governmental and Rule Compliance.** Is the Property in violation of any ordinances, restrictive covenants, laws, restrictions, building codes, permit requirements, or other public or private regulations?

☐ Yes ☐ No ☒ NR. If yes, please describe: n/a

12. **Owners' Association.** Is the Property subject to an owners' Association?

☒ Yes ☐ No ☐ NR. If yes, please (choose one): ☒ see attached Form 2A12-T; or ☐ provide the name of the association, management company, contact information, the amount of dues, what amenities are paid for by the association, any proposed or confirmed assessments, judgment, liens, litigation, or other information about the association: n/a

13. **Survey.** Does the Seller have a copy of a survey?

☐ Yes ☒ No ☐ NR. If yes, please describe and provide a copy of the survey, if available: Recorded Plat Available.

14. **Other Disclosures** - Are there any other material issues concerning the Property that should be disclosed?

☐ Yes ☐ No ☒ NR. If yes, please describe the capacity, age, and other features: n/a

Seller Initials RH Initial DS Buyer Initials _____

15. Utilities Available. Check all currently installed utilities to the Property and indicate the provider. Be sure to specify whether the utilities are, in fact, installed on the Property or whether only a hookup is available or nearby.

☐ Water (describe): _____

☐ Sewer (describe): _____

☐ Gas (describe): _____

☒ Electricity (describe): Underground

☒ Cable (describe): _____

☐ High Speed Internet (describe): _____

☒ Fiber Optic (describe): _____

☐ Telephone (describe): _____

☐ Private well (describe): _____

☐ Shared private well or community well (describe): _____

☐ Hauled water (describe): _____

☐ Other (describe): _____

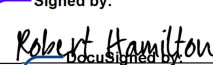
NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

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Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

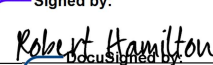
By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Name) Robert Hamilton (Signature)  (Date) 9/7/2026

Seller: (Name) Linda Hamilton (Signature)  (Date) 9/11/2026

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Signed by:

 DocuSigned by:

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Initial DS
 Seller Initials RH LH Buyer Initials _____