

Owners Association Disclosure and Addendum

Legal Association Name: **Delta Ridge Townhouse North Neighborhood Homeowners Association, Inc.**

Assessments: **\$576.00** per Quarter and **\$180.00** semi-annual to Delta Ridge Master HOA

Association Management Group: Towne Properties RDO Bonnie Giles 919.878.8787 x 7206

Association Website: www.deltaridgenorth.com

Services and amenities paid for by the above Owners Association from regular assessments (“dues”):

- | | |
|--|--|
| <input type="checkbox"/> Master insurance policy | <input checked="" 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 type="checkbox"/> Pool maintenance |
| <input checked="" type="checkbox"/> Exterior building maintenance | <input type="checkbox"/> Tennis court maintenance |
| <input checked="" type="checkbox"/> Exterior yard / landscaping maintenance | <input checked="" type="checkbox"/> Private Road Maintenance |
| <input type="checkbox"/> Trash removal | <input checked="" type="checkbox"/> Parking Area Maintenance |
| <input type="checkbox"/> Recreation amenity maintenance | <input checked="" type="checkbox"/> Common Area Maintenance |
| <input type="checkbox"/> Pest Treatment / extermination | <input type="checkbox"/> Cable TV |
| <input type="checkbox"/> Storm water management / drainage / ponds | <input type="checkbox"/> Internet Service |
| <input type="checkbox"/> Gate and or security | <input checked="" type="checkbox"/> Termite Warranty |
| <input checked="" type="checkbox"/> Legal / accounting | <input type="checkbox"/> Other _____ |

As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed payable by the Development’s property owners.

As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association.

The fees charged by the association or management company in connection with the transfer of property are as follows: **\$177** 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 Homewisedocs.com for details.

Seller Agrees to deliver information regarding:

- Insurance Agent: Nationwide– Carter Glass 919.781.1973. Insurance is carried through Master Association [Delta Ridge Community Association] for **COMMON AREAS ONLY**.

Updated 11/2023

October 15, 2019



Raleigh District Office
P.O. Box 99149
Raleigh, NC 27624

919 878 8787 tel
919 376 8800 fax
TownePropertiesRaleigh.com

Dear Delta Ridge North Townhome Owner:

RE: Responsibility for Water Intrusion into Townhomes

During the month of August a wind driven rain event caused water intrusion in several townhomes. The Management Company sent contractors out to determine the cause of the water intrusion and it was lack of house wrap. House wrap should have been installed between the vinyl siding and the structure of the townhome during construction but was not.

The Homeowners' Association is responsible for repair or maintenance of exterior portions of the home (including roofs, siding, brick molding and other components) due to normal wear and tear. The Association is not responsible for builder defects in materials or craftsmanship and the damage these defects have caused. In other words, the association cannot be the guarantor of the builder's work

The Realtor Disclosure form for this community as well as the Maintenance Responsibility chart mention that builder's defects are not covered by the Homeowner's Association. Both these documents are on the website: www.deltaridgenorth.com Please visit the site and establish a log in with your e-mail as this is where communication from the HOA originates.

The HOA was not involved in the building of the townhomes but took over management from the developer. When calls are received about water intrusion the management company will send a contractor to investigate the source of the water intrusion, and if it is a roof leak or other issue, for which the Association is responsible it will be repaired at HOA expense. If it is due to a builder's defect the owner will be notified and can then handle the remediation of the defect as they decide with a contractor of their choice.

On Behalf of the Board of Directors,

Bonnie Giles, CMCA, AMS
Delta Ridge North Townhomes Community Manager
Towne Properties