# 2026 Owners' Association Disclosure and Addendum

1. Legal Association Name: **The Hills at Southpoint Owners Association, Inc.**
2. Assessments: **$1,000.00 / Annually**
3. Association Management Group and Contact: **Towne Properties Carolina Regional Office, 919-321-4240**
4. Services and Amenities paid for by the above Owners Association from regular assessments ("dues"):

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| ☒Master Insurance Policy | ☒Street Lights (Duke Energy) |
| ☒Real Property Taxes on Common Area | ☐Water |
| ☒Casual / Liability Insurance on Common Areas | ☐Sewer |
| ☒Management Fees | ☒Pool Maintenance |
| ☐Exterior Building Maintenance | ☒Tennis Court Maintenance |
| ☒Landscaping Maintenance (Common Areas) | ☒Private Road Maintenance |
| ☐Trash Removal | ☒Parking Area Maintenance |
| ☒Recreational Amenity Maintenance | ☒Common Area Maintenance |
| ☐Termite Inspection (at Clubhouse) | ☐Cable TV |
| ☐Stormwater Management / Drainage / Ponds | ☐Internet Service |
| ☐Gate and / or Security | ☐Other: _____ |
| ☒Legal / Accounting | ☐Other: _____ |

5. As of this date, there are no other dues, fees, of Special Assessments, Confirmed or Proposed, payable by the development's property owners, except: **Resale Fee: $4,000.00**
6. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the association, except: **NONE**
7. 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 www.homewisedocs.com for details.
8. Seller agrees to deliver information regarding:
    a. Insurance Agent & Contact: **Trisure, 919-469-2473**:
    b. All public and association related documents can be found through HomeWiseDocs.com:

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| ☒Declaration | ☒Bylaws |
| ☒Articles of Incorporation | ☒Architectural Guidelines |
| ☒Rules and Regulations | ☒Financials and Budget |