

## Over 8 Acres of Privacy and Mountain Views!



- Very well built 3 BR 3.5 BA home in excellent condition.
- Self-sustainable living with large garden, fruit trees, berries, and grapes.
- Great room with cathedral ceilings and spacious chef's kitchen.
- Huge master suite on main level with screen porch wired for hot tub
- Covered porch, screen porch and decks for outdoor living and taking in the mountain beauty. Wood stove and wood furnace.
- 2-car attached garage. Large shop building with double garage doors. Shed.
- Near the Little East Fork River, Lake Logan, and the National Forest



Offered for \$397,000  
MLS#3621882



**Mountain Home Properties** [www.mountaindream.com](http://www.mountaindream.com)

Contact: Steve DuBose - [sdubose@mountaindream.com](mailto:sdubose@mountaindream.com) 828-622-3222

Cindy DuBose - [cdubose@mountaindream.com](mailto:cdubose@mountaindream.com) cell 828-734-9158

## Residential Property Client Full

**143 Tom Erwin Drive, Canton NC 28716-6022**MLS#: **3621882**Status: **Active**Subdivision: **None**

Zoning Desc:

Legal Desc: **143 TOM ERWIN DR**Approx Acres: **8.73**

Lot Desc:

Category: **Single Family**Tax Location: **Haywood**Tax Value: **\$355,400**

Approx Lot Dim:

Parcel ID **8633-48-8271**County: **Haywood**Zoning: **R-A**Deed Ref **495-1452**

Lot/Unit :

List Price: **\$397,000**Elevation **2500-3000 ft. Elev.**General Information

Type: **1.5 Story/Basement**  
 Style: **Other**  
 Construction Type: **Site Built**

School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

HLA

Main: **1,501**  
 Upper: **631**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **2,132**  
 Total: **2,132**

Unheated Sqft

Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **1,421**  
 Total: **1,421**

Bldg Information

Beds: **3**  
 Baths: **3/1**  
 Year Built: **2002**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status: **Complete**  
 Builder:  
 Model:  
 Garage Sqft: **574**

Additional Sqft: **0**Additional Information

Prop Fin: **Cash, Conventional**  
 Assumable: **No**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **05/22/2020 : NEWS : ->ACT**

| Room Information |      |       |   |
|------------------|------|-------|---|
| Room Level       | Beds | Baths | Room Type   |
| Main             | 1    | 1/1   | Bathroom(s), Bedroom(s), Dining Area, Great Room, Great Room-Two Story, Laundry, Master Bedroom |
| Upper            | 2    | 1/0   | Bathroom(s), Bedroom(s), Loft   |
| Basement         | 0    | 1/0   | Basement, Bathroom(s), Exercise, Office, Play Room  |

| Features           |  |  |  |
|--------------------|--|--|--|
| Parking:           | <b>Attached Garage, Driveway</b>   |  | Main Level Garage: <b>Yes</b>                                  |
| Driveway:          | <b>Concrete, Gravel</b>  |  | Doors/Windows: <b>g-Insulated Door(s), g-Insulated Windows</b> |
| Laundry:           | <b>Main</b>  |  | Fixtures Exceptions: <b>No</b>                                 |
| Foundation:        | <b>Basement, Basement Partially Finished</b>   |  |  |
| Fireplaces:        |  |  |  |
| Floors:            | <b>Carpet, Tile, Wood</b>  |  |  |
| Equip:             | <b>Cooktop Electric, Dishwasher, Dryer, Exhaust Hood, Microwave, Refrigerator, Wall Oven, Washer</b> |  |  |
| Interior Feat:     | <b>Breakfast Bar, Cathedral Ceiling(s), Garage Shop, Open Floorplan, Pantry, Walk-In Closet(s)</b>   |  |  |
| Exterior Feat:     | <b>Fire pit, Outbuilding, Shed(s), Workshop</b>  |  |  |
| Exterior Covering: | <b>Fiber Cement</b>  |  |  |
| Porch:             | <b>Covered, Front, Screened</b>  |  | Roof: <b>Architectural Shingle</b>                             |
| Street:            | <b>Paved</b>   |  |  |

| Utilities       |   |               |                       |
|-----------------|---|---------------|-----------------------|
| Sewer:          | <b>Septic Installed</b>   | Water:        | <b>Well Installed</b> |
| HVAC:           | <b>Heat Pump - AC, Heat Pump - Heat, Woodstove, Other - See Media/Remarks</b> | Wtr Htr:      | <b>Electric</b>       |
| Subject To HOA: | <b>None</b>   | Subj to CCRs: | HOA Subj Dues:        |

| Remarks         |  |
|-----------------|--|
| Public Remarks: | <b>Over 8 acres of privacy and mountain views! Self-sustainable living with large garden, fruit trees, berries, and grapes. A very well built 3 BR 3.5 BA home in excellent condition. Great room with cathedral ceilings and spacious chef's kitchen. Huge master suite on main level. Covered porch, screen porch and decks for outdoor living and taking in the mountain beauty! Loft. Full basement partially finished. Wood stove and wood furnace. 2-car attached garage. Large shop building with double garage doors. Shed. Woods with trails. Near the Little East Fork River, Lake Logan, and the National Forest. Beautiful tucked away setting but only 15 minutes to the wonderful mountain town of Waynesville. 30 minutes to Asheville.</b> |
| Directions:     | <b>From Waynesville Main St. take Hwy. 276 (Pigeon St.) south to right on Edward's Cove Rd. to right on Lake Logan Rd. to left on Frazier Rd. to left on Tom Erwin Dr. to first drive on left into property. Continue a short distance and you have arrived.</b>   |

| Listing Information      |          |               |          |
|--------------------------|----------|---------------|----------|
| DOM:                     | <b>0</b> | CDOM:         | <b>0</b> |
| UC Dt:                   |          | DDP-End Date: |          |
| Prepared By: Jill Warner |          | Closed Dt:    |          |
|                          |          | Close Price:  |          |
|                          |          | Slr Contr:    |          |
|                          |          | LTC:          |          |

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**Residential Property Photo Gallery**  
**143 Tom Erwin Drive, Canton NC 28716-6022**

**List Price: \$397,000**

**MLS: [3621882](#)**



Amazing Views!



Immaculate and Well Built

Open and Light Floor Plan

Spacious Kitchen



Large Master



Master Bath

Soaking Tub





Screen Porch off of Master wired for a Hut Tub



Half Bath

Loft

Two Bedrooms Upstairs with Large Closets



Upstairs Bath

Great Laundry Room



Nestled is a Sunny Gentle Spot in The Beautiful Mo...

Fenced Side Yard for the Dog Lovers!

Lower Terrace



Mature Peach and Apple Trees

Blueberries

Established Grape Vines





Unfinished Basement with High Ceilings



Efficient Wood Stove in Basement



Amazing Setting



Oversized Garage



Shop Building



Come and sit a Spell



Gentle Land for Gardens



Lots of Covered Outdoor Spaces



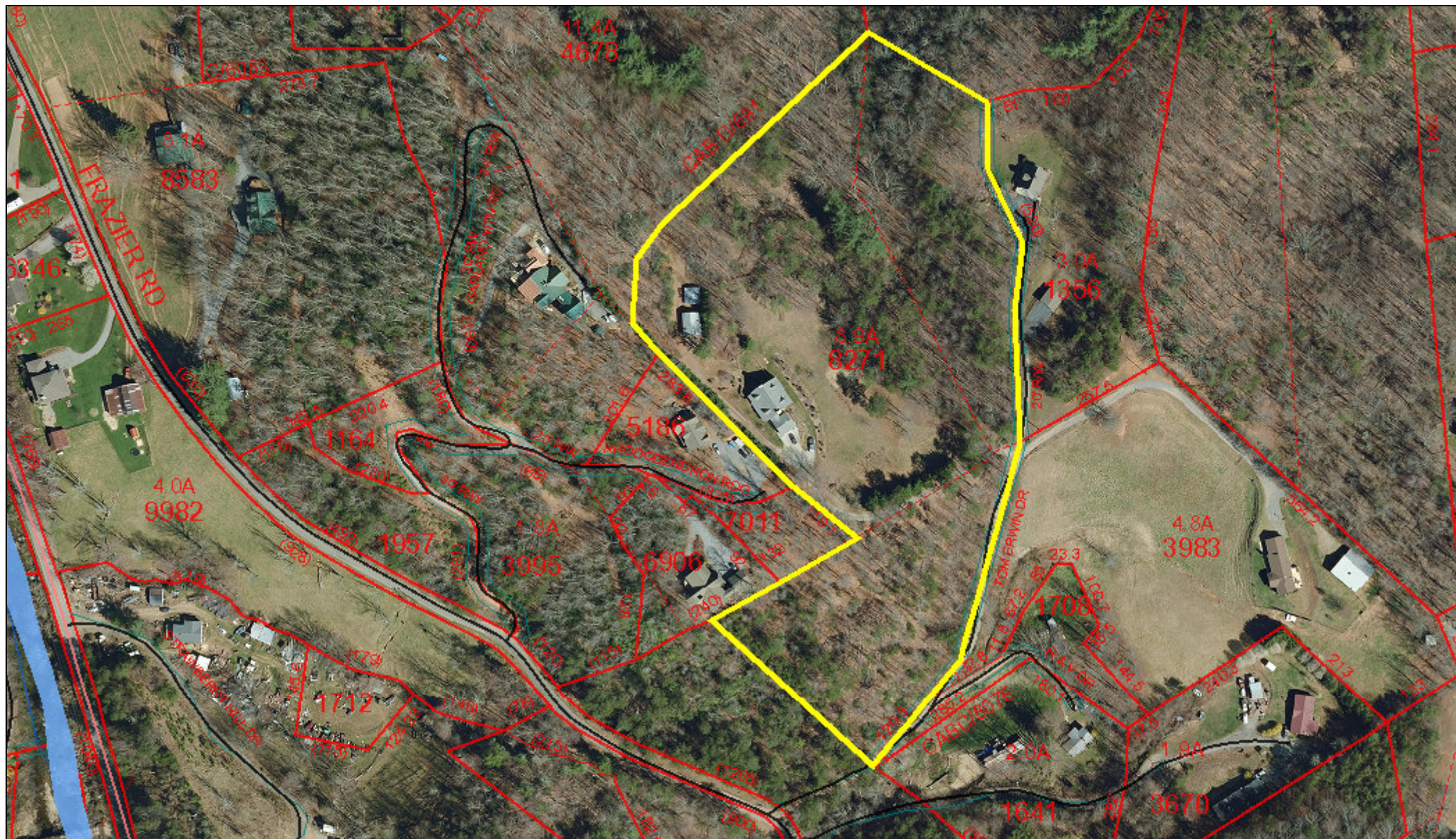
Huge Porch with View



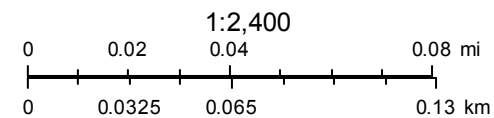
Come and Play in The Garden!!!



# Aerial 143 Tom Erwin Dr

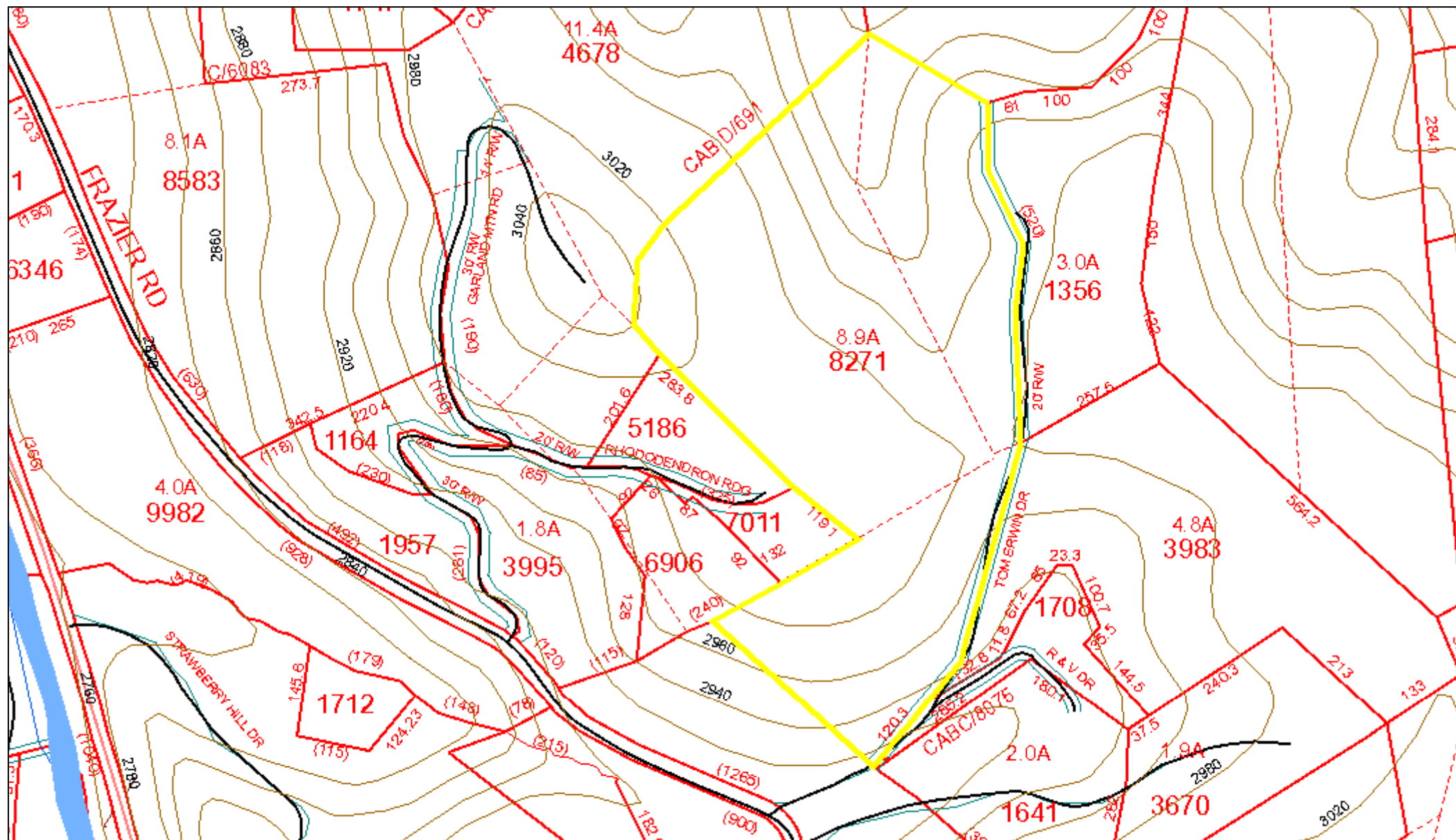


May 16, 2020

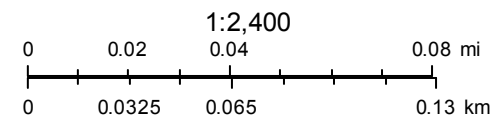


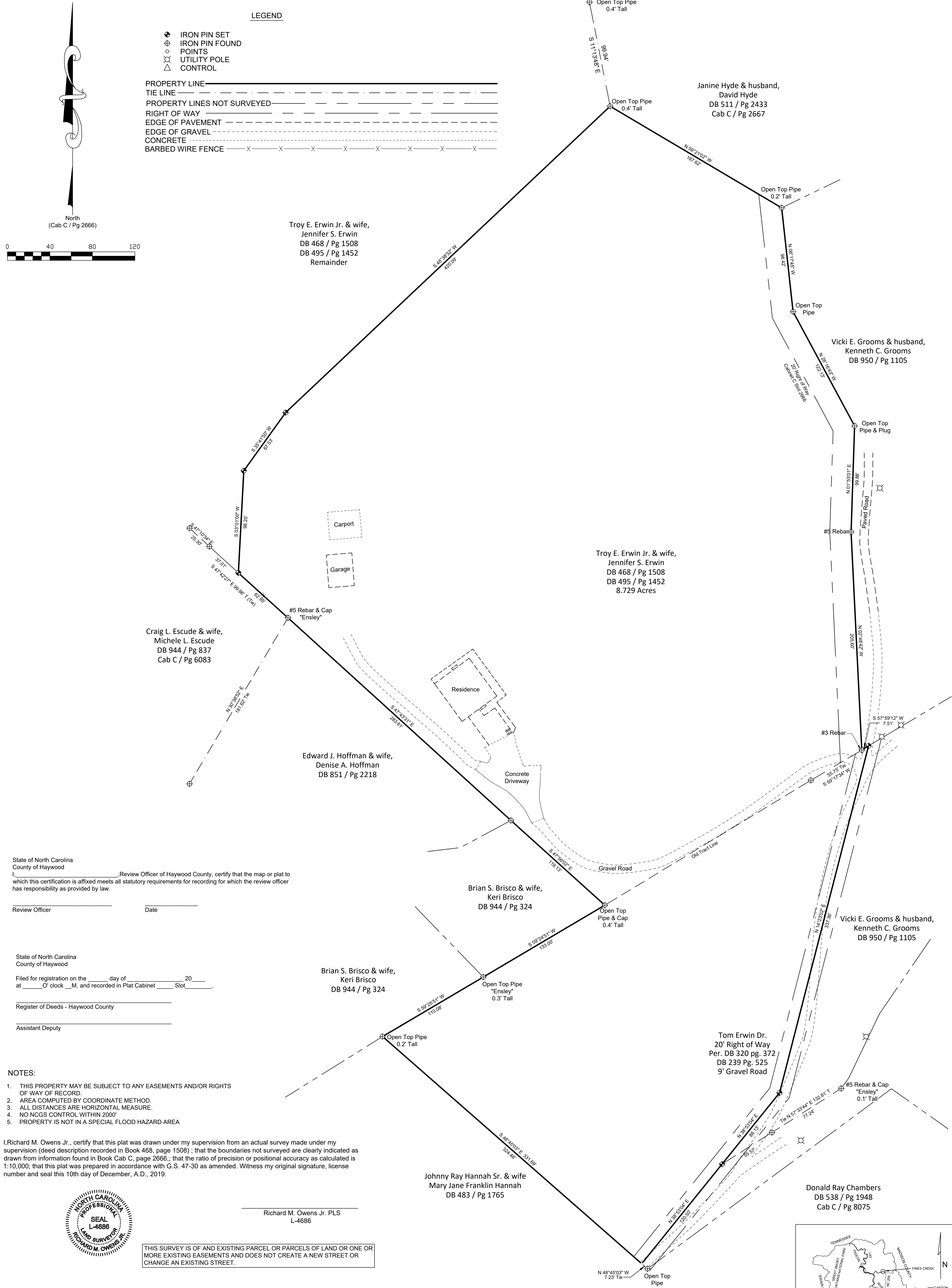


# Topo 143 Tom Erwin Dr



May 16, 2020





|              |  |                |  |              |                |      |             |           |
|--------------|--|----------------|--|--------------|----------------|------|-------------|-----------|
| SHEET 1 OF 1 | OWNER OF RECORD<br>Troy E. Erwin Jr. & wife, Jennifer S. Erwin |                | SURVEY FOR<br>Troy E. Erwin Jr. & wife, Barbara H. Erwin |              |                | DATE | DESCRIPTION | REVISIONS |
|              | PROPERTY DESIGNATION<br>PIN 8633-48-8333                       |                | Pigeon Township<br>Haywood County, NC                    |              |                |      |             |           |
|              | SURVEY DATE:   | PROJECT NUMBER | DRAWN BY:  | APPROVED BY: | DRAWING SCALE: |      |             |           |
|              | 12-3-2019  | 19-1-892       | BKC  | RMO          | 1"=20'         |      |             |           |

**Owens Surveying**

Richard M. Owens Jr. PLS  
19 Forga Plaza  
Waynesville, North Carolina  
Telephone (828) 456-9500  
owenssurveying@gmail.com

VICINITY MAP  
NOT TO SCALE





STATE OF NORTH CAROLINA  
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
2. You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
  - a. If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
  - b. If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
  - c. If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
  - d. If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
4. You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

**Note to Buyer:** If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

5. In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: **143 Tom Erwin Dr, Canton, NC 28716-6022**

Owner's Name(s): **Troy E. Erwin Jr., Barbara H. Erwin**

*Owner(s) acknowledge(s) having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.*

Owner Signature: [Signature] **Troy E. Erwin Jr.** Date 5/17/2020  
Owner Signature: [Signature] **Barbara H. Erwin** Date 5/17/2020

*Buyers acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.*

Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_



Property Address/Description: 143 Tom Erwin Dr, Canton, NC 28716-6022  
house on 8.9 acres

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

|   | Yes                                 | No                                  | No Representation        |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1. In what year was the dwelling constructed? <u>2002</u><br>Explain if necessary: _____  |                                     |                                     | <input type="checkbox"/> |
| 2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. The dwelling's exterior walls are made of what type of material? <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Wood <input type="checkbox"/> Stone <input type="checkbox"/> Vinyl<br><input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Fiber Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos<br><input type="checkbox"/> Other _____ (Check all that apply)   |                                     |                                     | <input type="checkbox"/> |
| 4. In what year was the dwelling's roof covering installed? <u>2002</u> (Approximate if no records are available) Explain if necessary: _____   |                                     |                                     | <input type="checkbox"/> |
| 5. Is there any leakage or other problem with the dwelling's roof? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. What is the dwelling's heat source? <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Other _____<br>(Check all that apply)... Age of system: <u>2002</u>  |                                     |                                     | <input type="checkbox"/> |
| 11. What is the dwelling's cooling source? <input checked="" type="checkbox"/> Central Forced Air <input type="checkbox"/> Wall/Window Unit(s) <input type="checkbox"/> Other _____<br>(Check all that apply)... Age of system: <u>2002</u>   |                                     |                                     | <input type="checkbox"/> |
| 12. What are the dwelling's fuel sources? <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Other _____<br>(Check all that apply)<br>If the fuel source is stored in a tank, identify whether the tank is <input type="checkbox"/> above ground or <input type="checkbox"/> below ground, and whether the tank is <input type="checkbox"/> leased by seller or <input type="checkbox"/> owned by seller. (Check all that apply) ..... |                                     |                                     | <input type="checkbox"/> |
| 13. What is the dwelling's water supply source? <input type="checkbox"/> City/County <input type="checkbox"/> Community System <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other _____ (Check all that apply) .....  |                                     |                                     | <input type="checkbox"/> |
| 14. The dwelling's water pipes are made of what type of material? <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> Other _____ (Check all that apply) .....   |                                     |                                     | <input type="checkbox"/> |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. What is the dwelling's sewage disposal system? <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Septic Tank with Pump <input type="checkbox"/> Community System <input type="checkbox"/> Connected to City/County System <input type="checkbox"/> City/County System available <input type="checkbox"/> Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) <input type="checkbox"/> Other _____ (Check all that apply) .....                          |                                     |                                     | <input type="checkbox"/> |
| 17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit?<br>If your answer is "yes," how many bedrooms are allowed? <u>4</u> <input type="checkbox"/> No records available  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)? .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date DE 5/17/2020

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date BE 5/17/2020



- |   | Yes                                 | No                                  | No<br>Representation     |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) which affect the property? ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? .....   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 30. Does the property abut or adjoin any private road(s) or street(s)?.....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if necessary):

30) Built-in oven - door safety lock for self-cleaning function does not work  
 30) Tom Erwin Drive is private road

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- |  | Yes                      | No                                  | No<br>Representation     |
|--|--------------------------|-------------------------------------|--------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If you answered "yes" to the question above, please explain (attach additional sheets if necessary):

- |  |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|
| 33. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If your answer is "yes", please provide the information requested below as to each owners' association to which the property is subject. [insert N/A into any blank that does not apply]: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|

• (specify name) \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_. The name, address, and telephone number of the president of the owners' association or the association manager are \_\_\_\_\_

• (specify name) \_\_\_\_\_ whose regular assessments ("dues") are \$ \_\_\_\_\_ per \_\_\_\_\_. The name, address, and telephone number of the president of the owners' association or the association manager are \_\_\_\_\_

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date RE 5/17/2020

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date BE 5/17/2020



**\*If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.**

- |  | Yes                      | No                       | <u>No<br/>Representation</u> |
|--|--------------------------|--------------------------|------------------------------|
| 34. Are any fees charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount of the fees: _____  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| 35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| 36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the property or lot to be conveyed</i> ? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| 37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the planned community or the association to which the property and lot are subject</i> , with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| 38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).   |                          |                          |                              |

|  | Yes                      | No                       | <u>No<br/>Representation</u> |
|--|--------------------------|--------------------------|------------------------------|
| Management Fees.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Exterior Building Maintenance of Property to be Conveyed.....      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Master Insurance.....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Exterior Yard/Landscaping Maintenance of Lot to be Conveyed.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Common Areas Maintenance.....                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Trash Removal.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Recreational Amenity Maintenance (specify amenities covered) _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Pest Treatment/Extermination.....                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Street Lights.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Water.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Sewer.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Storm water Management/Drainage/Ponds.....                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Internet Service.....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Cable.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Private Road Maintenance.....                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Parking Area Maintenance.....                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Gate and/or Security.....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| Other: (specify) _____   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |

|                               |  |
|-------------------------------|--|
| Buyer Initials and Date _____ | Owner Initials and Date <u>TEB 5/17/2020</u> |
| Buyer Initials and Date _____ | Owner Initials and Date <u>BE 5/17/2020</u>  |



1/10/19

be taken as a guarantee that the

sanitarian.  
standards:

NOTICE: This approval is issued subject to all the provisions of Article II, G.S. 130A 333-343 of the General Statutes of North Carolina and Laws and Rules for Sanitary Sewage Collection, Treatment and Disposal, 15A NCAC 18A, 1900. No person is permitted to make alterations in the design or use of this system other than its designated use without approval of an authorized sanitarian. This approval indicates that this system has been installed in compliance with the standards as set forth in the above regulation but shall in no way be taken as a guarantee that the