

BRCA-Related Answers to Disclosure Statement

This document provides answers to some of the **BRCA-related** questions posed in the **State of North Carolina Residential Property and Owners' Association Disclosure Statement**, which must be given to the purchaser no later than the time the purchaser makes an offer to purchase your unit. All answers are based on the **REC 4.22 REV 2/20** version of the above document.

There are up thirty-eight (38) questions that you may need to answer beginning on page 2 of the document mentioned above. Some answers require information that may not be readily available to you. Answers to those questions or how to acquire the needed information is provided, below:

- Q1. In what year was the dwelling constructed? → See attached construction year table.
- Q4. In what year was the dwelling's roof covering installed? → Ask the BMC Chair.
- Q13. What is the dwelling's water supply source? → City/County & Community System
- Q16. What is the dwelling's sewage disposal system? → Connected to City/County System
- Q27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property? → Party wall(s) exist between each adjacent Unit.
- Q29. Is the property subject to a flood hazard or is the property located in a federally designated flood hazard area? → As of May 10, 2018, **only** the following **Clubside Drive** addresses are in such an area: **14/16, 18/20, 22/24, 26/28, 30/32** and BRCA has a FEMA/HUD-approved flood insurance policy for **all 5** buildings (10 units).
- Q30. Does the property abut or adjoin any private road(s) or street(s)? → Yes
- Q31. 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? → Yes; A Condominium Association provides maintenance of the roads/streets.
- Q32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot of unit? → Yes; Name: Beaverdam Run Condominium Association; Assessment: \$xxx per month; Name/Address/Phone of Board President. If unsure of the amount, ask the BRCA Treasurer.
- Q33. 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? → Yes; If you 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]
- Q34. Are any fees charged by the association ... in connection with the conveyance or transfer of the lot or property to the new owner? → No
- Q35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been *duly approved* ... and that are payable to an association to which the lot is subject? → Ask the BRCA Treasurer.

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- Q36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits *involving the property or lot to be conveyed*? If your answer is “yes”, please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment.
- Q37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits *involving the planned community or the association to which the property and lot are subject*, 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 → Ask the Board President.
- Q38. 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”)?
- Management Fees → Yes
- Exterior Building Maintenance of Property to be Conveyed → Yes
- Master Insurance → Yes
- Exterior Yard/Landscaping Maintenance of Lot to be Conveyed → Yes
- Common Areas Maintenance → Yes
- Trash Removal → Yes
- Recreational Amenity Maintenance (specify amenities covered) → Yes
(Log Cabin: pool table, table tennis; Clubhouse: pool, locker rooms, fitness equipment, kitchen, tables & chairs, 2 bathrooms, 2 saunas, 4 pickleball and 1 tennis court; garden; walking paths)
- Pest Treatment/Extermination → Yes
- Street Lights → Yes
- Water → Yes
- Sewer → Yes
- Storm water Management/Drainage/Ponds → Yes
- Internet Service → No
- Cable → No
- Private Road Maintenance → Yes
- Parking Area Maintenance → Yes
- Gate and/or Security → Yes
- Other (specify) → Driveway, Sidewalk, Deck, Patio (if present), and Tree Maintenance; Property, Flood and Casualty Insurance, Recycling

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Year Buildings Were Completed

Location	Year	Type		Location	Year	Type
Cabin (Log)	1799	C		RT01-03-05	1986	3U
CD02-04	1986	2U		RT07-09-11	1986	3U
CD06-08	1987	2U		RT15-17	1986	2U
CD10-12	1988	2U		RT19-21-23	1986	3U
CD14-16	1990	2U		RT25-27-29	1986	3U
CD18-20	1990	2U		RT31-33	1987	2U
CD22-24	1995	2U		Shed (Maint.)	2001	C
CD26-28	1995	2U		SR02-04	1987	2U
CD30-32	1995	2U		SR06-08	1987	2U
CD34-36	1995	2U		SR10-12	1987	2U
CD38-40	1993	2U		SR14-16	1987	2U
CD42-44	1993	2U		SR15-17	1991	2U
CD46-48	1990	2U		SR19-21	1992	2U
CD50-52	1988	2U		SR23-25	1993	2U
Clubhouse	1986	C		SR27-29	1994	2U
GD01-03	1990	2U		SR18-20	1988	2U
GD05-07	1991	2U		SR22-24	1988	2U
GW02-04	1987	2U		SR26-28	1988	2U
GW06-08	1987	2U		SR30-32	1988	2U
GW10-12	1987	2U		SR34-36	1988	2U
Gazebo	1990	C		SR38-40	1990	2U
PL02-04	1987	2U		SR42-44	1991	2U
RD01-03	1996	2U		SR46-48	1990	2U
RD05-07	1996	2U		SR50-52	1991	2U
RD02-04	1986	2U		SR54-56	1991	2U
RD06-08	1986	2U		SR58-60	1988	2U
RD10-12	1986	2U		SR62-64	1988	2U
RD14-16	1986	2U		SR66-68	1988	2U
RD18-20	1986	2U		SR70-72	1988	2U
RD22-24	1986	2U		SR74-76	1992	2U
RD26-28	1986	2U		SR78-80	1992	2U
RD30-32	1986	2U		SR82-84	1993	2U
RD34-36	1987	2U		SR86-88	1995	2U
RD38-40	1987	2U		WW02-04	1987	2U
RD42-44	1987	2U		WW06-08	1987	2U

Building Types:

C Common Buildings (4)
 2U Two Unit Buildings (62; Total Units = 124)
 3U Three Unit Buildings (4; Total Units =12)
 136 Total Units