



HOMEOWNERS' ASSOCIATION DISCLOSURE SUMMARY



IMPORTANT NOTE: A SEPARATE DISCLOSURE SUMMARY FORM SHOULD BE COMPLETED AND SIGNED FOR EACH HOMEOWNERS' ASSOCIATION GOVERNING THE PROPERTY IN WHICH MEMBERSHIP IS MANDATORY. THIS FORM SHOULD NOT BE USED TO DISCLOSE MEMBERSHIP REQUIREMENTS AND ASSESSMENTS AND OTHER FEES IMPOSED BY CONDOMINIUM/COOPERATIVE ASSOCIATIONS.

For: Stonebridge Country Club Community Association
(Name of Community-- Homeowners' Association)

- As a purchaser of property in this community, you will be obligated to be a member of a homeowners' association.
- There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.
- You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. If applicable, the current amount is \$ 9,163.48 per Annually Oct - Dec. You will also be obligated to pay any special assessments imposed by the association. Such special assessments may be subject to change. If applicable, the current amount is \$ 450 per one-time membership transfer fee. [See attached detail for all one time fees beyond the transfer fee]
- You may be obligated to pay special assessments to the respective municipality, county or special district. All assessments are subject to periodic change.
- Your failure to pay special assessments or assessments levied by a mandatory homeowners' association could result in a lien on your property.
- There may be an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the homeowners' association. If applicable, the current amount is \$ N/A per N/A.
- The developer may have the right to amend the restrictive covenants without the approval of the association membership or the approval of the parcel owners.
- The statements contained in this disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the covenants and the association governing documents before purchasing property.
- These documents are either matters of public record and can be obtained from the record office in the county where the property is located, or are not recorded and can be obtained from the developer.
- Note: SELLER(s) sign below to confirm the accuracy and completeness of the above information and to assume responsibility therefor. BUYER(s) sign and date below to confirm receipt of this Disclosure Summary.

| | | | |
|-----------------------|--------------------|---------------------|--------|
| <u>Raymond Massey</u> | <u>Dec 2, 2020</u> | _____ | _____ |
| (Seller's Signature) | (Date) | (Buyer's Signature) | (Date) |

| | | | |
|------------------------|--------------------|---------------------|--------|
| <u>Sandra S Massey</u> | <u>Dec 2, 2020</u> | _____ | _____ |
| (Seller's Signature) | (Date) | (Buyer's Signature) | (Date) |



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For: Hawthorne Estates Association
(Name of Community-- Homeowners' Association)

- As a purchaser of property in this community, you will be obligated to be a member of a homeowners' association.
- There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.
- You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. If applicable, the current amount is \$ 557.78 per Quarter. You will also be obligated to pay any special assessments imposed by the association. Such special assessments may be subject to change. If applicable, the current amount is \$ N/A per N/A.
- You may be obligated to pay special assessments to the respective municipality, county or special district. All assessments are subject to periodic change.
- Your failure to pay special assessments or assessments levied by a mandatory homeowners' association could result in a lien on your property.
- There may be an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the homeowners' association. If applicable, the current amount is \$ N/A per N/A.
- The developer may have the right to amend the restrictive covenants without the approval of the association membership or the approval of the parcel owners.
- The statements contained in this disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the covenants and the association governing documents before purchasing property.
- These documents are either matters of public record and can be obtained from the record office in the county where the property is located, or are not recorded and can be obtained from the developer.
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| | | | |
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| <u>Raymond Massey</u> | Dec 2, 2020 | _____ | _____ |
| (Seller's Signature) | (Date) | (Buyer's Signature) | (Date) |

| | | | |
|------------------------|--------------------|---------------------|--------|
| <u>Sandra S Massey</u> | Dec 2, 2020 | _____ | _____ |
| (Seller's Signature) | (Date) | (Buyer's Signature) | (Date) |



Stonebridge Country Club Community Association

FY 2021 (October 2020 - September 2021) Rates and Fees

| FY 21 Residential Dues | Annual | Quarterly | Billing Cycle |
|---|-------------------|------------|---------------|
| Country Club Dues | \$5,471.00 | \$1,367.75 | Quarterly |
| Clubhouse Renovation Fees | \$885.48 | \$221.37 | Quarterly |
| Master Association Capital Reserves | \$1,309.00 | | Annual |
| Association Fees "Master Base Assessment" | \$1,468.00 | \$367.00 | Quarterly |
| Food and Beverage Service Charge | \$580.00 | \$145.00 | Quarterly |
| Total Residential Dues | \$9,713.48 | | |

| FY 21 Resale Fees - External | Amount |
|---|------------|
| <i>(Payable at closing to SCCCA)</i> | |
| Working Capital Master Association Resale Fee | \$734.00 |
| Working Capital Annual Club Dues Resale Fee | \$3,468.24 |
| Membership Transfer Fee | \$450.00 |
| Estoppel Fee | \$250.00 |

| FY 21 Outside Membership Dues | Amount | Sales Tax | Total |
|--|-------------|-----------|-------------|
| Summer Golf Members | \$ 771.75 | \$ 54.02 | \$ 825.77 |
| Summer Golf Extension (Nov - Dec 2019) | \$ 509.25 | \$ 35.65 | \$ 544.90 |
| Social with Summer Golf | \$ 2,797.20 | \$ 195.80 | \$ 2,993.00 |
| Annual Tennis Members | \$ 2,782.50 | \$ 194.78 | \$ 2,977.28 |
| Annual Social Members | \$ 2,451.75 | \$ 171.62 | \$ 2,623.37 |

| FY 21 Resale Fees - Internal | Amount |
|---|----------|
| <i>(Payable at closing to SCCCA)</i> | |
| Working Capital Master Association Resale Fee | \$146.80 |
| Working Capital Annual Club Dues Resale Fee | \$693.65 |
| Membership Transfer Fee | \$450.00 |
| Estoppel Fee | \$250.00 |

| FY 21 Single Family Neighborhood Maintenance Fees (Billed by Stonebridge: October 2020 - September 2021) | Annual | Quarterly | Billing Cycle |
|---|------------------------|---------------------|---------------|
| Hawthorne Estates | \$2,231.12 | \$557.78 | Quarterly |
| Manchester (based on lot requirements) | \$1834.36 - \$3,428.00 | \$458.59 - \$857.00 | Quarterly |
| Shoreham (includes liability & flood insurance and painting & roof reserve) | \$3,300.00 | \$825.00 | Quarterly |
| Thornbrooke | \$2,322.40 | \$580.60 | Quarterly |

| FY 21 Administration Fees | Amount |
|----------------------------|----------|
| Membership Transfer Fee | \$450.00 |
| Annual Paper Statement Fee | \$15.00 |

The Clubhouse Renovation Fees of \$221.37 per quarter noted in this document will be paid off in February 2023. The last \$221.37 payment collected from the owners will be billed on 12/1/2022.

| FY 20 Condominium Association Fees (Billed by Property Management Companies: October 2020 - December 2020 - Updated January 2021) | Annual | Quarterly | Billing Cycle |
|---|------------|------------|---------------|
| Ashton Oaks | \$4,400.00 | \$1,100.00 | Quarterly |
| Braeburn | \$4,972.00 | \$1,243.00 | Quarterly |
| Carrington | \$3,400.00 | \$850.00 | Quarterly |
| Heatherwood (garage owners pay an additional \$200/year) | \$4,176.00 | \$1,044.00 | Quarterly |
| Middleburg | \$3,980.00 | \$995.00 | Quarterly |
| Willow Bend | \$3,560.00 | \$890.00 | Quarterly |