

KNOWN DEVELOPMENT DISCLOSURES

6/20/2018

(See Homeowners Association Master List for Dues/Fees Information)

Border Creek	Power transmission line right-of-way, 21 lots in Davidson County, Adjoins the City of Winston-Salem Construction & Demolition Landfill	3/2/2006
Bridgton Place, Sec. I, II, III, IV & V	Power transmission line right-of-way. Homeowners Assn.	2/2/2006
Bridgton Place, (The Gables)	Homeowners Assn.	10/6/2009
Bridgton Place, (The Gardens at)	Power transmission line right-of-way. Homeowners Assn.	1/30/2003
Brushy Creek	100 Year Floodplain (some lots)	2/11/2005
Camden Park Sec. 1, 2	Homeowners Assn., Permanent storm water retention pond	6/13/2007
Crosslands, Phase II	Gas line easement on some lots	3/19/2008
Crow Hill, Phase Three	Homeowners Assn., Lots 1-3 & 35-38 are in Pfafftown 27040. All others are in Winston-Salem 27106.	9/23/2008
Dar Ridge Park	100 year flood plain, powerlines	10/6/2003
Darwick Acres	100 year flood plain (some lots)	9/9/2003
Dryden Park, Sec. I Ph 1	Rear yard buffer on lots 1 thru 17. See plat map and restrictive covenants.	12/2/2004
Fair Oaks	Homeowners Assn., The Estates have private streets	10/6/2009
Glenhaven (Townhomes)	Homeowners Assn.,	3/19/2008
Graycliff	Forsyth County Water Plant, Some lots in Davidson County.	3/21/2005
Harwick Place	Homeowners Assn.	7/20/1995
Holly Rdge	Near Northern Beltway	6/7/2018
St. James Ridge	Homeowners Assn.	4/20/2017
Kensington Village, Sec. 1, 2, Ph. 1	Homeowners Assn., Watershed Pond, Proposed widening of Hopkins Road	8/30/2000
Lochurst, Sec. I, II, III, IV Ph. 2	Homeowners Assn.	3/28/2006
Lissara The Estates at	Homeowners Association, Private Sanitary Sewer, Private Streets, Lots 17, 18, 19 Rear Yard setback & Foundation Height, Lots 11, 17, 18, 20, 21, 22, 23, 24, Stream Buffer	3/2/2015
Long Creek Village	Homeowners Assn. Proposed Northern Beltway adjoins property. Natural common area / Wetland disclosure	1/21/2009
Meadowlands	Power lines, natural gas easement, 100-year flood plain (some lots), Wetlands, drainage easements, Homeowners Assn. Pool and tennis facility. Disclosure of Preliminary NC HWY 109 Corridor. Private Sanitary Sewer - Read Sanitary Sewer Disclosure	10/29/15
The Highlands	The Highlands Homeowners Assn.	10/29/2015
Sea Pines Golf Villas	Sea Pines Homeowners Assn.	10/29/2015
St. James Golf Villas	St. James Homeowners Assn.	10/29/2015
Meredith Woods, Phase 1, 2	Homeowners Assn.	3/20/2001
Oak Valley	Homeowners Assn. 100 year flood plain (some lots), gravesite on common area	4/7/1997
Hiddenbrook, Section 12, Phase 4	Adjoins Shooting Supply Wholesale Business; 3 lots may be developed between lots 449-450; see Plat for location of Debris Site	9/8/2014
Sawgrass Phase 1,	5 lots are on septic tanks	6/13/2007
Legacy Village	Homeowners Assn., Building Envelope Lots	3/2/2011
Peppertree, Sec. I, II, III	Family cemetery plot, water purification plant, Power lines in Section III, Greenway Easement	10/29/2015
Pfafftown Village, Sec. I, II	Abandoned septic field (lots 14, 15, 16)	1/30/2003
Salem Springs, Ph. 1, 4	Homeowners Assn., Power Transmission Lines	9/28/2001
Shallowford Lakes, Sec. 9, 10	Homeowners Assn.	4/24/2009
Sherwood Forest- 300 Acre Planned Residential Dev.	Homeowners Assn. Power lines, some flood plain	10/29/2015
Camelot at Sherwood Forest	100 year flood plain (some lots), Greenway Easement	10/29/2015
Shelburne Village at Camelot, Sec. I, Sec. 2 Ph 1	Homeowners Assn., 100 year flood plain (some lots), Greenway Easement	4/30/2002
Sherwood Forest, Sec. 15, Ph. IV-C1, C3	Power transmission line right-of-way	1/31/1995
Sherwood Forest, Sec. 17A		4/7/1997
Spring House	Sections 4, 5, 6, 7, 8, 9, 10 Located in Forsyth County, Section 3 Located in Davidson County	12/15/1997
Springfield Village	Homeowners Assn.	2/16/2001
Stonebrook Farm	Homeowners Assn., Pond	6/14/2007
Sunny Brook Village	Homeowners Assn.	3/8/2013
Sunny Brook Villas at	Homeowners Assn.	10/9/2014
Sunset Ridge	Flood Plain, Gas Line Easement	9/20/2016
Taylor's Run	Homeowners Assn.	2/10/2004
Union Pointe	100 year flood plain, right-of-way for future power transmission lines	5/12/2004
Waterford, Sec. 4, Ph. 1, 2, 3	Homeowners Assn.	12/18/1997
Windfield Sec. 1,2,3	Homeowners Assn., Sanitary sewer easement thru common area, 100 yr. floodplain (some lots)	6/12/2006
Windsor Park, Sec. 1, 2-A	Proposed corridor-eastern leg of northern beltway, 100 yr. floodplain (some lots)	1/31/1995
	Sanitary sewer easement located on rear of lots 41, 42, 43, 44, 301	5/6/1996
Windsor Park (The Woods at)	Proposed corridor-eastern leg of northern beltway, 100 yr. floodplain (some lots)	1/31/1995

Full disclosure is required to all buyers prior to signing any Offer to Purchase and Contract in any of these neighborhoods.

Disclosure is also required to all real estate agents prior to acceptance of any contract in these neighborhoods.

This list is subject to change without notice as new items are revealed. This list should not be construed to be the only items necessary for disclosure. Each agent and buyer is responsible for investigating each property for further pertinent items. The items that appear on this list are those known to the developer at this time.

HOMEOWNERS ASSOCIATION DUES MASTER LIST

6/20/2018

YEAR	DEVELOPMENT	PHONE	ASSOCIATION NAME	DUES
2018	Bridgton Place Sections 1, 2, 3, 4, 5 & 6, The Gardens and The Gables Administrative Fee	727-8600	Bridgton Place Association, Inc.	\$90 Annually
2018	Camden Park, Sec. 1 & 2 Administrative Fee	760-0721	Camden Park Homeowners Association, Inc.	\$50 Deteremined at closing (buyer and seller decide) \$205 Annually
2018	Fair Oaks The Estates at Fair Oaks The Enclave at Fair Oaks The Village at Fair Oaks Administrative Fee	733-1524	Fair Oaks of Forsyth Co. Owners Master Association, Inc. The Estates at Fair Oaks Homeowners Association Inc. The Enclave at Fair Oaks Homeowners Association Inc. The Village at Fair Oaks Homeowners Association Inc.	\$100 Determined at closing (buyer and seller decide) \$175 Annually \$485 Annually \$150 Annually \$1,200 Annually
2018	Glenhaven Townhomes Capital Reserve Fee	924-8357	Glenhaven Townhomes Association, Inc.	\$100 Paid by buyer at closing \$65 Monthly
	Administrative Fee			\$250 Paid by initial homebuyer & every homebuyer thereafter at closing
2018	Harwick-Bridgeport	727-8600	Harwick-Bridgeport Home Owners Association	\$50 Paid by buyer at closing
2018	Kensington Village Village & Townhome Lots Townhome Lots pay Annual dues & Monthly dues Insurance Premium on Townhomes only	924-8357	Kensington Village Association, Inc.	\$310 Includes pool and tennis courts \$140 Annually \$110 Monthly \$300 Paid by initial t (paid to Association, NOT Agency)
	Administrative Fee Village & Townhome Lots			\$110 Paid by buyer at closing
2018	The Lake at Lissara Capital Fee Private sewer system fee per lot Working Capital Assessment	922-4000	The Lake at Lissara Homeowners Association, Inc.	\$1,070 Annually Per lot \$250 Paid by 1st property buyer at closing \$600 Annually N/A for vacant lots \$250 Paid by initial buyer & every buyer thereafter at closing
2018	The Estates at Lissara Private sewer system per lot Working Capital Assessment	733-1524	The Estates at Lissara Homeowners Association Inc.	\$960 Annually Per lot \$50 Monthly Bill Annually \$600 \$250 Paid by initial buyer & every buyer thereafter at closing
2018	Lochurst Vacant Lots	978-4049	Lochurst Recreational and Maintenance Association., Inc.	\$460 Annually April 1 - March 31 (includes pool & tennis) \$96 Annually
2018	Long Creek Village Single Family Administrative Fee	272-0641	Slatter Management Services, Inc.	\$20.30 Annually (includes pool) \$100 Paid by buyer at closing
2018	Long Creek Village Townhomes Administrative Fee	272-0641	Slatter Management Services, Inc.	\$81.95 Monthly (includes pool) \$100 Paid by buyer at closing
2018	Meredith Woods Administrative Fee	924-8357	Meredith Woods Homeowners Association, Inc.	\$185 Annually \$100 Paid by buyer at closing
2018	Meadowlands Administrative Fee Pool and Tennis Facility	553-9183	Meadowlands Homeowner's Association, Inc.	\$350 Annually (does not include pool & tennis membership) \$100 Paid by buyer at closing \$350 Per Family
2018	Sea Pines	215-9776	Sea Pines Golf Villas Homeowners Association, Inc. The Highlands at Meadowlands Homeowners Association, Inc.	\$360 Quarterly in addition to Meadowlands dues \$130 Monthly in addition to Meadowlands dues
2018	Meadowlands, The Highlands and Villas at The Highlands Capital Contribution	553-9183		\$260 Buyer pays at closing of new construction sales
2018	Meadows, St James	533-9192	St James at Meadowlands	\$1,308 Annually in addition to Meadowlands annual dues
2018	Oak Valley Administrative Fee Aviara, Bay Hill, The Bluffs, Broadmoor, Hiddenbrooke, Isleworth, Keswick, Kingsmill, Lonetree, Oakmont, Palmers Ridge, Saddlebrook, Sawgrass,Scottsdale, Suntree, The Woodlands	553-9183	Oak Valley Homeowners Association, Inc.	\$481 Annually (includes pool membership) \$35 Paid by buyer at closing
	Legacy Village	553-9192	Legacy at Oak Valley	\$1,600 Annually in addition to Oak Valley annual dues
	St Andrews	553-9192	St Andrews at Oak Valley	\$1,320 Annually in addition to Oak Valley annual dues \$35 Paid at closing
2018	Salem Springs Transfer Fee	387-0209	Salem Springs Homeowners Association, Inc.	\$150 Annually \$125 Paid at closing
2018	Shallowford Lakes, Sec. 9,10 Pool Facility New Building Fee	413-5664	Shallowford Lakes Association, Inc. Residents pay additional fee for pool membership	\$250 Annually (does not include pool membership) \$220 Annually \$750 Paid by buyer
2018	Sherwood Forest, 300-acre PRD Transfer Fee	760-6550	The Sherwood Association, Inc.	\$115 Annually (does not include pool membership) \$50 Paid by buyer at closing \$115 Annually
2018	Camelot (pays Sherwood Forest PDR annual dues, transfer fee and Camelot annual decorative street light fee Camelot annual street light fee set each year in April)	760-6550		\$182 Annually (Make check payable to Sherwood/Shelburne)
2018	Shelburne Village at Camelot (pays Sherwood Forest annual dues & Shelburne dues)	760-6550		\$182 Annually (Make check payable to Sherwood/Shelburne)
2018	Sherwood Forest	924-8357	S.F Association, Inc.	\$250 Annually
2018	St. James Ridge Capital Improvement Fee		St. James Ridge Homeowners Association, Inc. St. James Ridge Homeowners Association, Inc.	\$600 Annually \$100 Paid by buyer at closing
2018	Sunny Brook Village Capital Reserve Contribution Administrative Fee	924-8357	Sunny Brook Homeowners Association, Inc.	\$100 Monthly dues \$200 Paid by First Homebuyer at closing \$100 Paid by buyer at closing
2018	Sunny Brook Villas at Working Capital Assessment Administrative Fee	924-8357	Villas at Sunny Brook Homeowners Association, Inc.	\$92 Monthly dues \$184 Paid by First Homebuyer at closing \$100 Paid by buyer at closing
2018	Taylor's Run Transfer Fee	712-3373	Taylor's Run Homeowners Association, Inc.	\$350 Annually \$100 Paid by buyer at closing
2018	Waterford Pool Facility	575-0447	Waterford Homeowners Association, Inc. Pool Membership optional, \$200-\$350	\$125 Annually (pool is additional) Annually - April 1 -
2018	Windfield Transfer Fee	768-7448	Windfield Homeowners Association, Inc.	\$150 March 31 Paid by buyer \$75 at closing

For information about the developments below call the phone number listed.

		Sherwood Forest PRD (300 acre)		760-6550
		Sherwood Forest, Sec. XV, Ph. 3, Map 1-Map 1A, Map 2, Map 3 & Ph. XI, Map 1		
Kings Grant (kingsgrantws@gmail.com)	486-5540		Lytchfield Place Townhomes	
Merrifield	741-0091		Sherwood Hills I, II & III Townhomes	
Plantation Row	766-0440		Sherwood Hills IV Townhomes	
Ridgecrest at Wellesley Place	766-0440		Sherwood Villas	
Ridgecrest @ Wellesley Place, Sec. One, Two & Three	946-2360			
Windemere Farms, Section One	941-3456			

The above association dues are as we have been notified and are subject to change without notice. All Dues/Fees should be confirmed by calling the number listed.

CONTACTS FOR HOMEOWNER'S ASSOCIATION DUES/2018

Harwick-BRIDGEPORT
www.messickproperties.com

Messick Properties Group
PO Box 24982
Winston-Salem, NC 27114-4982
727-8600 FAX 727-8814

BRIDGTON PLACE
www.messickproperties.com

Messick Properties Group
PO Box 24982
Winston-Salem, NC 27114-4982
727-8600 FAX 727-8814

CAMDEN PARK, SECTION 1 & 2

SHIRLEY BYERLY
Camden Park HOA, Inc.
P.O. BOX 24961
Winston-Salem, NC 27114
760-0721 FAX 760-8846

CROW HILL
crowhillhoa@triad.rr.com

Bob Travatello
PO Box 151
Pfafftown, NC 27040
336-399-8808

THE ESTATES AT LISSARA

BRANT GODFREY
1598 Westbrook Plaza Dr., Ste 200
Winston-Salem, NC 27103
733-1524 FAX 733-1537

FAIR OAKS

BRANT GODFREY
1598 Westbrook Plaza Dr., Ste 200
Winston-Salem, NC 27103
733-1524 FAX 733-1537

GLENHAVEN
BStanley1@me.com

BARBARA STANLEY
PO Box 11511
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924-8357 FAX 924-0376

KENSINGTON VILLAGE
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BARBARA STANLEY
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KINGS GRANT
Kingsgrantws@gmail.com

THE LAKE AT LISSARA

LEGACY VILLAGE
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LOCHURST
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LONG CREEK VILLAGE
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MEADOWLANDS
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KINGS GRANT ASSOC.
71 Carrisbrooke Lane
Winston-Salem, NC 27104
336-486-5540

The Lake at Lissara HOA
PO Box 10
Bethania, NC 27010
Kim Cardwell/Lang Wilcox
336-922-4000/336-399-0445

Lou Anne White
AMG
PO Drawer 10265
Greensboro, NC 27404
553-9183 FAX 273-8700

DOUG SPAINHOUR
Lochurst HOA
PO Box 325
Pfafftown, NC 27040
978-4049

Kay Thornton
Slatter Management Services, Inc
4125-G Walker Avenue
Greensboro, NC 27407
336272-0641

LOU ANNE WHITE
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SHALLOWFORD LAKES, SEC 9 & 10
Shallowfordlakes.org

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Gbingham1@triad.rr.com
336-945-3021

SHERWOOD FOREST/PRD
www.sherwoodassociation.com

KEN BUTLER
The Sherwood Association
6778 River Center Drive
Clemmons, NC 27012
760-6550 FAX 760-6521

- ❑ 300 ACRE PLANNED COMMUNITY
- ❑ CAMELOT AT SHERWOOD FOREST
- ❑ SHERWOOD FOREST
SECT. 15, PH. 3, MAP 1 & MAP 1-A
MAP 2, MAP 3
- ❑ LYTCHFIELD
- ❑ SHERWOOD VILLAS
- ❑ SHERWOOD HILLS I, II, III
- ❑ SHERWOOD HILLS IV

**SHERWOOD FOREST 16, PH. 4, 17,
&18**
BStanley1@me.com

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ST. ANDREWS GOLF VILLAS
lawhite@amgworld.com
(Pays St. Andrews Golf Villas &
Oak Valley HOA Fees)

LOU ANNE WHITE
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Greensboro, NC 27404
553-9183 FAX 273-8700

ST. JAMES RIDGE

SUNNY BROOK VILLAGE
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TAYLOR'S RUN
Emelia7@yahoo.com

Susan McBride
5474 Taylors Run Dr
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712-3373

WATERFORD

treasurer@waterfordclemmons.com

WINDFIELD

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TOM THORPE

Waterford HOA

PO Box 834

Clemmons, NC 27012

336-575-0447 FAX 732-6765

C/O Priestly Management

Ann Scofield

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768-7448, X131