

KNOWN DEVELOPMENT DISCLOSURES

10/27/2022

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

Arcadia Ridge	Power transmission line right-of-way Lots 20 & 21. Homes built must utilize Piedmont Natural Gas and Lot owners are charged a prorata portion of street lighting. Homeowners Assoc.Dues	11/20/2019
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
Ellis Court	Private Drive - see Covenants and Maintenance Agreement	4/9/2021
Everidge	Everidge Homeowners	9/12/2022
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
Heritage Oaks SII	See Amended and Restated Restrictive Covenants, paragraph 19 for the the per lot Storm Water Management requirements, including the maximum impervious surface per lot.	5/27/2021
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
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
Inverness Park	Inverness Park Homeowners Association, Inc.	1/12/2022
The Heritage	Private Sanitary Sewer Force Main System/Cost	10/17/2018
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., Transmission Power Lines, Duke Energy Substation, Common Area	10/16/2019
Meredith Woods, The Enclave	Homeowners Assn., Transmission Power Lines, Duke Energy Substation, Common Area, Flood Plain	11/19/2019
Monticello	Transmission Power Lines (Lot 4, 51, 52 and 10); Flood Plain (Lot 10)	3/17/2021
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
Petree Ridge, Phase 2	Homeowners Assoc. See recorded plat for easements and flood plain, Greenway easement, Piedmont Natural Gas R/W on Lots 17, 18 and 19	1/12/2022
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, Section XVI, Phase 4; Section 17; 17A, 17B and Section 18		
Homeowners Association		1/29/2019
Sherwood Forest- 300 Acre Planned Residential Dev.	Homeowners Association; (The Sherwood Association), 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	Homeowners Association; (S.F. Association)	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
Thornciffe	Transmission power lines on some lots	9/7/2021
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) HOA maintains subdivision streets	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
Williams Meadow	Transmission power lines on some lots	7/13/2020
Woodview Estates	Homeowners Assn., Homes built must utilize Piedmont Natural Gas	3/9/2021

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
1/01/2023

<u>YEAR</u>	<u>DEVELOPMENT</u>	<u>PHONE</u>	<u>ASSOCIATION NAME</u>	<u>DUES</u>	
2023	Camden Park, Section I and II	336-760-0721	Camden Park Homeowners Association, Inc.	\$205	Annually
2023	Everidge	336-723-0303	Everidge Homeowners Association, Inc	\$170	Annually
2023	Fair Oaks	336-733-1524	Fair Oaks of Forsyth Co. Owners Master Association, Inc.	\$205	Annually (Master Association Dues)
2023	Master Association Administrative Fee at Fair Oaks			\$100	Paid by buyer at closing
2023	The Estates at Fair Oaks		The Estates at Fair Oaks Homeowners Association Inc.	\$600	Annually (paid in addition to owners Master Assoc. dues)
2023	The Estates at Fair Oaks Special Assessment			\$250	Annually (paid in addition to annual dues)Trees & Street Reserve
2022	The Enclave at Fair Oaks		The Enclave at Fair Oaks Homeowners Association Inc.	\$150	Annually (paid in addition to owners Master Assoc. dues)
2023	The Village at Fair Oaks		The Village at Fair Oaks Homeowners Association Inc.	\$1,470	Annually (paid in addition to owners Master Assoc. dues)
2023	Harwick/Bridgeport	336-727-8600	Harwick-Bridgeport Home Owners Association	\$335	Annually (includes pool and tennis courts)
2023	The Lake at Lissara	336-922-4000	The Lake at Lissara Homeowners Association, Inc.	\$1,320	Annually Per lot
	Private sewer system fee per lot			\$660	Annually (N/A for vacant lots)
	Working Capital Fee			\$250	Paid by initial buyer & every buyer (builders are excluded)
2023	Lochurst	336-918-5922	Lochurst Recreational and Maintenance Association., Inc.	\$500	Annually dues for homeowners (includes pool & tennis)
				\$100	Annually dues for vacant lot owners (No pool or tennis)
					No pool and tennis privileges
	Long Creek Village (all home & townhomes	877-252-3327	Long Creek Village Association, Inc.	\$629	Annually (includes pool)
	Administrative Fee			\$100	Paid by buyer at closing
2023	Long Creek Village Townhomes (only)	877-252-3327		\$109	Monthly (in addition to annual dues)
2023	Lynhaven Crossing	336-733-1524	Lynhaven Crossing Homeowners Association, Inc.	\$500	Annually
2023	Mallard Lakes	336-387-0212	Mallard Lakes Homeowners Management, Inc	\$800	Annually
2023	Meadowlands	336-553-9191	Meadowlands Homeowner's Association, Inc.	\$412.5	Annually (does not include pool & tennis membership)
	Administrative Fee			\$100	Paid by buyer at closing
	Pool and Tennis Facility				Requires a separate membership dues/optional based on size of household (\$275.00-\$400.00)
2023	Meadowlands, Inverness Park	336-659-8211	Inverness Park Homeowners Associates, Inc	\$1,800	Annually (in addition to Meadowlands annual dues)(payable \$150/per monsth = \$1,800.00)
<u>YEAR</u>	<u>DEVELOPMENT</u>	<u>PHONE</u>	<u>ASSOCIATION NAME</u>	<u>DUES</u>	
2023	Oak Valley	336-553-9191	Oak Valley Homeowners Association, Inc.	\$610	Annually (includes pool membership)
	Administrative Fee			\$35	Paid by buyer at closing
	Avira, Bay Hill, The Bluffs, Broadmoor, Hiddenbrooke, Isleworth, Keswick, Kingsmill, Lonetree, Oakmont, Palmers Ridge, Saddlebrook, Sawgrass, Scottsdale, Suntree, The Woodlands, Rae's Creek and Seay Place				
2023	Petree Ridge, Phase 2	336-723-0303	Petree Ridge Homeowners Association	\$350	Annually
	Working Capital Contribution			\$250	(Paid by 1st home buyer)
2023	Sherwood Forest Section XVI, Section XVI; Phase IV only, Section 17, 17A, 17B and Section 18	336-926-7467	S.F. Association	\$275	Annually
2022	Sherwood Forest, 300-acre PRD Transfer Fee	336-494-6080	Capstone Realty Consultants	\$136	Annually (does not include pool membership)
				\$50	Paid by Buyer at Closing

Homeowners Association Dues Master List
1/01/2023

	Sherwood Forest Section 15, Phase III. Map1, 2, and 3; Sherwood Villas; Sherwood Hills I, II, III; Sherwood Hills IV; Camelot; and Shelburne Village at Camelot				
2023	Camelot			\$90	Annually-estimated decorative street light fee based on Duke Energy bill (in addition to SF PRD annual dues)
2022	Windfield	336-768-7448	Windfield Homeowners Association, Inc.	\$225	Annually - April 1 - March 31
	Transfer Fee			\$75	Paid by buyer at closing
2023	Woodview Estates	336-733-1424	Woodview Estates Homeowners Association, Inc	\$300	Annually
	Administrative Fee			\$100	Paid by buyer at closing
	Working Capital Fee			\$250	Paid by initial buyer at closing (not designated builder)

**CONTACTS FOR HOMEOWNERS' ASSOCIATION DUES
JANUARY 01, 2022**

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- SHERWOOD FOREST SECTION 15, PHASE III, MAP 1, 2 AND 3
- SHERWOOD VILLAS
- SHERWOOD HILLS I, II, III
- SHERWOOD HILLS IV
- CAMELOT
- SHELBURNE VILLAGE AT CAMELOT

S.F. ASSOCIATION

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(Section XVI, Phase IV; Section 17; 17A, 17B and Section 18)

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