

ARCADIA RIDGE DISCLOSURES

1. Duke Energy overhead transmission line easement crosses a portion of Lots 20 and 21. (see plat)
2. The Arcadia Ridge Homeowners Association, Inc. has been formed to oversee the 15-acre passive recreation common area at the rear of the subdivision. Access to the common Area will be over the sewer outfall easement between lots 12 and 13. Annual dues are set at present at \$50 per year, and are anticipated to be used for liability insurance to cover the HOA.
3. Individual lot owners will be billed for a prorata portion of the monthly cost of the street lighting (estimated by Lexington Electric at \$10+/- month.)
4. Every home built must utilize Piedmont Natural Gas for primary central heat, water heating, and gas logs (if installed).
5. Streets have been built to NCDOT standards, and application will be made for acceptance into the NCDOT secondary road maintenance system at the time when the NCDOT occupancy by residents criteria has been met. Any owner whose lot road frontage requires repair or adjustment attributable to actions taken by the resident or contractors working on their lot will be solely responsible for taking the measures required by NCDOT to bring the property into compliance for acceptance of maintenance by NCDOT. The most common occurrences of this nature are driveway tiles that are improperly sized, of unacceptable material, or improperly installed; also, filling and altering the ditch lines within the right of way or placing objects (such as mailboxes) in an improper location within the right of way.
6. See the Restrictive Covenants for all other restrictions and requirements for Arcadia Ridge.

I have been provided with a copy of this disclosure and have read and understand the nature of the disclosures herein.

This the _____ day of _____, 20____.
