

KNOWN DEVELOPMENT DISCLOSURES

7/16/2024

(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
1/1/2026**

<u>YEAR</u>	<u>DEVELOPMENT</u>	<u>PHONE</u>	<u>ASSOCIATION NAME</u>		
2026	Camden Park, Section I and II	336-760-0721	Camden Park Homeowners Association, Inc.	\$205.00	Annually in January
2026	Bridgton Place	336-937-6275	Bridgton Place Homeowners Association	\$132.00	Annually in January
2025	Everidge	336-768-7448	Everidge HOA	\$180.00	Annually
2025	Fair Oaks	336-462-0981	Fair Oaks of Forsyth Co. Owners Master Association, Inc.	\$300.00	Annually (Master Association Dues) (updated to \$215.00)
	Master Association Administrative Fee			\$100.00	Paid by buyer at closing
2025	The Estates at Fair Oaks		The Estates at Fair Oaks Homeowners Association Inc.	\$600.00	Annually (paid in addition to owners Master Assoc. dues)
2025	The Estates at Fair Oaks Special Assessment			\$250.00	Annually (paid in addition to annual dues)Trees & Street Reserve
2025	The Enclave at Fair Oaks	336-462-0981	The Enclave at Fair Oaks Homeowners Association Inc.	\$150.00	Annually (paid in addition to owners Master Assoc. dues)
2026	The Village at Fair Oaks	336-448-8950	The Village at Fair Oaks Homeowners Association Inc.	\$1,550.00	Annually on 2/1 (paid in addition to owners Master Assoc. dues)
	Village @ Fair Oaks Transfer Fee			\$100.00	Paid by buyer at closing (in addition to Master Assoc. Admin. Fee)
2025	Harwick/Bridgeport	336-727-8600	Harwick-Bridgeport Home Owners Association (Messick Properties Group)	\$390.00	Annually (includes pool and tennis courts)
2026	Kensington Village (all homes & townhomes)	336-722-6996	Kensington Village Association, Inc.	\$255.00	Annually (due Feb. 1)
	Administrative Fee			\$300.00	Paid by buyer at closing
2026	Kensington Village Townhomes (ATTACHED townhomes only, in addition to above)			\$235.00	Monthly, in addition to Association dues (ATTACHED townhomes)
	Kensington Village Townhomes (DETACHED townhomes only, in addition to above)			\$165.00	Monthly, in addition to Association dues (DETACHED townhomes)
	Capital Reserves Contribution			\$500.00	Paid by buyer at closing
2026	King's Grant		King's Grant Association, Inc.	\$515.00	Annually
2025	The Lake at Lissara		The Lake at Lissara Homeowners Association, Inc.	\$1,595.00	Annually Per lot
	Private sewer system fee per lot			\$60.00	Monthly (N/A for vacant lots)
	Working Capital Fee			\$250.00	Paid by initial buyer & every buyer (builders are excluded)
2025	The Estates at Lissara	336-279-0213	The Estates at Lissara Homeowners Association, Inc.	\$1,277.10	Annually Per lot
2026	Lochurst	336-918-5922	Lochurst Recreational and Maintenance Association., Inc.	\$500.00	Annually, in May dues for homeowners (includes pool & tennis)
				TBD	Additional assessment for lake dam repair (owners at Fowler Lake #1 only)
	Long Creek Village (all homes & townhomes)		Long Creek Village Homeowners Association, Inc.	\$683.00	Annually (includes pool)
2025	Administrative Fee	336-937-6275	(Sauanders HOA Management, LLC)	\$100.00	Paid by buyer at closing
2025	Long Creek Village Townhomes (townhomes only, in addition to above)			\$119.90	Monthly (in addition to annual dues)
2026	Mallard Lakes	865-315-7505	Mallard Lakes Homeowners Management, Inc. (Clark Simpson Miller)	\$800.04	Annually (payable \$66.67/mo., \$200.01/qtr., or \$800.04/yr.)
2025	Meadowlands	336-553-9191	Meadowlands Homeowner's Association, Inc.	\$499.13	Annually (does not include pool & tennis membership)
	Administrative Fee			\$100.00	Paid by buyer at closing
	Pool and Tennis Facility				Optional; requires a separate membership + dues based on size of household
2026	Meadowlands, Forest Park		Forest Park Homeowners Association, Inc.	\$2,200.00	Annually (in addition to Meadowlands annual dues) on Jan. 1
	Transfer Fee			\$200.00	Paid at closing
2026	Meadowlands, Inverness Park	336-905-0415	Inverness Park Homeowners Association, Inc	\$150.00	Monthly (in addition to Meadowlands annual dues) by the 5th (or may be paid annually, \$1800.00 by January 5)
	Verification Fee			\$100.00	Paid at closing
2025	Meredith Woods	336-926-7467	Meredith Woods Homeowners Association, Inc.	\$195.00	Annually
	Administrative Fee			\$100.00	Paid by buyer at closing
2026	Meredith Woods, the Enclave		Enclave at Meredith Woods	\$189.00	Annually
	Administrative Fee			\$200.00	Paid by buyer at closing
2025	Oak Valley	336-553-9191	Oak Valley Homeowners Association, Inc.	\$700.00	Annually (includes pool membership)
	Administrative Fee			\$35.00	Paid by buyer at closing

**Homeowners Association Dues Master List
1/1/2026**

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

2024	Petree Ridge, Phase 2	Petree Ridge Homeowners Association	\$350.00	Annually
	Working Capital Contribution		\$250.00	(Paid by 1st home buyer)
2026	Salem Springs	336-387-0209 Salem Springs Homeowners' Association, Inc. ext. 710 (Homeowners Association Management, Inc.)	\$230.00	Annually
2025	Sherwood Forest Section XVI	336-926-7467 S.F. Association	\$275.00	Annually
	Section XVI Phase IV only; Sections 17, 17A, 17B, 18, and 19			
2025	Sherwood Forest, 300-acre PRD	336-937-6275 The Sherwood Association (Saunders HOA Mgt.)	\$155.00	Annually (does not include pool membership)
	Transfer Fee		\$100.00	Paid by Buyer at Closing
	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			
2026	Waterford	336-500-1940 Waterford Homeowners Association, Inc.	\$199.80	Annually
2026	Windfield	336-793-4010 Priestley Management Company	\$225.00	Annually
	Transfer Fee		\$75.00	Paid by buyer at closing (not confirmed for 2026)
2025	Woodview Estates	336-733-1501 Woodview Estates Homeowners Association, Inc	\$456.25	Annually
	Administrative Fee		\$100.00	Paid by buyer at closing
	Working Capital Fee		\$250.00	Paid by initial buyer at closing (not designated builder)

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- Sherwood Hills I, II, III, IV
- Camelot
- Shelburne Village at Camelot

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