

KNOWN DEVELOPMENT DISCLOSURES

5/5/2025

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

| | | |
|--|--|------------|
| Arbor Park | No HOA; Duke Power Transmission Lines; Energy United Easement; 100-year Flood Plain on some lots; See Plat for Access/Drainage Easements for Lots 11, 12, 18 & 19 | 4/30/2025 |
| 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 |
| Forest Park | Forest Park Homeowners Association, Inc. | 4/30/2025 |
| Inverness Park | Inverness Park Homeowners Association, Inc. | 1/12/2022 |
| The Heritage | Private Sanitary Sewer Force Main System/Coat | 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 |
| Thornccliffe | 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
5/1/2025**

| <u>YEAR</u> | <u>DEVELOPMENT</u> | <u>PHONE</u> | <u>ASSOCIATION NAME</u> | | |
|-------------|---|--------------|--|------------|---|
| 2024 | Camden Park, Section I and II | 336-760-0721 | Camden Park Homeowners Association, Inc. | \$205.00 | 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) |
| 2025 | 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) |
| 2025 | The Village at Fair Oaks | 336-448-8950 | The Village at Fair Oaks Homeowners Association Inc. Harwick-Bridgeport Home Owners Association (Messick Properties Group) | \$1,550.00 | Annually (paid in addition to owners Master Assoc. dues) |
| 2025 | Harwick/Bridgeport | 336-727-8600 | Properties Group) | \$390.00 | Annually (includes pool and tennis courts) |
| 2025 | Kensington Village (all homes & townhomes) | 336-926-7467 | Kensington Village Association, Inc. | \$255.00 | Annually |
| | Administrative Fee | | | \$300.00 | Paid by buyer at closing |
| 2025 | Kensington Village Townhomes (townhomes only, in addition to above) | | | \$235.00 | Monthly (in addition to annual dues) *Will become \$165/month |
| 2025 | King's Grant | | King's Grant Association, Inc. | \$494.00 | Annually |
| 2024 | The Lake at Lissara | 336-922-4000 | The Lake at Lissara Homeowners Association, Inc. | \$1,450.00 | Annually Per lot |
| | Private sewer system fee per lot | | | \$720.00 | Annually billed quarterly in advance (N/A for vacant lots) |
| | Working Capital Fee | | | \$250.00 | Paid by initial buyer & every buyer (builders are excluded) |
| 2025 | Lochurst | 336-918-5922 | Lochurst Recreational and Maintenance Association., Inc. | \$500.00 | Annually dues for homeowners (includes pool & tennis) |
| | | | | \$100.00 | Annually dues for vacant lot owners (No pool or tennis privileges). Builder does not pay until new year. |
| | Long Creek Village (all homes & townhomes) | | Long Creek Village Homeowners Association, Inc. (Sauanders HOA Management, LLC) | \$683.00 | Annually (includes pool) |
| 2025 | Administrative Fee | 336-937-6275 | | \$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) |
| 2025 | Mallard Lakes | 865-315-7505 | Mallard Lakes Homeowners Management, Inc. (Clark Simpson Miller) | \$800.00 | Annually (payable \$66.67/mo., \$200.00/qtr., or \$800.00/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 |
| 2025 | Meadowlands, Forest Park | | Forest Park Homeowners Association, Inc. | \$2,200.00 | Annually (in addition to Meadowlands annual dues) |
| 2025 | Meadowlands, Inverness Park | 336-659-8211 | Inverness Park Homeowners Association, Inc | \$1,800.00 | Annually (in addition to Meadowlands annual dues)(payable \$150/per month = \$1,800.00) |
| 2025 | Meredith Woods | 336-926-7467 | Meredith Woods Homeowners Association, Inc. | \$195 | Annually |
| | Administrative Fee | | | \$100.00 | 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 |
| | 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) |
| | | | Salem Springs Homeowners' Association, Inc. (Homeowners Association Management, Inc.) | \$230.00 | Annually |
| 2025 | Salem Springs | 336-387-0212 | | \$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 |

Homeowners Association Dues Master List
5/1/2025

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

| | | | | | |
|-------------|-------------------------|---------------------|---|-----------------|---|
| 2024 | Windfield | 336-768-7448 | Priestley Management Company | \$300.00 | Annually - April 1 - March 31 |
| | Transfer Fee | | | \$75.00 | Paid by buyer at closing |
| 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) |

**CONTACTS FOR HOMEOWNERS' ASSOCIATION DUES
JANUARY 01, 2025**

BRIDGTON PLACE

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LONG CREEK VILLAGE

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Brad Stanley, Financial Account Manager

Fair Oaks of Forsyth County Owners Master Association, Inc.

Stefanie Bates, Treasurer

The Estates at Fair Oaks Homeowners Association, Inc.

Brad Stanley, Treasurer

The Enclave at Fair Oaks Homeowners Association

Steve Harris, President

The Village at Fair Oaks Homeowners Association, Inc.

Pat Messick, Messick Properties Group, Inc.

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The Lake at Lissara Hoa, Inc.

Ken Wilmot, President

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Lisa Nethery

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MALLARD LAKES ASSOCIATION
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PETREE RIDGE, PHASE 2

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SHERWOOD FOREST 300 ACRE PRD

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- Sherwood Forest Section 15, Phase III, Map 1, 2, & 3
- Sherwood Villas
- Sherwood Hills I, II, III, IV
- Camelot
- Shelburne Village at Camelot

**SHERWOOD FOREST Section XVI, Phase IV;
Section 17, 17A, 17B; Sections 18 & 19)**

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