

REAL ESTATE DISCLOSURE INFORMATION

The following questions are included on the current NC Real Estate Property Disclosure Form. Please use this information as a guide.

To your knowledge, is the property subject to regulation by one or more owners' associations or governing documents that impose various mandatory covenants, conditions, and restrictions upon the lot, including but not limited to obligations to pay regular assessments or dues and special assessments? If your answer is yes, please provide the information requested below as to each owner's association to which the property is subject.

Yes	☒
No	☐
No Representation	☐

Legal association name: **Hills of Rosemont Association, Inc.**

Regular assessments ("dues") are **\$1,538.00 per quarter.**

The name and telephone number of the president of the owners' association or association manager:

Monica Legere

919-714-4828

Mailing Address:

Rosemont Homeowners Association Inc. c/o PPM,
Inc.

PO Box 478

Portsmouth, NH 03802

The **fees charged** by the association or management company in connection with the **statement of unpaid assessments** are as follows: **\$200.00**. There is a **\$50** new owner fee charged at closing as well.

As of this date, there are no other dues, fees, or special assessments that have been duly approved by the applicable declarations or bylaws and that are payable to the association to which the lot is subject.

True	☐
False. State the nature and amount of dues, fees, or special assessments to which the property is subject:	☒

No Representation	☐
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The Association passed a special road assessment in November 2024 to be invoiced to all owners in January, April and July 2025 for \$3,300 per Quarter.

As of this date, there are **no** unsatisfied judgments against or pending lawsuits involving this association with the exception of any action filed by the association for the collection of delinquent assessments on other lots.

True	X
False. State the nature and amount of each pending lawsuit and the amount of each unsatisfied judgment:	
No Representation	

Services and amenities paid for by the above owners' association from regular assessments ("dues")

Management Fees	YES
Exterior Building Maintenance of Property to be Conveyed	NO
Master Insurance (Common Area Only - No Coverage for Property)	YES
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed	NO
Common Area Maintenance	YES
Trash Removal	NO
Recreational Amenity Maintenance Listed Below: Picnic area	NO
Pest Treatment (Termite Only)	NO
Streetlights	YES
Water	NO
Sewer	NO
Storm Water Management/ Drainage/Ponds	YES
Internet Service	NO
Cable	NO
Private Road Maintenance	YES
Parking Area Maintenance	NO
Entry Gates	YES
Other (specify) Listed Below:	
Community Water provided by Rosemont Water Association, Inc.	Optional