



Armes Real Estate & Land Company, Inc.
130 George Street, Suite H, Beckley, WV 25801
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Seller Disclosure of HOA, Covenants, Restrictions & Utilities

Property Address: 170 Flat Top Lake Road, Ghent, WV 25843

Does the property have a Homeowners' Association (HOA)? [X] Yes [] No

If yes, name of HOA: Flat Top Lake Association

HOA Contact Info (Phone/Email): 304787-3663 N/A

Are there HOA Fees? [X] Yes [] No Amount: \$1550.00 per year with a one time fee of \$5,000.00 to join. Must be approved by assn. Frequency: Year

Are there recorded Covenants/Restrictions/Bylaws? [X] Yes [] No

If yes, please explain or attach documents: Attached
Att

Are there architectural or use restrictions (e.g., fencing, paint colors, pets)? [X] Yes [] No

If yes, please describe: No fencing permi
No Fencing Permitted

Are any amenities included (e.g., pool, clubhouse, security gate)? [X] Yes [] No

If yes, describe: Gated, picnic shelter, road maintenance, trash rem

Other Information Buyer Should Know:
Boating, swimming, fishing, riding trails so much to do

Utility Information:

Electric Provider: Appalachian Power Phone: 1-800

Water Provider: Cool ridge Flat top Psd Phone: 304-763-4151

Sewer Provider: Shady spring Psd [] Septic [X] Public

Gas Provider (if applicable): Mountaineer gas Phone: 1-800

Trash Collection Service: On site Day of Pickup: Always

Internet Provider: Optimum Type: [X] Cable [] DSL [] Fiber [] Satellite

Other Notes: N/A
N/A

Seller Signature: Frank M. Holtzappel (verified) Christie Holt (verified) Christie D. Holtzappel (verified)

Buyer Acknowledgment: [Signature Box]