



STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION
DISCLOSURE STATEMENT ADDENDUM



Prior to signing contract, owner shall provide this disclosure addendum to the purchaser if the property is subject to a homeowners association, a property owners association, a condominium owners association, a horizontal property regime, or similar organizations subject to covenants, conditions, restrictions, bylaws or rules (CCRBR). These organizations are referred to herein as an owners association.

Purchaser should review the applicable documents (covenants, conditions, restrictions, bylaws, deeds, condominium master deed, and similar documents), all related association issues, and investigate the owners association prior to entering into any legal agreements including a contract. Owners association charges include any dues, fees, assessments, reserve charges, or any similar charges. Purchaser is solely responsible to determine what items are covered by the owners association charges.

Property Address: 303 Cottysark Pt, McCormick, SC 29835

Describe owners association charges: \$171.39 Per Month (month/year/other)

What is the contact information for the owners association? Village Office - Hwy 378 (864) 391-4111

Table with 4 columns: Question, Yes, No, No Representation. Contains 11 questions regarding association charges, resale restrictions, special assessments, CCRBR restrictions, parking, keys, membership transfer, common area problems, and transfer fees.

Explain any yes answers in the space below and attach any additional sheets or relevant documents as needed:

See deed and By Laws #1) Monthly HOA #5) limit 4 #7) With membership

Owner Signature: James J. Bencaw Jr. Date: 2/11/25 Time: #11) 310.48

Owner Signature: Owen Reed Hudn Date: 2/11/25 Time: transfer fee

Purchaser Signature: Date: Time:

Purchaser Signature: Date: Time: