

KNOWN DEVELOPMENT DISCLOSURES

4/28/2020

(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
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
Holly Ridge	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
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
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
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 Assn. 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		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
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
Windsor Park (The Woods at)	Sanitary sewer easement located on rear of lots 41, 42, 43, 44, 301	5/6/1996
	Proposed corridor-eastern leg of northern beltway, 100 yr. floodplain (some lots)	1/31/1995

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.

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Page 1
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HOMEOWNERS ASSOCIATION DUES MASTER LIST

4/28/2020

YEAR	DEVELOPMENT	PHONE	ASSOCIATION NAME	DUES	
2020	Arcadia Ridge	733-1524	Arcadia Ridge Homeowners Association	\$50	Annually
2020	Bridgton Place	727-8600	Bridgton Place Association, Inc.	\$90	Annually
	Sections 1, 2, 3, 4, 5 & 6, The Gardens and The Gables				
	Transfer Fee			\$50	Determined at closing (buyer and seller decide)
2020	Camden Park, Sec. 1 & 2	760-0721	Camden Park Homeowners Association, Inc.	\$205	Annually
	Transfer Fee			\$100	Determined at closing (buyer and seller decide)
2020	Fair Oaks	733-1524	Fair Oaks of Forsyth Co. Owners Master Association, Inc.	\$175	Annually
	Master Association Administrative Fee			\$100	Paid by buyer at closing
	The Estates at Fair Oaks		The Estates at Fair Oaks Homeowners Association Inc.	\$485	Annually (paid in addition to owners Master Assoc. dues)
	The Enclave at Fair Oaks		The Enclave at Fair Oaks Homeowners Association Inc.	\$150	Annually (paid in addition to owners Master Assoc. dues)
	The Village at Fair Oaks		The Village at Fair Oaks Homeowners Association Inc.	\$1,320	Annually (paid in addition to owners Master Assoc. dues)
2020	Glenhaven Townhomes	924-8357	Glenhaven Townhomes Association, Inc.	\$65	Monthly
	Capital Reserve Fee			\$250	Paid by initial homebuyer
	Administrative Fee			\$50	Paid by buyer at closing
2020	Harwick-Bridgeport	727-8600	Harwick-Bridgeport Home Owners Association	\$310	Annually (includes pool and tennis courts)
2019	Kensington Village	924-8357	Kensington Village Association, Inc.	\$150	Annually
	Townhome Lots			\$120	Monthly (paid in addition to annual dues)
	Insurance Premium on Townhomes only			\$300	Paid at closing
	Administrative Fee Village & Townhome Lots			\$110	Paid by buyer at closing
2020	The Lake at Lissara	922-4000	The Lake at Lissara Homeowners Association, Inc.	\$1,070	Annually Per lot
	Capital Fee			\$250	Paid by 1st property buyer at closing
	Private sewer system fee per lot			\$600	Annually (N/A for vacant lots)
	Working Capital Assessment			\$250	Paid by initial buyer & every buyer (builders are excluded)
2020	Lochurst	978-4049	Lochurst Recreational and Maintenance Association, Inc.	\$500	Annually dues for homeowners (includes pool & tennis)
				\$100	Annually dues for vacant lot owners
					No pool and tennis privileges
2020	Long Creek Village	272-0641	Long Creek Village Association, Inc.	\$599	Annually (includes pool)
	Administrative Fee			\$100	Paid by buyer at closing
	Long Creek Village Townhomes	272-0641		\$94	Monthly (in addition to annual dues)
2020	Lynhaven Crossing	733-1524	Lynhaven Crossing Homeowners Association, Inc.	\$500	Annually
2019	Meredith Woods	924-8357	Meredith Woods Homeowners Association, Inc.	\$185	Annually
	Administrative Fee			\$100	Paid by buyer at closing
2020	Meredith Woods, The Enclave at	723-0303	The Enclave at Meredith Woods Homeowners Association,	\$250	Annually
	Working Capital Contribution			\$250	Paid by initial buyer at closing
2020	Meadowlands	553-9191	Meadowlands Homeowner's Association, Inc.	\$350	Annually (does not include pool & tennis membership)
	Administrative Fee			\$100	Paid by buyer at closing
	Pool and Tennis Facility				Requires a separate membership dues/optional based on size of household (\$275.00-\$400.00)
	Meadowlands, The Highlands and		The Highlands at Meadowlands Homeowners Association,		
	The Villas at the Highlands		Inc.	\$130	Monthly (in addition to Meadowlands annual dues)
	Capital Contribution			\$260	Buyer pays at closing of new construction sales
	Meadowlands, Saint James	533-9191	St. James Place Homeowners Association, Inc.	\$1,308	Annually (in addition to Meadowlands annual dues)
	Meadowlands, Sea Pines	910-894-0625	Sea Pines Golf Villas Homeowners Association, Inc.	\$132	Per month grounds maintenance
					(in addition to Meadowlands annual dues)
				\$145	Per month for deluxe grounds maintenance (optional)
					(in addition to Meadowlands annual dues)
2020	Oak Valley	553-9191	Oak Valley Homeowners Association, Inc.	\$481	Annually (includes pool membership)
	Administrative Fee			\$35	Paid by buyer at closing
	Broadmoor, Hiddenbrooke,				
	Isleworth, Keswick, Kingsmill,				
	Lonetree, Oakmont, Palmers				
	Ridge, Saddlebrook, Sawgrass,				
	Scottsdale, Suntree, The				
	Woodlands, Rae's Creek and Seay				
	Place				
	Legacy at Oak Valley		Legacy at Oak Valley HOA, Inc.	\$1,400	Annually (in addition to Oak Valley annual dues)
	St. Andrews Golf Villas		St. Andrews Oak Valley Association, Inc.	\$1,320	Annually (in addition to Oak Valley annual dues)
2019	Sherwood Forest Section XVI, Phase		S.F. Association, Inc.	\$250	Annually
	4; Section 17, 17A and 17B and Section 18				
2020	Shallowford Lakes, Sec. 9,10	413-5664	Shallowford Lakes Association, Inc.	\$250	Annually (does not include pool membership)
	Pool Facility			\$220	Annually (Residents pay additional fee for pool membership)
	New Building Fee			\$750	Paid by owner
2019	Sherwood Forest, 300-acre PRD	760-6550	The Sherwood Association, Inc.	\$120	Annually (does not include pool membership)
	Transfer Fee			\$50	Paid by buyer at closing
	Camelot	760-6550		\$115	Annually (decorative street light fee)
	(transfer fee and Camelot annual decorative street light fee.)				(in addition to Sherwood Forest PRD annual dues)
	(Camelot annual street light fee set each year in April)				
	Shelburne Village at Camelot	760-6550		\$190	Monthly (in addition to the Sherwood Forest PRD annual dues)
					(Make a check payable to Sherwood/Shelburne)
2020	St. James Ridge, Guildford County		St. James Ridge Homeowners Association, Inc.	\$600	Annually
	Capital Improvement Fee			\$100	Paid by buyer at closing
2020	Taylor's Run	712-3373	Taylor's Run Homeowners Association, Inc.	\$350	Annually voted in January of each year
	Transfer Fee			\$100	Paid by buyer at closing
2020	Waterford	575-0447	Waterford Homeowners Association, Inc.	\$135	Annually (pool is additional)
	Transfer Fee			\$100	Paid by buyer or seller at closing
	Pool Facility				Pool membership optional; \$200-\$350
2020	Windfield	768-7448	Windfield Homeowners Association, Inc.	\$225	Annually - April 1 - March 31
	Transfer Fee			\$75	Paid by buyer at closing

For information about the developments below call the phone number listed.

Sherwood Forest 300-Acre PRD 336-760-6550

Sherwood Hills I, II & III Townhomes

Sherwood Hills IV Townhomes

Sherwood Villas

Lytchfield Place Townhomes

* indicates additions/changes made on the above date

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CONTACTS FOR HOMEOWNERS ASSOCIATION DUES JANUARY 31, 2020

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Brant H. Godfrey

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HARWICK/BRIDGEPORT

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BRIDGTON PLACE

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Pat Messick

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CAMDEN PARK, SECTION 1 & 2

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FAIR OAKS

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- **FAIR OAKS, MASTER**
- **FAIR OAKS, THE ENCLAVE AT**
- **FAIR OAKS, THE ESTATES AT**

The Fair Oaks of Forsyth County Owners
Master Association, Inc.
The Enclave at Fair Oaks Homeowners
Association, Inc.
The Estates at Fair Oaks Homeowners
Association, Inc.

FAIR OAKS, CONTINUED

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THE LAKE AT LISSARA
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Lang Wilcox or Kim Cardwell
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Doug Spainhour

Lochurst Recreational and Maintenance
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MEADOWLANDS

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MEREDITH WOODS- THE ENCLAVE

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SHERWOOD FOREST 300 ACRE PRD

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Ken Butler

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760-6550 FAX 760-6521

- CAMELOT AT SHERWOOD FOREST
- SHERWOOD FOREST
 - SECT. 15, PH.III, MAP 1 & MAP 1-A MAP 2, MAP 3
 - SECT. XVI, PHASE 4; SECT 17, 17A, 17B; AND SECT. 18
- LYTCHFIELD
- SHERWOOD VILLAS
- SHERWOOD HILLS I, II, III
- SHERWOOD HILLS IV
- SHELBURNE VILLAGE AT CAMELOT

OAK VALLEY

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- CAMELOT AT SHERWOOD FOREST
- SHERWOOD FOREST
 - SECT. 15, PH.III, MAP 1 & MAP 1-A MAP 2, MAP 3
 - SECT. XVI, PHASE 4; SECT 17, 17A, 17B; AND SECT. 18
- LYTCHFIELD
- SHERWOOD VILLAS
- SHERWOOD HILLS I, II, III
- SHERWOOD HILLS IV
- SHELBURNE VILLAGE AT CAMELOT F. Association, Inc.

S.F. ASSOCIATION

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