

**CARAWAY COVE  
VITAL INFORMATION STATEMENT  
'ADDENDUM A'**

THIS PROPERTY INFORMATION STATEMENT CONTAINS IMPORTANT INFORMATION REGARDING ESTIMATED COSTS AND RESPONSIBILITIES ASSOCIATED WITH FUTURE DEVELOPMENT OF THIS PROPERTY. THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR GUARANTEE TO THE ACCURACY THEREOF IS MADE AND SUCH INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

1. \_\_\_\_/\_\_\_\_. The parcel being purchased by me/us through Caraway Cove, LLC, Lot #\_\_\_\_\_, in the subdivision known as Caraway Cove, located in Pamlico County, near Oriental, NC has been developed in conformance with local codes and standards.
  2. \_\_\_\_/\_\_\_\_. I/We acknowledge receipt of a copy of the protective covenants for Caraway Cove and understand all items contained therein.
  3. \_\_\_\_/\_\_\_\_. I/We understand that docks, piers, and boathouses are permitted for waterfront lots only. It is my responsibility to obtain all permits as may be required by State, Local, and/or Federal authorities before beginning such projects.
  4. \_\_\_\_/\_\_\_\_. I/We understand that all lots must be developed in accordance with all Local, Federal and State regulations in effect at the time of application.
  5. \_\_\_\_/\_\_\_\_. **Easements:** I/We understand that easements have been granted to ensure the rights of ingress and egress, as well as utility service for the subdivision. All easements will be shown on recorded plat.
  6. \_\_\_\_/\_\_\_\_. **Electricity:** Electricity service is provided by Dominion Power (866)-267-2906 and provided to each lot via underground service, except where already in existence.
  7. \_\_\_\_/\_\_\_\_. **Telephone:** Telephone service is to be provided by Sprint - Residence (800)-672-6242 prompt 1.
  8. \_\_\_\_/\_\_\_\_. **Sewage Disposal:** I/We understand that on-site sewage systems are required and the cost of that system will be my responsibility as lot owner. Septic Systems have been designed by the Pamlico County Health Department. Changes to the design must be approved by the Pamlico County Health Department.
- Estimated Cost:** The estimated cost of installing a regular sewage disposal system for a three (3) or four (4) bedroom house can range from \$5,000.00 to \$10,000.00 depending on the type of system for each lot. **Seller does not warrant the cost of septic systems. This information has been gathered from local residents and contractors. Names and estimates from local contractors are available upon request.**
9. \_\_\_\_/\_\_\_\_. **Water:** I/We understand that each lot will require a well for water. The installation of each individual well is the responsibility of each individual lot owner. The cost of installing a well is approximately \$1500.00 to \$5000.00.
  10. \_\_\_\_/\_\_\_\_. Building permits may be obtained from the Pamlico County Building Inspector.
  11. \_\_\_\_/\_\_\_\_. **Taxes:** The tax rate in Pamlico County is \$0.6725 per \$100 of actual value.

THIS PROPERTY HAS NOT BEEN ASSESSED IN INDIVIDUAL PARCELS. THE ASSESSMENT IS AT THE DISCRETION OF THE COUNTY TAX ASSESSOR. TYPICALLY, THE INDIVIDUAL SALES PRICE OR BANK APPRAISAL MAY BE USED TO ASSESS INITIAL VALUE.

12. \_\_\_\_/\_\_\_\_. The following people currently hold these positions.

<b>County Manager:</b>	Tim Owens P.O. Box 776 Bayboro, NC 28515 (252) 745-3133
<b>Tax Assessors Office:</b>	Tim Buck P.O. Box 538 Bayboro, NC 28515 (252) 745-4125
<b>Health Department</b>	Brian Harris P.O. Box 189 Bayboro, NC 28515 (252) 745-5111

13. \_\_\_\_\_/\_\_\_\_\_. **Closing Attorney:** Fred Holscher

**Fees and Closing Cost:** Closing costs will run from \$500-\$800 per closing depending on whether or not it is a Cash or Finance sale. Owners Title Insurance is available.

Fred Holscher  
320 N. Main Street  
P.O. Box 1747  
Washington, NC 27889

Holly Wallace  
252-946-3122 Phone  
252-946-3125 Fax

14. \_\_\_\_\_/\_\_\_\_\_. I/We acknowledge that the future value of the land is uncertain and the grantor makes no guarantees either expressed or implied as to the future value of any lot in Caraway Cove.

15. \_\_\_\_\_/\_\_\_\_\_. **Roads:** I/We understand that the roads in the subdivision will be public with a paved driving surface of 16 - 20' (feet) wide. The roads are bonded through the county by Surety Bond to ensure completion.

16. \_\_\_\_\_/\_\_\_\_\_. **Recreation:** A common area will be provided to all owners of Caraway Cove. The company has retained Enviromental Professionals, an environmental consulting and permitting specialist, to apply for a permit for a day dock to be placed on the waterfront as common access property for use by the property owners. The seller agrees to construct said dock at its expense upon approval of all permits.

THE COMPANY WILL NOT WARRANT ANY GUARANTEE THAT SAID DOCK WILL BE CONSTRUCTED. THE SELLER HAS NO REASON TO BELIEVE THAT THE PERMIT IS NOT FORTHCOMING, HOWEVER IF THIS IS THE DETERMINING FACTOR IN YOUR PURCHASE, **DO NOT PURCHASE AT THIS TIME.**

17. \_\_\_\_\_/\_\_\_\_\_. I/We acknowledge that Caraway Cove is a private community and will have a Homeowner's Association with dues of two hundred dollars (\$200.00) per year.

**\*Homeowners Association dues will be prorated and due at closing.**

18. \_\_\_\_\_/\_\_\_\_\_. I/We acknowledge that all buildings, houses, structures and/or improvements must be approved by the Caraway Cove Architectural Review Board and/or Greenville Timberline, LLC. All improvements must comply with all federal, state and local regulations.

19. \_\_\_\_\_/\_\_\_\_\_. I/We acknowledge that all contracts are subject to the plat being recorded at the Pamlico County Courthouse.

20. \_\_\_\_\_/\_\_\_\_\_. I/We acknowledge that Caraway Cove is in the Neuse River Basin Buffer. All lots must be developed in accordance with DWQ regulations at the time of purchase.

21. \_\_\_\_\_/\_\_\_\_\_. I/We acknowledge that Caraway Cove is in violation with DWQ for clearing with in the Neuse River Basin Buffer. NC Land Partners LLC will have to monitor the buffer for 5 years and agree to grant access to the company, DWQ and assigns for monitoring.

**CERTIFICATION**

I have given the above disclosure to the purchaser and I have given the purchaser uninterrupted time to read the disclosure.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyers Signature

\_\_\_\_\_  
Buyers Signature