



MATERIAL FACT DISCLOSURE

Property Address: 106 Pebble Ridge Lane Winston Salem, NC 27104

Regarding all property identified above, including the lots, other improvements, and fixtures located thereon:

Do you know of any pending, planned, or proposed changes in any of the following?

- *Annexation by a governmental authority? YES NO
*Changes in public school zones or student assignment?

Do you know of any pending, planned or proposed changes in any of the following areas in a proximity that could possibly have an adverse impact?

- *Additions or deletions of any street, roads or highways?
*Changes in the use of other property?

Are you aware of any of the following?

- *Filled areas including but not limited to ponds, lakes, or gullies?
*Wells that are not now the primary source of water?
*Utility right of ways or other easements, that would limit use of the property?

Is the property described above involved in any form of Owners Association? X

Is the property described above subjected to any type of Restrictive Covenants? X

Is the property described above subject to any deed restrictions? X

Are there any structural additions, repairs, or improvements that haven't been properly permitted or do not meet current building code? X

Are you aware of any other items not otherwise disclosed that could be considered a material fact or that you would want to know if you were considering the purchase of this property? X

Please give specific details to any YES answer listed above, use additional pages if necessary.

HOA Mgmt - Messick Properties (336)727-8600

Bylaws DB 1535 PG 0226 Register of Deeds Office

SELLER: DATE: 2/9/2024 SELLER: DATE:

I have been advised to fully explore the impact of any existing restrictive covenants, planned or proposed construction of roads, highways, or additional infrastructure, planned or proposed zoning changes, zoning violations, changes to adjacent land uses and/or environment hazards, lack of proper permitting to structural additions, repairs, or any other improvement, accuracy of home owners association dues, and any proposed home owners association assessments. Information regarding lot size or land dimensions may have been extrapolated from available tax data, and/or data provided by 3rd parties, and is not guaranteed by The Real Estate Works. The accuracy of any and all information will need to be independently verified by the buyer or buyer's agent. The Real Estate Works accepts no liability from buyers or buyers agent neglect to fully execute due diligence on these or any other matter.

BUYER: DATE: BUYER: DATE:

BUYERS AGENT: LICENSE #