



Residential Realty Group, Inc.
405 E. Joppa Road Suite 100
Towson, MD 21286
410-654-4444

Disclosure for Maryland Resale

RRG-A06878

GREENE TREE HOMEOWNERS' ASSOCIATION, INC

This disclosure has been prepared on 11/10/25
on behalf of Donna Garfield; owner(s) of
12 RIVER OAKS CIRCLE , BALTIMORE, MD 21208
Purchaser is AUCTION - TBD.

This disclosure statement is provided pursuant to **Section 11B-106(B)** of the Maryland Homeowners Association Act. Upon written request by the purchaser, the seller is to provide the statement to the purchaser. The association is not required to deliver this packet to the purchaser.

This Certificate is valid for 90 days from the date of issuance.

Any owner, either as seller or purchaser, should carefully review this Certificate of HOA Resale and all attached documents. Please consult with your real estate agent or attorney pertaining to any specific questions or concerns.

PLEASE CONTACT MANAGEMENT VIA WRITTEN CORRESPONDENCE AT
SUPPORTSERVICES@RESIDENTIAL-REALTY.COM OR FAX 410-654-5666 REQUESTING AN ACCOUNT
PAYOFF PRIOR TO SETTLEMENT AS THERE ARE ADDITIONAL COSTS DUE AT SETTLEMENT THAT
ARE NOT LISTED ON THIS RESALE.

1. Subject lot is located within GREENE TREE HOMEOWNERS' ASSOCIATION, INC.

2. The current fees or assessments imposed by the Homeowners Association are:

Regular Assessment: \$675.00 due Monthly on the 1st day of the payment period

Late Fee: \$25.00 will be attached to any assessment received 15 day(s) after due date

Is there a special assessment for this association?

None noted at this time.

Are any of the fees, assessments or other charges against the lot delinquent, or is a credit due?

\$675.00

3. Residential Realty Group, Inc. is the managing agent and is authorized by the Homeowners Association to provide members of the public information regarding the Homeowners Association and the development.

Managing Agent:	Residential Realty Group, Inc.
Address:	405 E. Joppa Road Suite 100
City, State, Zip:	Towson, MD 21286
Telephone:	410-654-4444
Fax:	000-000-0000

4(i). A statement as to whether the owner has actual knowledge of the existence of any unsatisfied judgments or pending lawsuits against the Homeowners Association:

There is no pending litigation for which the Association is named a party.



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4(ii). A statement as to whether the owner has actual knowledge of any pending claims, covenant violations, actions or notices of default against the lot:

Based on a visual inspection of the home, there are no violations of the governing documents as of the date of this resale.

5. Include a copy of the bylaws, rules, regulations, articles of incorporation, declaration, and all recorded covenants and restrictions.

Please see attached documents.

Residential Realty Group, Inc.

This disclosure packet was prepared by Residential Realty Group, Inc. on 11/10/25.
This Certificate is valid for 90 days from the date of issuance.

The Selling Lot Owner is furnishing this resale information prior to or within 20 calendar days of entering into the contract of sale with the purchaser.

Within 30 calendar days of any resale transfer of the Selling Lot, the Selling Lot Owner must notify the Homeowners Association (C/o Residential Realty Group, Inc., 405 E. Joppa Road, Suite 100, Towson, MD 21286, 410-654-4444) of the transfer. The notification shall include, to the extent reasonably available, the name and address of the seller, the date of transfer, the name and address of any mortgagee, and the proportionate amount of any outstanding Homeowners Association fee or assessment assumed by each of the parties to the transaction.

The Selling Lot Owner acknowledges having carefully read this Resale information and represents that the information contained herein is complete and accurate to the best of his/her knowledge, information and belief.

Selling Unit Owner

Selling Unit Owner

Contact Information for GREENE TREE HOMEOWNERS' ASSOCIATION, INC:

Name: Eric Arnold
Title: Assistant
Phone: 410-654-4444



