



Glenwood North HOA Disclosure Statement

Legal Association Name: Glenwood North Townhome Association, Inc.

2025 Assessments:

Standard, monthly per unit: \$170.00 (2026 - \$180 per month)

Special or annual, per unit: \$0.00

Fire Suppression, annually per unit: \$132.00 *

* Includes: Springerly Ln, Braidwood Ct, Longeria Ct, Matterly St

Association Management Closing Fees: \$200 (depending on time frame (rush) required)

Association Management Group: Elite Management Professionals

Association Management contact information may be found on the website.

Association Website: www.glenwoodnorthhoa.com

Minimum, available Website Documentation: Glenwood North Rules and Regulations (R&Rs), All filed Governing Documents, Glenwood North HOA Disclosure Statement.

HOA Insurance Agent and Contact: Nationwide, Carter Glass

919-781-1973

Services and amenities paid for by standard dues:

Included

Excluded

- ✓ Real property taxes on common area
- ✓ Casual/liability insurance on common areas
- ✓ Exterior building maintenance (see R&Rs)
- ✓ Exterior landscaping maintenance (see R&Rs)
- ✓ Common area maintenance and Street lights
- ✓ Private road and Parking area maintenance
- ✓ Storm water management / drainage ponds
- ✓ Termite Inspection and Warranty
- ✓ Management, Legal, and Accounting fees
- ✓ Amenity Maintenance: Pool, Fitness Center, Clubhouse

Master Homeowner Insurance Policy
Gate and/or Security
Water and Sewer
Cable TV
Internet Service
City Sanitation Services

Pending, Outstanding or Unsatisfied Litigation or Judgments against the HOA (other than small claims): None

Rental Restrictions: Yes. Owner must occupy two years prior to any leasing. Two one year leases allowed after occupation is met, with fines after the two leases. (See R&Rs)

Parking Restrictions: Yes. Residents with more than 2 vehicles may not be able to park all vehicles in the community. Parking passes are available (\$100/month). Parking restrictions are enforced. (See R&Rs).

Pool Restrictions: Yes. Residents are limited to 2 guests (See R&Rs).

Clubhouse Rental: Yes. Owners in good standing may rent the clubhouse for private events (\$100-\$300.00).

Annual Budget Availability: No, not through the HOA.

Access Card Availability: Buyer should request the access card from the seller at closing. \$30 replacement cost.

Please contact Eric Browning at ericbrowning@elite-mgmt.com for more information