

Association Information

▼ General Information

Total number of units in project when completed	264
Type of home	Single Family (Detached & Attached)
Year built	2005
Builder	Centex Homes
Trash pick-up day	Tuesday
Does the homeowner contact the trash vendor directly for service?	Yes
Landscaping Day (*Please note that days are subject to change)	Wednesday (landscaping performed on fronts & backs of all homes -- owner is required to keep fence gates unlocked at all times)
Is there an outdoor irrigation system?	Common Area
Is there extra storage available?	No
Parking spaces per home?	See Below
Type of parking for each home?	Driveways & Garages
Is there on-site staff?	No
How frequently does the HOA Board of Directors meet?	Quarterly
Streets Public or Private?	Public
Does the property offer recycling?	Contact City of Raleigh
Is a termite warranty included in the assessments?	Yes; within 10' of home, they must call KilMor Extermination themselves at 919-469-1419 for treatment; outside of 10' from house, call management.
When is the Annual Membership Meeting held?	March
Towing Information:	Integrity Towing & Recovery 919-790-9393

▲ Property Specifications

What facilities are included in the common areas?	Pool, Clubhouse, 9 Retention Ponds/Basins
Number of phases	4
Type of construction	Residential
Number of buildings	N/A
Type of siding	Brick or Vinyl
Type of roof	Shingles
Mailbox Specifications	Kiosks and regular free standing for some homes
Pool/Clubhouse Address	6210 O'Connor Street NOTE - there is strict parking guidelines for the lot and you must have a hang tag to park.
Pool Key Information	Contact Mgmt @ pools@charlestonmanagement.com

▲ Association Dues and Assessments

There are no unsatisfied judgements against the association, except as follows (identify creditor and amount):	no
Special assessments	no
Assessments include	termite/pest, landscape (does not include removal & replacement of plants, trees or sod), common areas, pool, clubhouse, mailbox kiosks, and management
Assessments due date	1st of each month late after 30 days
The association does/does not have a blanket hazard insurance policy	Erie Insurance John Chapman 919-676-5066 Q41 1250598 NC Email for obtaining certificates of insurance for HOA: Diane Barker diane@chapman-insurance.com
How are the assessments billed?	monthly; coupons
Additional dues	no
Is automatic draft available?	Yes
Where do I mail my payment?	use payment coupon or mail to: PO Box 98358 Raleigh, NC 27624
Can I pay by credit card?	yes - registered users can click Payment Assessment Options or www.charlestonmanagement.com and click Online Payments

▲ Listing and Selling Information

Is the master association completed?	Yes
Has control of the HOA been transferred from the developer to the unit owners?	Yes
Is any part used for commercial purposes?	No
Does the association have any other restrictions?	Pool parking lot w/o hang tag
Is there a pet policy?	Yes
Does the association have a lockbox policy?	No
Are rentals allowed by the association?	Yes, but do need copy of lease within 10 days of execution and a new mailing address.
Is there a policy for satellite dishes?	Yes
Are open houses allowed by the association?	Yes
Are for sale signs allowed to be displayed on the property?	Yes, but not 'for rent' signs; they are only permitted in the windows.