



HOMEOWNERS ASSOCIATION INFORMATION

The Homeowners Association, of which every unit owner is a voting member, is responsible for the long term maintenance of the building structure, common elements, amenities and grounds. To provide funds to meet these obligations, the Association will collect a monthly fee, which will be determined by the annual budget approved by the Board of Directors.

The monthly assessment fees cover the total operation of the association. Included in this are:

1. Building and common area hazard insurance plus liability insurance (each owner should secure personal property and liability coverage for the interior of his unit)
2. Building exterior maintenance (service and routine repair items)
3. Common area electricity (pool, grounds, hallways, stairwells)
4. Monthly pest control services (common area and unit interiors)
5. Water (pool, grounds and units)
6. Legal and Accounting (yearly audit)
7. Sewage Treatment
8. Reserves for future repairs, replacements and contingencies
9. Management fee
10. Office supplies for management office
11. Garbage removal
12. Security
13. Grounds maintenance (shrubs, grass, litter pick-up)
14. Housekeeping (common areas)
15. Pool maintenance
16. Cable TV (11 channels)

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