

**Pebble Beach Homeowners Association, Inc.**

9201 Coast Guard Road, Emerald Isle NC 28594

**BUILDING FEATURES:**

5 Three Story and 4 Two Story Buildings, 228 Condos Ocean Front and Ocean Side, Built 1982

**COMMUNITY FEATURES:**

2 Outdoor Pools, Indoor Pool, Clubhouse, Fitness Equipment, Beach Access, Tennis Courts, Gated Entrance

**GENERAL INFORMATION:**

REGULAR ASSESSMENTS: \$300 – Studio, \$359 – 1BR, \$433 – 2BR, \$508 – 3BR per month in 2025

INSURANCE ASSESSMENTS: \$2455-\$4162 divided into two equal payments due 3/1 and 9/1

CAPITAL ASSESSMENT (paid at purchase closing): 2 Months of Regular Assessments

SPECIAL ASSESSMENT: Call for Information

POOL SCHEDULE: Approx 9am – 10pm, Indoor Pool open Year Round, Outdoor Pools open Easter – Oct 15

Management Fees	Yes	Water	Yes
Exterior Building Maintenance	Yes	Sewer	Yes
Exterior Yard / Landscaping Maintenance	Yes	Stormwater Management / Drainage / Ponds	Yes
Common Areas Maintenance	Yes	Internet Service	Yes
Trash Removal	Yes	Cable (basic only)	Yes
Recreation Amenity Maintenance	Yes	Private Road Maintenance	Yes
Pest Treatment / Extermination	Yes	Parking Area Maintenance	Yes
Street Lights	Yes	Gate and/or Security	Yes



Hot\_Work\_Permit



Hot\_Work\_Permit Spanish



PB 2021 Boat and RV Parking



PB Art of Incorp



PB Bylaws



PB Declaration



PB Maint Resp and Specs and Colors 2023



PB Map 2021-11



PB Renter Rules and Regs 2025



PB Rules and Regs 2025 Approved