

Pinewild Property Owners Association – Realtor Information

PPOA General Information

- The 2025 annual assessment rates are:
 - ❖ \$1,422.00 for a developed lot
 - ❖ \$712.00 for an undeveloped lot.
- Community Association Services (CAS, Inc.) is the Property Management Company for the Pinewild POA.
- There is a transfer fee of \$200.00 that is due at closing, along with any other owed assessments prior to closing (see closing information below).
- There are no special assessments pending.
- Additional financial information is available to current property owners. Please contact a current owner and/or the seller for copies of any additional financial information.

Governing Documents

All of the Pinewild POA governing documents can be reviewed, downloaded and presented to potential buyers through this link: <https://www.pinewild.org/documents/>

Important regulations to note:

- Pinewild is a gated community and the streets in Pinewild are privately owned by the PPOA. Potential buyers cannot enter Pinewild without being accompanied by a realtor and/or called in by an owner.
- The Pinewild Property Owners Association and the Pinewild Country Club are two separate legal entities.
- If purchasing an undeveloped lot, and planning to build a custom home on that lot, please provide your client with the Pinewild ARB Policies and Procedures. All of the standards and procedures as outlined in that document must be adhered to in order to proceed through the construction process in Pinewild.
- All exterior modifications must be approved by the ARB before any projects may begin on the lot. Only current property owners may submit requests to the ARB. Please be sure to provide your client with a copy of the ARB Policies and Procedures if they wish to complete exterior modifications (i.e. fence installation, pool installation, major change or renovation to an existing deck or patio, etc.)

Closing Process

- Closing Attorneys, Realtors, Buyers, Sellers and Appraisers can request HUD/PUD questionnaire information by visiting *HomeWiseDocs* through this link: <http://www.casnc.com/homewise/>
- At the time of the closing CAS requires the completion of a closing request form to complete any transfers of ownership. You will need to complete the closing request form or have your closing attorney and/or realtor ensure this form is processed. This is available at by following this link: https://www.pinewild.org/editor_upload/File/CAS-Dues-Quote-Form-2016-2017-1.pdf
Once you've completed this form you can email it to closings@casnc.com and we'll be able to move forward with processing this ownership transfer.

Additional documents for realtors with information regarding Open House events, and other general information is available at the "Realtor" link located on the homepage at www.pinewild.org.