

# Owner's Association Disclosure + Addendum

---

Legal Entity: **Falls Creek Community Association, Inc.**

## **Assessments:**

- Annual assessments are \$600. They are due payable the 1<sup>st</sup> of January each year.

## **Management:**

- Rogers Property Management
  - PO Box 742, Creedmoor, NC 27522
  - (919) 529-2965
  - Certification and/or other inquiries send an email to [info@rogerspm.com](mailto:info@rogerspm.com)

## **What do the HOA assessments pay for?**

- Casual and Liability Insurance on Common Areas
- Real Property Tax on Common Areas
- Legal and Accounting
- Common Area Maintenance
- Monument Signs
- Landscaping
- Pond Maintenance
- Management

## **Special Assessments:**

- At this time, there are no pending or recently implemented special assessments.

## **Pending Lawsuits:**

- Currently, there are no pending lawsuits or unsatisfied judgements against the association.

## **Certification (Transfer) Fees:**

- The fees charged by the association or management company in connection with the transfer of property are \$200. An additional fee of \$75 is required for rush orders (less than 72 hour expedite fee).
- Seller agrees to deliver information regarding
  - Insurance Agent & Contact Snotherly Insurance Agency Inc. (Nationwide)  
919.832.5832
  - All governing documents are located online at [www.rogerspm-nc.com/hoa](http://www.rogerspm-nc.com/hoa)