

Owners' Association Disclosure + Addendum

Legal Entity: **PCR Homeowners' Association, Inc.**

Assessments:

- Semiannual assessments are \$500.
- Capital Reserves assessment \$500 due at time of closing.

Management:

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

What do the HOA assessments pay for?

- Casual and Liability Insurance on Common Areas
- Real Property Tax on Common Areas
- Mailbox Kiosk
- Legal and Accounting
- Reserve Funding
- Common Areas Maintenance
- Pond Management
- Landscaping
- 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 this association.

Certification Fees:

- The fees charged by the association or management company in connection with the transfer of property are \$200 certification of HOA account (additional \$75 same day expedite fee).
- Seller agrees to deliver information regarding
 - Insurance Agent & Contact: Chapman Insurance / Erie 919-676-5066
 - All governing documents are located online at www.rogerspm-nc.com