

Owners' Association Disclosure + Addendum

Legal Entity: **Eaton's Crossing at Lake Gaston Condominium Association**

Assessments:

- Monthly Assessments are \$285.00
- Quarterly assessments are \$800.00
- Annual Boat Slip Fees \$500
 - Boat Slips are waitlisted and assigned by the Association

Management:

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

What do the HOA assessments pay for?

- Casual and Liability Insurance on Common Areas
- Real Property Tax on Common Areas
- Recreation Amenity Maintenance
- Legal and Accounting
- Gated Community
- Common Areas Maintenance
- Water and Sewer for Cabana + Common Areas
- Electricity for Cabana + Common Areas
- Internet, Phone, and Security Cameras at Cabana
- Year-round Pool with a Cabana
- Playground
- Day Docks
- Monument Sign
- Landscaping
- Management

Special Assessments:

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

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: State Farm/Canady Ins and Fin Svcs Inc 252-537-2060
 - All governing documents are located at rogerspm-nc.com/hoa