

Owners' Association Disclosure + Addendum

Legal Entity: **Golden Pond Homeowners Association, Inc.**

Assessments:

- Annual assessments are \$223

Management:

- Rogers Property Management
 - P.O. 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
- Common Areas Maintenance
- Water and Sewer for Common Areas
- Electricity Common Areas
- Trash Collection at Park
- Restroom Facility
- Pond Management
- Monument Sign
- Landscaping
- Management

Special Assessments:

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

Certification Fees:

- The fee charged by the association or management company in connection with the transfer of property is \$200; certification of HOA account (additional \$75 expedite fee for 3 days or less).
- Seller agrees to deliver information regarding
 - Insurance Agent & Contact: Larry Mitchell Agency / Nationwide 919-528-0460
 - All governing documents are located online at www.rogerspm-nc.com/hoa