



Export as

Welcome to Copper Ridge HOA, Inc.

Managed by

Charleston Management Corp

PO Box 97243

Raleigh, NC 27624

919-847-3003

Association Information

General Information

**Total number of units in project
when completed**

86

Type of home

townhome style; brick

Year built

2005

Builder

Pulte

Trash pick-up day

Tuesday

**Does the homeowner contact
the trash vendor directly for
service?**

yes (city of Raleigh) 919-996-3245

**Landscaping Day (*Please note
that days are subject to change)**

varies

**Is there an outdoor irrigation
system?**

yes

Is there extra storage available?

no

Parking spaces per home?

driveways

Type of parking for each home?

driveway/garages

Is there on-site staff?	no
How frequently does the HOA Board of Directors meet?	quarterly
Streets Public or Private?	Manassa Pope public; all other streets private
Does the property offer recycling?	yes city of Raleigh 919-996-3245
Recycling Pick Up Day	every other Tuesday
Is a termite warranty included in the assessments?	yes (Kil-Mor) 469-1419
When is the Annual Membership Meeting held?	October
Towing Information:	Ace
Contact for Warranty Issues (such as interior):	Pulte
Property Specifications	
What facilities are included in the common areas?	entrances; no amenities; irrigation
Number of phases	3
Type of construction	brick
Number of buildings	21
Type of siding	n/a
Type of roof	shingle
Mailbox Specifications	mail kiosks
Who makes the approved business signs?	n/a
Pool/Clubhouse Address	n/a
Pool Key Information	n/a

Association Dues and Assessments

There are no unsatisfied judgements against the association, except as follows (identify creditor and amount):

none

Special assessments

none

Assessments include

grounds maintenance; irrigation; entrances

Assessments due date

1st

The association does/does not have a blanket hazard insurance policy

Erie
John Chapman
9196765066
Q37 0158732 NC

Email for obtaining certificates of insurance for HOA: Diane Barker
diane@chapman-insurance.com

How are the assessments billed?

monthly

Additional dues

none

Is automatic draft available?

yes

Where do I mail my payment?

use payment coupon or mail to:
PO Box 98358
Raleigh, NC 27624

Can I pay by credit card?

yes - registered users can click Payment Assessment Options or
www.charlestonmanagement.com and click Online Payments

Listing and Selling Information

Is the master association completed?

n/a

Has control of the HOA been transferred from the developer to the unit owners?

yes

Is any part used for commercial purposes?

no

Does the association have any other restrictions?	off site owners must submit copy of lease
Is there a pet policy?	no
Does the association have a lockbox policy?	no
Are rentals allowed by the association?	yes, must submit copy of lease to mgmt
Is there a policy for satellite dishes?	A maximum of two satellite dishes measuring one meter or less in diameter may be erected on any lot. If installation is required in other than the following approved locations, include a statement from the installer with the ARC application. Standard, approved placement of a satellite dish is: Attached to or mounted on a deck or patio in the rear of the residence and extending no higher than the eaves of that portion of the roof of the dwelling directly in front of such antenna; or, Attached to or mounted on the rear wall or rear roof of the residence so as to extend no higher than the ridgeline of the residence at a point directly above the position where attached or mounted to the wall. 4.1.5 If installation of the satellite dish antenna meets the foregoing requirements, no ARC approval is required. However, ARC approval is encouraged.
Are open houses allowed by the association?	yes
Are for sale signs allowed to be displayed on the property?	4.14.1 Any signs placed on any portion of the Copper Ridge property must meet the following requirements: • A single professionally prepared “For Sale” or “For Rent” sign which shall be limited to six square feet displayed either in the yard or a window. • A single garage sale sign as described in paragraph 4.8.2. • Such permits as required by legal/government agencies. • Official community events as approved by the Board • 4.14.2 All signs including political signs must comply with all applicable federal, state and

local laws and ordinances.

4.14.3 The Board reserves the right to deny the request for placement of any other sign on any lot or common area per the Declaration.

Association Documents

[2022 Architectural Guidelines,
Rules & Regs](#)

[2024-2025 Insurance](#)

[ACH Draft Authorization
Form](#)

[Amended By-laws](#)

[Architectural Application](#)

[Articles of Incorporation](#)

[Bylaws](#)

[Covenant
Amendment](#)

[Covenants](#)

[Maintenance
Responsibility Chart](#)