

StoneRiver Community Association, Inc.

HOA documents

- For the HOA, visit www.charlestonmanagement.com. Hover over “Realtors, Lenders & Closings” in the upper right corner, then in the drop-down menu choose “Community Search”. Enter the following:
 - Property Name, type “S”
 - Street #, type “123”
 - Street Name, type “C”
 - State, select “NC”
- Lennar: <https://lennar.box.com/s/hyd3spe2wysz9t9bctjjm6jfchx5gou>

Restrictions:

- Minimum 12-month lease required for the entire Lot and rental signs are prohibited. There is not rental cap.
- Parking on the street is prohibited. Owners should not bring more vehicles than the garage and driveway can accommodate.
- Garbage receptacles must be stored in the garage.

Assessments – all homes

- Amount - \$1128/year (quarterly installments of \$282)
- Capital Contribution - \$650 for first conveyance to homeowner (not recurring)
- Transfer fee - \$96

Assessments – townhomes

- Amount - \$1200/year (monthly installments of \$100) for townhome services
 - Total of 2 assessments is \$2328
- Capital Contribution - \$600 for first conveyance to homeowner (not recurring)
 - Total of 2 contributions is \$1250
- Transfer fee - \$192 (two payments of \$96)

Insurance

- Lenders may contact <https://www.carterglassinsurance.com/homeowners-association-certificate-of-insurance>
- Townhome owners will need an HO3 policy as the HOA will not insure building shell.

Services provided through monthly assessments

- Home internet service (\$528 for the first year)
- Maintenance of the clubhouse, fitness, yoga room, and swimming pool
- Landscaping of entrances and common areas, maintenance of stormwater ponds, trails, dog park, and tot lot
- Maintenance of the private alleys and parking areas

Townhome services provided through monthly assessments (including the above items)

- Exterior maintenance & repair of roof and siding
- Power-washing of buildings and gutter cleaning
- Annual termite warranty renewal
- Mowing, mulching & replacing plants in yards - Owners are responsible for watering lawns and plants

Fences (not permitted on Townhome sites)

- 48" black aluminum within Cottage Collection
- 48" black aluminum within Summit & Classic Collection homesites 63-85, 200-230, 260-269, 277-280, and 299-317



- 48" black aluminum or 72" almond vinyl with or without lattice top within Summit and Classic Collection not listed above



Management Company

Charleston Management
www.charlestonmanagement.com

Jeania Schaper, Community Manager
info@charlestonmanagement.com

919-847-3003

Turnover timeline

Until all of the homes are conveyed, Lennar associates will serve as the Board of Directors and the Architectural Control Committee.

Clubhouse access

Access fobs will be included with closing documents.