

Hidden Valley Community Assoc., Inc. - Association Information

General Information	
Total number of units in project when completed	501
Type of home	Single Family and Ranch Style Single Family
Year built	2019
Builder	Pulte/Centex
Trash pick-up day	Thursday
Does the homeowner contact the trash vendor directly for service?	Yes
Landscaping Day (*Please note that days are subject to change)	Wednesday/Thursday
Is there an outdoor irrigation system?	No
Is there extra storage available?	No
Parking spaces per home?	Driveway & Garage
Type of parking for each home?	Driveway & Garage
Is there on-site staff?	No
How frequently does the HOA Board of Directors meet?	Quarterly w/mgmt
Streets Public or Private?	Public
Does the property offer recycling?	Yes; through the owner's trash service
Recycling Pick Up Day	Wednesday
Is a termite warranty included in the assessments?	No
When is the Annual Membership Meeting held?	November
Contact for Warranty Issues (such as interior):	Warranty 4 Options: Email: rduwarranty@pulte.com Fax: 919-816-1193 Website: www.centex.com - click on customer care link & fill out request Mail: Pulte Homes 1225 Crescent Green Drive Ste. 250 Cary, NC 27518

Property Specifications	
What facilities are included in the common areas?	Pool, fitness center, 2 pavilions, walking trails, tot lot, mailbox kiosks, pond
Number of phases	7
Type of construction	single family
Number of buildings	501
Type of siding	vinyl
Type of roof	shingles
Mailbox Specifications	kiosks
Who makes the approved business signs?	N/A
Pool/Clubhouse Address	1825 Carlton Links Dr Fuquay-Varina, NC 27526
Pool Key Information	Contact management at pools@charlestonmanagement.com

Association Dues and Assessments	
Assessments include	Common electricity, water, gas & internet for the amenity area & entrance monuments; common area landscaping, pool maintenance, social events. The 185 ranch homes also pay for separate landscaping of their homes
Assessments due date	All homes - 1st of each quarter (January, April, July & October); Ranch homes monthly dues are due the 1st of each month.
The association does/does not have a blanket hazard insurance policy	Nationwide Carter Glass Agency 919-781-1973 Link for obtaining certificates of insurance for HOA: https://www.carterglassinsurance.com/homeowners-association-certificate-of-insurance
How are the assessments billed?	Statements
Is automatic draft available?	Yes
Where do I mail my payment?	PO Box 98358 Raleigh, NC 27624
Can I pay by credit card?	Using the HOA portal only

Listing and Selling Information	
Is the master association completed?	Yes
Has control of the HOA been transferred from the developer to the unit owners?	Yes, 2024
Is any part used for commercial purposes?	No
Is there a pet policy?	Yes
Does the association have a lockbox policy?	No
Are rentals allowed by the association?	Yes; but guidelines must be followed
Is there a policy for satellite dishes?	Back roof where can't be seen from street; any other location must be applied for and approved before installation
Are open houses allowed by the association?	Yes
Are for sale signs allowed to be displayed on the property?	Yes; but no 'for rent' signs (must be in window only)