

Legal Information

The Legal Information Summary is provided to quickly review key provisions from the association's governing documents as well as identify classes of members, the association's legal counsel, and other important information about the legal entity. Click the blue help icon (question mark) for more information.

Assessments Remit Address

Payment Processing Center

C/O RealManage

8508 Park Road PMB #118

Charlotte, NC 28210

Architectural Requirements

No structure or improvement shall be placed, erected or constructed upon any Lot or upon common Area nor shall any exterior addition or alteration be made until plans and specifications of thereof shall have been submitted and approved in writing by the Architectural Control Committee.

Architectural Request Auto-Approval Deadline

No auto-approval

Board Of Directors Terms

3 Directors. 2 directors for a term of 2 years, 1 Director for a term of 1 year, terms are staggered.

Annual Meeting Notice Requirements

Not less than 10, nor more than 60 days.

Annual Meeting Quorum Requirements

10% of the total Voting Power of the Association for Annual Meetings.

1/2 of the quorum requirement for second attempt Annual Meetings.

Special Meeting Notice Requirements

Not less than 10 days, nor more than 60 days.

Assessment Classes

Class A = Owners, entitled to 1 vote for each Lot owned.

Class B = Declarant, entitled to 10 votes for each Lot owned and each Lot planned for development.

Class B membership converts to Class A membership on the happening of either of the following events, whichever occurs earlier: (a) the Completion of Sales; or (b) 10 years after the first Lot is conveyed to an Owner for use as a residence.

Annual Increase Requirements

Board majority vote

Assessment Increase Notice Period

No Requirement

Maximum Amount Assessments Can Be Raised

By previous year's Annual Assessment times 10%

Special Assessment Requirement

Vote or written consent of 67% of the voting Power of the Association

By-Law Amendments Requirements

Unanimous approval of the Board and consent of the Declarant so long as the Declarant is the owner of any Lot.

DCC&Rs Change Requirements

67% of the Voting Power of the Association

Declarant(S)

Lennar 909 Aviation Parkway, Suite 1500 Morrisville, NC 27560 Phone: 919-337-9441

Builder(s)

Lennar

Annual Audit Requirement

No requirement

Incorporation Date

Dec 7 2015