

Owner's Association Disclosure + Addendum

Legal Entity: **Jackson Manor Owners Association Inc.**

Assessments:

- Annual assessments are \$800. They are due payable the 1st of January each year.

Management:

- Rogers Property Management
 - PO Box 742, Creedmoor, NC 27522
 - (919) 529-2965
 - Certification and/or other inquiries send an email to HOAManager@rogerspm.com

What do the HOA assessments pay for?

- Casual and Liability Insurance on Common Areas
- Real Property Tax on Common Areas
- Legal and Accounting
- Common Area Maintenance
- Mail Kiosk + Shelter
- Monument Signs
- Landscaping
- Pond Maintenance
- Management

Special Assessments:

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

Pending Lawsuits:

- Currently, there are no pending lawsuits or unsatisfied judgements against the association.

Certification (Transfer) 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: McGriff Insurance Services 888-743-2217
 - All governing documents are located at www.rogerspm-nc.com/hoa