



Christine Lee <christine.m.lee@kw.com>

Fw: Contact Us

1 message

ACM <acm@ppmral.com>

Thu, May 28, 2026 at 1:39 PM

To: "christine.m.lee@kw.com" <christine.m.lee@kw.com>

Good afternoon,

Thank you for contacting PPM. There is not a rental cap for this community, I have provided the legal covenant verbiage regarding rentals in the community for you. Correct, there is not a special assessment at this time, the current assessment rate is \$230.00 quarterly.

8.23. Rental of Units. The Declarant reserves the right to restrict the rental of Units within designated areas of the Property. Declarant may prohibit rental or establish a minimum rental period, such as, for example requiring that any rental be for a period of six months or more. Rental restrictions will be included, if at all, in a Supplemental Declaration. Any Unit that is leased shall be leased only in its entirety; separate rooms; floors, or other areas within a Unit may not be separately leased; however, any detached "in-law suite" or "guest house" approved pursuant to this Declaration may be leased separate from the main dwelling. All leases shall be in writing and shall disclose that the tenants and all occupants of the leased Unit are bound by and obligated to comply with this Declaration and the other governing documents. However, the governing documents shall apply regardless of whether such a provision is specifically set forth in the lease. In the time and manner reasonably requested by the Board of Directors, the Owner of the leased Unit shall notify the Association or its agent, electronically or in writing, of the lease, provide a copy of the lease, contact information for the tenant, and provide any additional information the Board may reasonably require, all within the time required by the Association. The Owner must give the tenant copies of this Declaration, the Community Wide Standards, and any applicable Neighborhood Declaration. In addition to, but consistent with this subsection, the Board of Directors may adopt rules governing leasing and subleasing. No Unit may be owned or used as a time share, interval ownership or similar arrangement. Joint ownership of a Unit by not more than four individuals or four individuals and the spouse of each and a time sharing arrangement among the four Owners will not violate this provision. Nothing herein shall be inconsistent with the requirements of Fannie Mae or FHA, with respect to the leasing of Units, if such entities have used, acquired, insured or guaranteed any mortgage affecting the Property.

Sincerely,
Tracey Bowen
Assistant Community Manager
PPM, Inc., AAMC

Phone: 919.848.4911

compliance@ppmral.com; workorders@ppmral.com | www.ppmral.com


PPM hours of operation:

Monday – Thursday: 8:30 AM – 5 PM | Friday: 8:30 AM – 2 PM

Mailing Address (no payments, please): PO Box 478 | Portsmouth NH 03802

NEW! Payment Address (no correspondence, please): PO Box 1379 Commerce, GA 30529

For your convenience, one-time and recurring online payments via Check or Credit Card are accepted at [\[ppmral.com\]](http://ppmral.com) by accessing your community website. We invite you to read [PPM's Communication Policy](#).

How well did this email answer your inquiry?



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From: donotreply@cincsystems.net <donotreply@cincsystems.net>

Sent: Thursday, May 28, 2026 10:31 AM

To: Reception <reception@ppmral.com>

Subject: Contact Us

Submitted for Association = Holding Village Owners Association, Inc.

Name = Christine Lee

Association = Holding Village Owners Association, Inc.

Property Address = [1213 Remey Avenue, Wake Forest](#)

Email = christine.m.lee@kw.com

Telephone = 9192712302

Inquiry Details = We are listing this property next week and I have a couple questions.

1. Are there a rental cap in the community and if so, what percentage of that cap is filled?
2. Our understanding is that there are no special assessments at this time and dues are currently \$67 per month. Can you confirm if this is accurate? I know the closing agent will order an official HOA cert, but I want to be certain we are advertising in MLS correctly.

Thanks!

Please DO NOT REPLY to this email. If you need assistance, please contact your management company.

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