



Walker Row Declaration Summary

Disclaimer:

This is an unofficial document, and by no means shall relieve the Buyer from his or her obligation to understand the recorded Declaration and Supporting documents associated with the Association of Walker Row; Declaration, Exhibits, Public Offering, Bylaws, and Articles of Incorporation

PROJECT OVERVIEW

- Forty-Four (44) Condominiums
- Six (6) Buildings Consisting of Twenty-Four (24) 1-car and Twenty (20) 2-car units
- Six (6) Phases:
 - PH I – Bld 2
 - PH II – Bld 3
 - PH III – Bld 4
 - PH IV – Bld 1
 - PH V – Bld 6
 - PH VI – Bld 5
- Final Interest Held by Each Owner: 2.27273%
- Twenty-Two (24) – Assigned Parking Spaces (1-Car garage units only)
- 4-Story Construction – Average Square Footage: 1737 (4th floor sky-room / bedroom)
- 13R Fire Suppression System Per Unit

HOA OVERVIEW

- Property Management Company: Charleston Management
- Per Month HOA Dues: \$267
- One Time Capital Contribution (paid at closing): \$750
- HOA Fees at Closing - Example
 - Closing Date: 11/15/25
 - One Month Advance of Monthly Dues: \$267
 - Per Day Cost of HOA Dues: \$8.90 (\$267 / 30 days): \$133.50
 - One Time Capital Contribution: \$750
 - Total Due at Closing: \$1,150
- Investor Cap: Thirty-Six Percent (36%)
- Minimum Lease Period: Six (6) Months (leases MUST be registered with Association)
- Times Shares and Airbnb - NOT PERMITTED

HOMEOWNER INSURANCE REQUIREMENTS

Paid by Homeowner

- Fire and casualty insurance upon the structure, betterments and improvements located within the unit, personal property, public liability insurance, displacement coverage, coverage for payment of the Unit's share of the deductible for the Association's master insurance policy.
- Obtain and maintain public liability insurance coverage in the amount of at least \$200,000 for bodily injury, including deaths of persons and property damage, arising out of a single occurrence.
- Each owner shall file a copy of each such individual policy with the Association within 30-days after purchase.

ASSOCIATION MASTER POLICY

Paid by Association:

- The Association shall obtain and maintain at all times a policy of property insurance on the entire condominium(s):
 - Not Less Than – 100% of the replacement cost of the condominium(s)
 - With a commercially reasonable deductible on NOT in excess of \$10,000.00
 - Policy Rating of at least “A” – most recent addition of the Best’s Key Rating Guide
- Premiums purchased by the Association, paid as a result of the deductible, shall be paid by the Association and charged as a common expense.
- The Association shall obtain and maintain a policy of General Liability NO LESS THAN \$2,000,000.00

WHAT DO MY DUES COVER?

- Management Company Responsibilities

- Weekly grounds maintenance (mowing, weed control, pruning, blowing)

- Sod, bush, and tree maintenance and replacement

- **Annual Events:**

- Sod pre-emergent (bermuda sod)
- Fertilizing
- Annual mulch replacement
- Power washing
- Stormwater Inspections
- Condominium Inspections (see maintenance manual)
- Private road, alley, and curb maintenance
- Termite Control
- Gutter Cleaning
- Sprinkler Inspection

- Weekly trash and recycling removal (2 containers per home)

DECLARATION DEFINITIONS

- Unit Definition

- All wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and other materials constituting any part of the finished surfaces of the perimeter walls, floors, and ceilings are part of the Unit.

- Common Element:

- All portions of the Property located outside of the Units, including, without limitation, the following: parking, landscape buffers, entries, private roads and alleys, unassigned exterior parking spaces, designated mailbox kiosk, underground gutter and stormwater systems, and utility access areas.
- The foundations, roofs, columns, girders, beams, supports, exterior and interior load-bearing walls, floors with and between Units, riser rooms, brick veneers, siding, boxing, sheathing, shingles, and all other structural elements of each building.

- Limited Common Element:

- The windows, window frames, exterior doors and door frames, electrical services, telecommunication services, water and sewer services serving each Unit, shall be a Limited Common Element allocated exclusively to that Unit.
- The exclusive right use of one or more Assigned Exterior Parking Spaces (1-car garage units) in the parking area, which shall be Limited Common Elements allocated exclusively to certain Units in the manner set forth in **Section 6.5 of the Declaration**.
- Those portions of any chute, flue, duct, wire, pipe for water or sewer, conduit, bearing wall, bearing column, HVAC or Mechanical System, or any other fixture lying outside the designated boundaries of a Unit, serving exclusively that Unit, which shall be Limited Common Elements allocated exclusively to that Unit.
- Non-prohibited areas of the finished deck including floor coverings, fixtures, and exterior cladding.

MISCELLANEOUS TOPICS

- Pet Policy:

- No Owner may have more than two (2) such pets at any one time (excluding fish).
- Animals determined in the Board of Director's sole discretion to be dangerous or incompatible with the residential character of the Residential Component, shall not be brought onto or kept on the Condominium Property at any time.

- Construction:

- Average Construction Duration – Seven (7) Months
- All MEP (mechanical-electrical-plumbing) locations and systems are sealed by a professional engineer
- All site visits should be coordinated with an Envision Homes representative
- Closing-dates shall be provided at cabinet installation

- Building Release Sequence (per approved plans): Bld 2, 3, 4, 1, 6, 5

MISCELLANEOUS TOPICS CONTINUED

- Condominium Owner, Seller, and General Contractor

- Park Towns, LLC – Owner & Seller
- Envision Homes, LLC – General Contractor
- Recission Period – Seven (7) Days from Purchase Agreement Ratification

- Design Packages

- Four Distinct Interior Design Packages – by Southern Studio Interior Design

- Closing Attorney

- The Setliff Law Firm
- 100 Connemera Dr, Suite 120, Cary, NC 27519