

Crescent Ridge

Realtor Frequently Asked Questions:

WHAT DOES THE ASSOCIATION COVER?

- Exterior maintenance items as detailed in the CC&Rs and the Rules and Regulations (including but not limited to the Roof, Siding, gutters and downspouts)
- Maintenance of the private streets throughout the community as detailed in the CC&Rs.
- Landscaping items as detailed in the CC&Rs and the Rules and Regulations.
- All common areas including the clubhouse and pool.
- Annual termite inspection/warranty.

ARE RENTALS ALLOWED?

- Rentals are not allowed. Investor purchases are not allowed.
- Owner occupants who have experienced an unexpected/unplanned emergency or undue hardship can apply to the Board of Directors to rent.
- Please review the CC&Rs and the Rules and Regulations for more information.

WHAT IS THE ASSESSMENT RATE AND FREQUENCY?

- 2026 assessments are \$120.00 due monthly
- There are no current or proposed special assessments at this time.

IS THERE A TRANSFER FEE?

- Yes, there is a transfer fee charged by Elite Management. The base price is \$200 if the request is received more than 5 days in advance. The rush fee varies from \$25 - \$125 depending on when the attorney needs the demand. There are also increased fees if the attorney asks for more documents, like the budget or copy of the covenants.
- Total costs generally range from \$200.00 to \$325.00.

ARE EXTERIOR CHANGES ALLOWED?

- No exterior changes can be made without Board review and approval. The buyer/homeowner would need to submit an architectural request application for review.

HOW CAN I GET A COPY OF THE ASSOCIATION'S BUDGET?

- You will have to contact the seller. That information is available to all homeowners via the website.

MY BUYER COMPLETED AN INSPECTION AND SOME REPAIRS ARE NEEDED, WHAT WILL THE ASSOCIATION COVER?

- Please email your inspection report (the full relevant pages) to CrescentRidge@elite-mgmt.com for review. We will confirm all association-maintained items and submit a work order to a vendor.
- Please be patient as it could take 2 weeks or more for our vendor/contractor to visit the site to review and repair.

WHAT TYPE OF HOMEOWNER'S INSURANCE DOES MY CLIENT NEED?

- Please contact the Association's master insurance policy holder, Barber Insurance Agency at 919-629-7426.

WHAT ELSE DO I NEED TO KNOW?

- The buyer will need to get the pool access key fob from the seller at closing. A new fob will cost \$25.00.

If you have any additional questions that cannot be answered by first reviewing the association's governing documents, please contact Drea Paulk with Elite Management at CrescentRidge@elite-mgmt.com.

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