

**Subject:** Stoneriver|

Hi, Sarah.

For 845 Basswood Glen Trail, Knightdale – **Stoneriver**

- What are the HOA dues? **For umbrella association, \$1128/year and \$1200/year for extra townhome services.**
- What is the frequency of the dues (monthly, quarterly, etc)? **For umbrella association, \$282 quarterly installments and \$100 monthly installments for townhome services.**
- Is there a 2nd HOA (master)? **No, the townhomes are considered a pseudo association within the umbrella association.**
- What does the HOA cover? Do you have a chart? **Along with internet services, and maintenance of amenities (pool, clubhouse, playgrounds), the HOA provides exterior maintenance for the townhomes as noted on the attached chart.**
- Are there any assessments? Current or proposed. **No special assessments.**
- What are the transfer fees? **\$300 for resales (Charleston Management charges \$150 each for the umbrella and the townhome accounts).**
- Are there any capital contributions? **Not for the next buyer. Lennar paid both one-time capital contributions of \$650 to umbrella and \$600 for townhomes.**
- Are there any rental caps? **No rental cap but there is a minimum 12-month lease requirement.**
- Do you have a copy of the most recent minutes? **No minutes available at this time. The first HOA annual meeting was 3/24/25 and the membership will approve those meeting minutes at the 2026 meeting next month.**

Let me know how I can further assist!

**Heather**