

Association Information - Heritage Trace Townhome HOA

General Information

Total number of units in project when completed	35
Type of home	Townhome
Year built	2007
Builder	Phase 1- Robuck Phase 2-Jordan Built Homes
Trash pick-up day	Tuesday
Does the homeowner contact the trash vendor directly for service?	Yes (Town of Wake Forest)
Landscaping Day (*Please note that days are subject to change)	Tuesday
Is there an outdoor irrigation system?	Yes
Type of parking for each home?	Driveways & Garages
Is there on-site staff?	No
Streets Public or Private?	Both
Does the property offer recycling?	Yes
Recycling Pick Up Day	Tuesday
Is a termite warranty included in the assessments?	Yes
When is the Annual Membership Meeting held?	February

Property Specifications

What facilities are included in the common areas?	See Master Association
Number of phases	2
Type of construction	Residential
Type of siding	Hardi-plank
Mailbox Specifications	Mailbox Kiosk (Association is responsible for maintenance of kiosk) *Please contact local Post Office for keys.

Association Dues and Assessments

There are no unsatisfied judgements against the association, except as follows (identify creditor and amount):	no
Special assessments	no

Assessments include	Landscape maintenance, private alleys, ext. maint. of buildings, inc. paint, trim, roofs, gutters, downspouts, water & sewer lines lying outside foundations, and management
Assessments due date	1st of each month late after the 10th
The association does/does not have a blanket hazard insurance policy	Nationwide Carter Glass 919-781-1973 ACP 2293083963 Link for obtaining certificates of insurance for HOA: https://www.carterglassinsurance.com/homeowners-association-certificate-of-insurance
How are the assessments billed?	monthly
Additional dues	Master HOA is Heritage Wake Forest Two
Is automatic draft available?	yes -request form available to homeowners only at bottom of this page
Where do I mail my payment?	use payment coupon or mail to: PO Box 98358 Raleigh, NC 27624
Can I pay by credit card?	yes - registered users can click Payment Assessment Options or www.charlestonmanagement.com and click Online Payments

Listing and Selling Information

Has control of the HOA been transferred from the developer to the unit owners?	No
Does the association have any other restrictions?	All home-based businesses must not be a noise or traffic nuisance.
Is there a pet policy?	Yes- Owners are responsible for picking up after pets. Pet stations are available on property.
Are rentals allowed by the association?	Rentals are prohibited for the first year of ownership.
Is there a policy for satellite dishes?	Yes (FCC Regulations)
Are open houses allowed by the association?	Yes (Open house signs are NOT permitted in the Common Areas)
Are for sale signs allowed to be displayed on the property?	Yes (One sign per home, must conform with approved specs-please see documents)