



H.O.A. INFORMATION

235 Homes
Master Association – Grand Oaks Plantation

- The homes are Fee Simple and **not** a condo
- There is a working capital contribution equal to two monthly assessments.
- There are currently no special assessments being charged
- Based on the CCRs the assessments are due on the first of the month and a late fee of \$25.00 is assessed after the 15th of the month.
- The assessments cover the cost of repairs and maintenance to the exterior building surfaces (roof, siding, gutters), landscape maintenance, **termite bond**, pool upkeep and maintenance to include the cost of electricity and water for the pool, irrigation and entrances. Insurance on the common property only.
- One FOB key for the pool is issued per home. Pool season typically April 15 - October 1
- Owners are required to hold full coverage of the homes, H03 policy, as the association only insures common areas. Common Insurance is with The Steadman Agency 843-549-7777 ,
customerservice@steadmanagency.com
- **Per the CCRs the individual unit owner is responsible for the insurance both interior and exterior of the unit and must list the association as an additionally insured.**
- One For Sale Sign may be placed in the front window of the home and not on the lawn.
- Termite Bonds are paid for by the HOA, they are either held with Palmetto or Clarks.
- Closing Statements should be requested through www.homewisedocs.com

For Further Information, Please Contact

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