

Lennox at Brier Creek HOA - Association Information

General Information	
Total number of units in project when completed	449
Type of home	Townhome
Year built	2007-2015
Builder	Standard Pacific Homes
Trash pick-up day	Tuesday
Does the homeowner contact the trash vendor directly for service?	Yes (City of Raleigh)
Landscaping Day (*Please note that days are subject to change)	Tuesday-Friday
Is there an outdoor irrigation system?	Yes (Common Areas Only)
Is there extra storage available?	NO
Type of parking for each home?	Driveways & Garages (Please note that temporary street parking is only permitted in marked stalls)
Is there on-site staff?	
How frequently does the HOA Board of Directors meet?	Monthly
Streets Public or Private?	Both
Does the property offer recycling?	Yes
Recycling Pick Up Day	Every Other Tuesday
Is a termite warranty included in the assessments?	Yes
When is the Annual Membership Meeting held?	April
Towing Information:	Unlimited Recovery Phone: (919) 790-9393
Contact for Warranty Issues (such as interior):	www.Lennar.com in the top right corner of the site please "select" Contact Us. Then "select" Customer Care & Warranty" and complete the service request form. (Note: Standard Pacific/CalAtlantic Homes are now part of Lennar)

Property Specifications	
What facilities are included in the common areas?	2 Pools, Fitness Center, Clubhouse, Pergolas & Walking Trail
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 and box number.
Pool/Clubhouse Address	9210 Lennox Laurel Circle
Pool Key Information	Contact CMC 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	Entrance monuments, pools, clubhouse, fitness center, common area landscaping, incl. landscaping around all townhomes, retention basins, pool, clubhouse, termite warranty, common area insurance 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 BPHG 3007139062
How are the assessments billed?	Monthly
Additional dues	No
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 97243 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	
Is the master association completed?	Yes
Has control of the HOA been transferred from the developer to the unit owners?	April 1, 2015
Is any part used for commercial purposes?	Only in live-work units. All home-based businesses must not be a noise or traffic nuisance. Live/work unit owners may not rent out a portion of their unit.
Does the association have any other restrictions?	YES - PLEASE SEE INFORMATION BELOW REGARDING THE HOA'S RENTAL CAP.
Is there a pet policy?	Yes- Owners are responsible for picking up after pets. Pet stations are available throughout property. Max of 3 pets per unit total.
Are rentals allowed by the association?	There is a 20% cap for rentals that has been reached. Any owners that wish to rent their homes must contact Charleston Management to add their name to the waiting list. Homes rented without consent will be considered in violation and subject to fines of up to \$100.00 per day.
Is there a policy for satellite dishes?	Yes (FCC Regulations)
Are open houses allowed by the association?	Open House signs may be posted the day before a showing and must be removed (along with balloons, streamers, etc.) by the end of day of the showing. This includes any additional information signs or notices. Signage is limited to common area property and should not be placed on any private property. Signage should not impede pedestrians or obstruct the view of drivers.
Are for sale signs allowed to be displayed on the property?	Yes (One sign per home) NO FOR RENT SIGNS ALLOWED