

CAROLINA SANDS OWNERS ASSOCIATION

CSOA 2025 DUES INVOICE

The Board of Directors requests that you pay your dues in a timely manner, as they are our only source of operating funds. These funds are used to pay for common area maintenance, pool upkeep, necessary repairs, and all improvements that are made to our neighborhood common areas. If your property has been recently sold, we request that you *PLEASE* forward this notice to the new owner(s) or send the name(s) and address of the new owner(s) to the Association's address found at the bottom of this page.

WE SINCERELY APPRECIATE YOUR COOPERATION!

The CSOA Board of Directors has voted to not change the annual dues. The dues for the year 2025 are set at \$350.00 per lot. Residents may take advantage of a \$20.00 discount per lot for payments postmarked on or before January 31, 2025. The full amount of \$350.00 per lot is due between January 16, 2025, and March 15, 2025.

PENALTY for LATE PAYMENT: Annual Homeowner's Dues received after March 15, 2025, will be subject to a \$20.00 per month late payment penalty for each lot in arrears, per the N.C. Planned Community Act. This penalty will accrue monthly until payment is received in full. Liens will be filed against all properties remaining delinquent after July 15, 2025. Owners will also be assessed a handling fee of \$25.00 along with a \$6.00 filing fee for all liens filed.

REMINDER: As a homeowner, you are responsible for the upkeep of your property. This includes lawn care, storing trash cans in an area not visible to your neighbors or the street, removal of yard waste in a timely manner, maintaining a generally tidy exterior to your home, etc. It is your responsibility to make sure your tenants are aware and abide by our By-Laws. Also, any construction to your home must adhere to county, city and Carolina Sands By-Laws. Please contact the Architectural Committee before any construction is started. Contact information can be found on our webpage:

<https://www.carolinasands.org/owners> or by calling any Board member.

PLEASE FILL OUT AND RETURN BOTTOM PORTION OF INVOICE WITH PAYMENT

PROPERTY OWNER: _____

LOT Number(s): _____

CURRENT ADDRESS: _____

MAILING ADDRESS (IF DIFFERENT FROM ABOVE)

TELEPHONE No. _____

E-MAIL ADDRESS _____

Please return payment to:
CSOA
926 RIPTIDE LANE
CAROLINA BEACH, NC 28428