

**LAKE JEANETTE ASSOCIATION, INC. – “MASTER ASSOCIATION”**  
**Information for Closing Attorneys & Real Estate Agents**  
**Re the Sale of Homes in the Lake Jeanette Master Association**

Closing Attorneys may obtain a current statement relative to the property being sold by requesting a closing statement through HomeWiseDocs:

[www.HomeWiseDocs.com](http://www.HomeWiseDocs.com)

Other information that is relative to closing includes the following:

**Lake View Lot Dues = \$796.00 annually.** Half of this amount (\$398.00) is due on January 1<sup>st</sup> and the remaining half (\$398.00) is due on July 1<sup>st</sup> each year. Invoices are mailed to homeowners one month prior to each due date.

Lake View Lots must comply with the Buffer Zone Policy, Restrictive Covenants, Deed, and City Ordinances relative to the 50 foot buffer that sits contiguous to their property. Please advise prospective buyer(s) to familiarize themselves with the Buffer Zone Policy posted on this website: <http://ljvillages.com/downloads/Buffer-Zone-Policy.pdf>. No work may be performed in the buffer without prior approval from the Association – this includes the removal of dead trees. Maintaining the buffer is critical to the integrity of Lake Jeanette and the Buffer is to remain natural and unimproved. If the buyer wishes to perform work in the buffer, they must complete the *Request to Work In Buffer* form and obtain authorization prior to the start of any work in the Buffer. This form is posted at <http://ljvillages.com/downloads/RequestTo-Work-in-Buffer.pdf>

**Non Lake View Lot Dues = \$398.00 annually.** Half of this amount (\$199.00) is due on January 1<sup>st</sup> and the remaining half (\$199.00) is due on July 1<sup>st</sup> each year. Invoices are mailed to homeowners one month prior to each due date.

**Welcome Packet:** Once the Association’s Management Company receives the above closing information from the attorney’s office, a welcome packet will be mailed to the new homeowner. An access card to the Marina security gate will be assigned and mailed in this packet.

**Forms of Payment by Homeowner:** The following are acceptable ways for homeowners to pay HOA dues and the address to which they should be mailed.

1. Sign up for ACH Drafts using the Authorization Form posted under this tab of the website.
2. Sign up for On-line Bill Pay with your Personal Bank. If you choose this method of payment use the below address so your check is mailed directly to the Association’s lockbox:

**Lake Jeanette Association, Inc.**  
**PO Box 98925**  
**Raleigh, NC 27264**

3. Write a Personal Check and mail to the lockbox address noted above.

**Multiple HOAs:** If the home that is closing is in one of the following villages, please **also** request closing information from the management company for that village – this is in addition to your request to the Master HOA. Please **do not** mail checks for other HOAs to Lake Jeanette Association – these checks should be mailed to the respective management company.

- Villages of The Point: Laurel Cove, Dutchmans Pipe, Rosebay, Indigo, Checkerberry Square - Lambeth Management 336-288-4944
- Eastern Shores Estates - Prestige Management 336-378-1778
- Cape May, Turnstone, Northern Shores Estates - Priestley Management 336-379-5007
- Dunlin Square, Kinglet Commons - Slatter Management 336-272-0641
- Waters Edge, Self Managed – Dixon Johnston at [dixon.johnston@gmail.com](mailto:dixon.johnston@gmail.com) 828-308-2888
- DayBreak Square – Slatter Management 336-272-0641