Homeowner's Association

Del Webb
CAROLINA OVERLOOK

The following represents a sample of the many items covered under the Homeowner's Association

Single Family Homes Monthly HOA Dues.....$255.00
One Time Capital Contribution & Set Up..... $2200.00
Spectrum Cable & Spectrum Internet.....Included!
-500 Mbps/ 175 Channels

Individual Homeowner Items:

Access to Amenities: community clubhouse, fitness center, pools, bocce, walking trails, pocket parks, etc.

Community Intranet Website

Lawn Maintenance:

Covered: mowing, edging, pruning (up to 12 feet), pre-emergence of lawns, weeding, fertilizing, aerating, 1 mulch per year, removal of lawn debris and leaf removal

Not Covered: watering of lawn and plant life, replacement of dead plant life and sod, storm clean-up and snow removal

Common Community Areas:

Ground Maintenance
- Landscape & maintenance
- Landscape improvements
- Walking trail maintenance
- Groundskeeper oversight
- Fence maintenance

General Maintenance and Repair
- General maintenance / supplies
- Community signage
- Contracted maintenance

Utilities for Community Buildings
- Water/sewer/gas
- Electricity - street lighting
- Electricity - common area & clubhouse parking
- Telephone/DSL/cable

Administrative / Other Expenses
- Del Webb live
- Equipment lease
- Office supplies
- Activity director software

Taxes & Insurance
- Insurance on common areas

Maintenance & Repair of Common Items
- Deferred maintenance
- Repair & replacement

Professional Management Team
- Property management staff
- Lifestyle activities director
- Community administrator
- Concierge & reception
- Maintenance & service

Community Clubhouse
- HVAC - maintenance
- Exterminating
- Fire & safety systems
- Fitness equipment
- Janitorial services
- Janitorial supplies
- Light fixture supplies
- Furniture repair / replacement
- Landscape improvements
- Miscellaneous

Services
- Association managing fee
- Accounting
- Legal - general

Entry Monument Feature
- Electricity

Pool
- Management contract
- Water
- Supplies & equipment
- Miscellaneous

Other Recreation
- Pickleball maintenance
- Exterior lighting

Subject to change without notice or obligation. Subject to errors and omissions. This document is not intended to represent timing and or availability of amenities. At least one resident must be 55 years of age or better, a limited number of residents may be younger and no one under 19 years of age. Some residents may be younger than 55. Community Association fees required. Complete offering terms for the homeowners association is in an offering plan available from sponsor. Void where prohibited. Prices reflect base prices and are subject to change without notice. Lot premiums may apply. Details available upon request. ©2024 Pulte Home Company, LLC. 11/5/24

EQUAL HOUSING OPPORTUNITY