

BRIGHT'S CREEK[®]



Bright's Creek Property Owners Fees

January 1st 2015 to December 31st 2015

Property Owners Assessments:

	<u>Annually</u>	<u>Quarterly</u>
Vacant Lots	\$1,524.00	\$381.00
Homes	\$3,547.60	\$886.90
Villas		
Regular 2 Bedroom	\$8,553.60	\$2138.40
Penthouse – 4 Bedroom	\$14,663.40	\$3,665.85

**** Reserve Transaction Fee** – Upon the sale of a Developer owned property at Bright's Creek a one quarter assessment is collected to be place in the Bright's Creek Reserve Fund.

**** Telcom Services** – Bright's Creek owns its own Telecommunication System within the development. The services are transmitted over a fiber optic infrastructure within the development. The cost to operate the system is included in the annual budget of the association and is included in the quarterly assessment of each property owner.

All homes in the development are supplied with high speed internet, television and telephone services. The internet and television are included in the annual and quarterly assessments, telephone is billed direct from the phone provider. The association currently contracts with AT&T and Dish TV respectively for these services.

Other Fees & Service Providers:

Building a home within Bright's Creek

Each owner constructing a home within Bright's Creek shall follow the published Guidelines for Design & Construction as amended from time to time.

1. Architectural Review Fee \$1,250.00
2. Building Compliance Deposit \$5,000.00
Refundable with certificate of occupancy and landscape completion according to plans and specifications previously approved by the Architectural Review Committee.
3. Construction Impact Fee on Development Common Property \$2,750.00

Utilities

Water, sewer, fiber optic, electricity and natural gas will be supplied to a location contiguous to a property line of each lot. Fiber Optic Infrastructure used for phone, TV, Internet, security and intra development connectivity.

The Contact Information for the various Utility Companies is: (Please verify rates-subject to change)

Water and Sewer – Aqua North Carolina, Inc. 877-987-2782

1. Water Tap Fee – By Application
2. Monthly Water Service Fee - \$18.00 plus \$5.45 per 1,000 gallon used as of 05/21/14
3. Sewer Tap Fee – By Application
4. Monthly Sewer Service Fee - \$65.21 as of 05/21/14
5. Sewer System – Initial grinder pump required. Cost approximately \$5,500.00

Natural Gas – PSNC Energy 800-545-4427

1. Connection Fee – There is none as long as you are within 200 feet of the service and the home will have either gas heat or hot water.
2. Monthly Service - \$10.00 plus volume of usage

Electricity – Rutherford Electric Membership Corp. 800-521-0920

1. Connection Fee – By Application

Telephone Service – Hosted America LLC. 919-961-6883

1. Monthly Service – Base Rate of \$39.95

ADT Security Monitoring

1. Quarterly Service through the POA (Optional) - \$90.00

Property Tax Rate - 2013

1. $\$.005775 \times \text{the value}$ (Example $\$200,000.00 \times \$.005775 = \$1,155.00$)

**** The above fees are subject to change. Please inquire to verify the most current Fees.**