



INSTRUCTIONS FOR CLOSING ATTORNEYS
CRESCENT GOLF COMMUNITY
Date Modified: January 1, 2012

EXCLUSION

These instructions do not apply to lots sold by the Declarant, FHD 4, LLC (a Fisher Harriss company). For FHD4 lot sales, please contact Octavian Management, LLC for different instructions. 704-788-2203

MASTER ASSOCIATION AND SUB-ASSOCIATIONS

- The Crescent Community Association, Inc. is the master association and covers all lots, all cluster homes and the Greens at Crescent town home community.
- The Greens at Crescent Townhome Association, Inc. is an additional association located on Winged Foot Drive within The Crescent. Closing attorneys are to follow these instructions and instructions from The Greens HOA. Contact information is shown below.
- Buyers of townhomes should fully understand that they will pay dues and be bound by both associations.
- Buyers of townhomes at The Greens who purchase from Summit Developers are to pay to the master association - The Crescent Community Association - the one-time Working Capital Assessment equal to 1/6 of the amount of the annual assessment per Article V Section 16 of the Crescent Declaration. This Assessment has no calendar pro ration and is buyer paid.
- The remainder of this document deals only with the master association, and is applicable to all closings within The Crescent, including closings within sub-associations.

HOA CHARGES & REMITTANCES TO THE CRESCENT COMMUNITY ASSOCIATION, INC.

1. The management company will provide a Statement of Architectural Compliance and Account Status for each closing. This statement will give closing attorneys the annual amount for dues, any unpaid balance and a statement of architectural compliance (or non-compliance). It should be noted that outstanding charges and violations of the declaration including architectural violations follow the lot and buyers become responsible for these items if not settled by the time of closing.
2. Vacant Lot Mowing & Maintenance charges. City code and Crescent regulations require that owners maintain vacant lots, including mowing and edging. This service is provided by the association at cost. Charges vary by lot and are shown on the Statement of Architectural Compliance and Account Status.
3. Pre-closing information request: **At least 3 business days prior to the closing**, contact the management company with the name of the seller, lot number or address and scheduled closing date. The management company will send a completed Statement of Architectural Compliance and Account Status
4. Post-Closing: Remit to the management company (1.) the buyer's name(s) & mailing address (2.) funds for all outstanding HOA charges.

LOT CONFIGURATIONS, ARC MATTERS

- Lot configurations, property lines, etc. may not be altered nor may lots be combined without the permission of the Declarant or Board of Directors. In general lots are not allowed to be combined unless homes straddle lot lines.
- All new construction, additions, modifications including changes to landscaping, installation of satellite dishes, etc. – any exterior change whatsoever -- require pre-approval thru the ARC process. Please contact the management company with questions.

CONTACT INFORMATION

Please bookmark www.crescentgolfcommunity.com. These and other important documents can be found at the community web site.

For The Crescent Community Association, Inc. and the Declarant, FHD 4, LLC, please contact:

Octavian Management, LLC

366 George Liles Parkway, PMB 13

Concord, NC 28027

704-788-2203 (office)

704-788-2203 (fax)

pati@octaviandevelopment.com or charriss@fisherharriss.com

For The Greens at Crescent Townhome Association, Inc. please contact:

The Greens at Crescent Townhome Association, Inc.

PO Box, 5194

Salisbury, NC 28147;

Jim Freeman, President

704-636-8082 or jfreeman016@carolina.rr.com