

Information for Buyers and Sellers at Four Seasons at Gold Hill

The information presented herein is available within the Four Seasons at Gold Hill HOA Bylaws and Declaration of Covenants and Easements. For completeness, those documents should be read and understood. The purpose of this document is to highlight certain items and information relevant to buyers, sellers, renters, and their agents.

Association: The Four Seasons at Gold Hill Homeowners Association, Inc. is a South Carolina not-for-profit corporation, formed to enforce the restrictions, covenants and conditions regarding the construction, use and occupancy of Homes in the Community and to maintain, repair, own and replace the Common Property as provided in the Declaration and the Bylaws.

55 or Over Housing. The Community is intended to be "55 or over Housing," so as to qualify as "housing for older persons," within the meaning of the Fair Housing Act. Potential owners and renters less than 55 must request and receive explicit written approval by the Board prior to purchase or occupancy. Owners and renters under the age of 45 are not permitted. See also Article 5, Section 5.1 of the Declaration.

Notice of Sale or Transfer of Title. Any Owner desiring to sell or otherwise transfer title to his or her Lot shall give the Board at least seven days prior written notice of the name and address of the purchaser or transferee, the date of such transfer of title, and such other information as the Board may reasonably require. The transferor shall continue to be jointly and severally responsible with the transferee for all obligations of the Owner of the Lot, including assessment obligations, until the date upon which such notice is received by the Board, notwithstanding the transfer of title. The Association may require the payment of a reasonable administration or registration fee by the transferee.

Dues and Owed Moneys. Buyers and agents shall ensure that unpaid Dues and other moneys owed by the seller to the Association are fully paid prior to closing.

Sale of Home. Each Owner shall give the Secretary of the Association timely notice of the Owner's intent to list the Home for sale. Upon closing of title, such selling Owner shall immediately notify the Secretary of the Association of the name and address of the new Owner.

Contribution to Capital. Each Beneficial Member shall pay to the Association upon acquisition of title to Member's Home(s), a nonrefundable and nontransferable contribution equal to three (3) months of the then current annual maintenance fee for the Home at the time of acquisition. Payment of such fee shall be a condition precedent to the exercise of rights of membership in the Association upon the initial sale or subsequent transfer of title to any Home(s). Any unpaid capital contribution shall be deemed a lien on the applicable Home(s) in the same manner as any unpaid Common Expense Assessment attributable to such Home(s).

Pets. No more than two dogs or cats in the aggregate shall be permitted in any Home.

Email. The Four Seasons at Gold Hill HOA Board of Directors may be contacted by emailing to Board@FourSeasonsGoldHill.org.