

# SOUTH HAMPTON PROPERTY OWNERS ASSOCIATION, INC. CERTIFICATE OF ASSESSMENT

TO: [REDACTED] VIA FAX TO: [REDACTED]

HOMEOWNER: [REDACTED]  
LOT ADDRESS: 9820 QUEENSWAY BLVD [REDACTED]  
UNIT: [REDACTED]  
BUYER: [REDACTED]  
AMOUNT OF REGULAR ASSESSMENT: \$717.00

PAYMENT IS DUE MONTHLY ON THE 1<sup>st</sup>, AND CONSIDERED LATE IF RECEIVED AFTER THE 15<sup>th</sup>. THE LATE FEE IS CHARGED AT \$25.00.

\*UPCOMING ASSESSMENT CHANGE: \$721.00 TO \$865.00 mthly. Starting: 2021\*

**Special Assessment - 2 options, beginning 2021**

Payment in full due \$11,543.38

Monthly payments (60) due \$192.39

Late fee of \$25 will accrue if not paid by 15<sup>th</sup> of the month.

Special assessment approved by BOD in late November to replenish funds for piping project and waterproofing. Assessment due beginning in January 2021.

|                    |                         |                          |
|--------------------|-------------------------|--------------------------|
| Insurance Company: | Coast Insurance Group   | Telephone - 843.652-5500 |
| Flood Insurance:   | Coast Insurance Group   | Telephone - 843.652-5500 |
| Pest Control:      | Lane's Pest Elimination | Telephone - 843-238-9995 |
| Termite Bond:      | Terminix                | Telephone - 843.399.6997 |

First Right of Refusal: No

UTILITIES INCLUDED: **WATER, BASIC CABLE TV, TRASH, PEST CONTROL**

**WATER HEATER REPLACEMENT MANDATE:** Seller responsible to furnish proof of replacement for aged water heaters or make buyer aware of this mandate.

**PARKING:** Stickers for South Hampton owners are picked up at the office of Kingston Plantation at Suite H. This office is located in the Market Place at Kingston Plantation. Their phone number is 843.839.1717.

**\*\*Under the South Hampton Parking/Building sticker will be mailed with the Welcome Package\*\***

TOTAL CURRENT OWNER'S BALANCE TO HOA: \$42.00

CERTIFICATE OF ASSESSMENT FEE: \$225.00 Please make check payable to:

**LITUS\* TO LET. CHECKS NOT PAYABLE TO LITUS\* TO LET WILL BE RETURNED FOR CORRECTION AND AN ADDITIONAL \$25.00 PROCESSING FEE WILL BE DUE.**

**\*Please Note\*** LITUS\* To Let requires three business days to complete COA requests. A \$50 Rush Fee will be added to any request that does not meet that requirement.

**If indicated, the Rush Fee has been applied and this COA fee is now \$275.00.**

Any follow up COA requests or updates will be charged an additional \$225.00.  
December 03, 2020

Property Manager

Pages Faxed

Should you have any comments or questions regarding this, please call/email Janine Thompson (jthompson@litustolet.com) at 843.448.9000 extension 110, or via fax to 843.626.0101.

MAIL ALL CHECKS ALONG WITH AN ADDITIONAL NEW OWNER INFORMATION FORM

COMPLETED TO:  
"South Hampton POA"  
POST OFFICE DRAWER 9000  
MYRTLE BEACH, SC 29578-9000

