

FAQ's

**Homeowners Initiation Fee:**

Included in Phase A and B Homeowner's Purchase Price

**Monthly Homeowner Association Dues:**

\$160.00 per month

**Initiation/Dues Include:**

Trash Removal Service  
24/7 Manned Entrance Gate  
Snow removal/roads plowed  
Private road replacement reserve  
Residential Community common area maintenance allowance  
Sports Facility Membership

**Includes:**

Fitness Room  
Pool  
Seasonal Pool Snack Bar  
Tennis Courts  
Community Event/Meeting Rooms

**FAQ's:**

**Can I park my boat, RV, Bus, Commercial Vehicle, etc. at my home?**

Not unless it fits in the ARC approved garage. There will be off site paid parking available.

**Who is in charge of the HOA?**

The Developer (Declarant) until it ceases to own 10% or more of the residential lots, 25 years from recordation of the Covenants or when it amends the Covenants relinquishing control.

**Can the HOA monthly dues be changed?**

Yes, while under Declarant control but no more than CPI + 10% of previous years dues without the majority of Class A and Class B members.

**Who controls the Architectural Standards at Spring Creek?**

The Architectural Review Committee must approve each house elevation, site plan, landscape plan, Home Builder, and improvements in conjunction with the established architectural standards.

**Are there established landscape guidelines for Homeowner's yards?**

Yes, Homeowner's will have 10 days of written notice from the HOA to correct violations from the HOA established guidelines.

**Will Spring Creek Sports/Golf memberships be available to the general public?**

Yes, Spring Creek Amenity memberships will be available to the general public, but Spring Creek Homeowners will have preferred membership

classifications.

Please contact Laurie Nuckols/the Community Group at (434) 984-0700 or [lnuckols@communitygroup.com](mailto:lnuckols@communitygroup.com) with questions.