



CAROLINA OAKS ASSOCIATION

Assessment & Fee Schedule | Last Updated July 27, 2026

ASSESSMENTS	
Monthly Assessment (Declaration of Covenants, Conditions, and Restrictions for Carolina Oaks Association)	\$265
PROPERTY TRANSFER FEES (Cohere Community Management Services Agreement 2026, unless otherwise stated)	
<i>Builder Transfer Fees</i>	
Initial Buyer Capital Contribution (Declaration of Covenants, Conditions, and Restrictions for Carolina Oaks Association, Section 8.5)	\$1,000
Initial Buyer Road Funds (Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Carolina Oaks Association, Section 8.5.1)	\$1,000
Initial New Member Fee (Declaration of Covenants, Conditions, and Restrictions for Four Seasons at Carolina Oaks, Section 8.8.3(a))	Two (2) months of the annual base assessment
Ownership Transfer & Disclosure Fee <i>Applies only to declarant to builder sales.</i> (Cohere Community Management Services Agreement 2026)	\$100
<i>Resale Transfer Fees</i>	
New Member Fee (Declaration of Covenants, Conditions, and Restrictions for Carolina Oaks Association, Section 8.8)	0.33% of the gross selling price of unit
Resale Administration Fee (Cohere Community Management Services Agreement 2026)	\$400
Lender Documentation Fee	\$100
Third-Party Conveyance Processing Fee (Homewisedocs.com)	\$50

K. HOVNANIAN'S®
FOUR SEASONS
At Carolina Oaks

Resale Transfer Rush Fees		
A. Expedite (72 Business Hours)	\$150	Per rush
B. Priority (24 Business Hours)	\$300	
Resale Update Fee (after 30 days)	\$50	
DELINQUENCY & LEGAL FEES (Cohere Community Management Services Agreement 2026, unless otherwise stated) (Declaration of Covenants, Conditions, and Restrictions for Carolina Oaks Association) (Rules and Regulations for Carolina Oaks Association)		
Late Fee (due in full by the 30th) (Assessment Collection Policy for Delinquent Dues and Associated Late Fees for Carolina Oaks Association, Inc) (Declaration of Covenants, Conditions, and Restrictions for Carolina Oaks Association, Section 8.9.2)	\$20	
Collection Demand Letter Fee	\$75	
Collection Pre-Lien Letter Fee	\$125	
Foreclosure Monitoring and Setup Fee	\$400	Per set up
	\$75	Per foreclosure
Payment Plan Administrative Fee	\$50	
PROPERTY SETUP FEES (Cohere Community Management Services Agreement 2026, unless otherwise stated)		
Tenant Account Setup Fee	\$25 per lease	
FINE SCHEDULE		
Violations of the Rules and other Governing Documents	Visit Exhibit B: Initial Rules and Regulations for Four Seasons at Carolina Oaks	