

How to Join the Battery Shores POA

The Owner of any lot (improved or unimproved) with the Battery Shores Community is eligible to join the Battery Shores Property Owners Association, Inc. (BSPOA).

The process of joining requires the property owner(s) (all parties listed on the deed) to sign before a notary the ***“Declaration to Come within Covenants, Easements, Conditions and Restrictions for Battery Shores Property Owners Association, Inc.”*** (this document can be found under the GENERAL INFORMATION tab on the Association website).

This signed and notarized document should be delivered to the Treasurer of the BSPOA along with a check for \$625 (Cost of Capitalization - \$600 and current Beaufort Country Register of Deeds filing fee- \$25). The Capitalization fee is defined in Section 6.10 of the *Declaration of Covenant, Easements, Conditions and Restrictions for Battery Shores Property Owners Association, Inc.* (this document is also available on the Association website).

The Owner should be aware, once the property is made a part of the Association, a pro-rated annual assessment is due. CHECK WITH THE ASSOCIATION REGARDING CURRENT ANNUAL ASSESSMENT AMOUNT (Example: On July 1, 2019, this Annual Assessment was defined as \$360 per year (July 1, 2019 through June 30, 2020) payable on or before July 15, 2019. The pro-rated assessment, therefore, is \$30 per month for the remaining months of the fiscal year from first day of join date month (e.g., join in August = (11x\$3) \$330, January (6x\$30) \$180, etc.)).

Once the lot is a MEMBER LOT and has been brought current on the Annual Assessment a keycard for the DOCK will be issued to the MEMBER.

The President and Secretary of the Board will review the document for completeness and sign the document before the Association’s Notary. The Treasurer will assure the document is properly filed with the Beaufort Country Register of Deeds and deposit the Owner’s checks (Cost of Capitalization) in the Association’s Reserve Account.

A member of the Association Board, will deliver to the Owner a Copy of the document filed with the Register of the Deeds which has been appropriately stamped. At this time, a key-card for the dock shall be delivered to the Owner with delivery of the Owner’s check for the Pro-Rated Annual Assessment due. This check will be deposited into the Associations Operational Account General Expenses as defined in the Annual Budget (Utilities, Maintenance, Administrative Expenses, etc.).

If you have any questions, please see the CONTACT THE BOARD link on Association website (www.batteryshorespoa.com).

Thank you.