



Bright's Creek

Property Owners

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2023 Schedule of Assessments, Fees & Services

Assessments
Updated 03/10/23

Quarterly Assessment

Bright's Creek POA - (Master Association)

Assessments Effective as of 04/01/23

Vacant Lots	\$400.05
Residential Homes	\$931.25
Cottage Homes	\$931.25
Villas (60% of Home Assessment)	\$558.75

Included in POA Assessment for Homes – Internet & TV (Basic TV Service)
There is a connection fee for new connection for new homes

Sub-Associations within Bright's Creek

Villas at Bright's Creek Lodge Association

A Sub-Association of Bright's Creek POA
Assessments Effective as of 01/01/23

Villa - 2 Bedroom

Operation's Budget	\$ 1,423.00	\$ 1,328.00
Reserve's Budget	\$ 786.00	\$ 648.00
Total Quarterly Assessment	<u>\$2,209.00</u>	<u>\$1,976.00</u>

Villa - 4 Bedroom (Penthouse)

Operation's Budget	\$ 2,439.00	\$ 2,276.00
Reserve's Budget	\$ 1,347.00	\$ 1,111.00
Total Quarterly Assessment	<u>\$3,786.00</u>	<u>\$3,387.00</u>

Included in Villa Assessment – Water, Sewer

The Reserve at Bright's Creek Association

Located on Chestertown Rd
A Sub-Association of Bright's Creek POA

Contact – Craig Pavlish (President) CPavlish@pavco.com
Annual Assessment \$500.00

Bright's Creek Club Membership

- A. **Bright's Creek Partners, LLC (Properties)** – If a buyer purchases one of the properties owned by Bright's Creek Partners, LLC there is a Full Club Membership included with the purchase.
- B. **Individual Property Owner Transaction** - As a reminder to Sellers & Buyers of property within Bright's Creek, a Full Membership in the Bright's Club may or may not be included with the property being sold. If there is a membership included with the sale of the property, there is a Membership Transfer Fee of **\$10,000.00** that must be paid at **Closing to the Bright's Creek Club.**
- C. **Bright's Creek Club Membership** – Contact the Bright's Creek Club for further information related to the Membership Plan and related fees.

**** Transfer Fees at Closing**

A. Bright's Creek Property Owner's Association, Inc (Master Association)

- a. **Working Capital Fund (4.6)** - Upon the Purchase of a **Developer Owned Property** (Vacant Lot, a Single Home on a lot, or a Villa) at Bright's Creek there is a one-time 3-month assessment collected at closing and paid by the Purchaser to the Bright's Creek POA (Master Association) to be used for any expenses of the Association.

Current 3-Month Assessments:

- a. **Vacant Lot - \$400.05**
- b. **Cottage Vacant Lot - \$400.05**
- c. **Lot with Home - \$931.25**
- d. **Villa Condo - \$558.75**
- e. **Lot with Cottage – \$931.25**

B. The Villas at Bright's Creek Lodge Association, Inc.

- a. **Working Capital Fund (5.11)** - Upon the Purchase of a **Developer Owned Villa**, the Purchaser must pay at closing to the Villas at Bright's Creek Lodge Association a one-time Capital Fund Fee of 2/12 of the Current Annual Assessment for a Villa (2 Bedroom or Penthouse) to be used for any expenses of the Villa Association.

The current 2/12th Fee is:

Ridgeview Villa Building

- a. **Villa – 2 Bedroom is \$1,473.00**
- b. **Villa – Penthouse is \$2,524.00**

Creekside Villa Building

- a. **Villa – 2 Bedroom is \$1,317.00**
- b. **Villa – Penthouse is \$2,258.00**

C. Property Transfer Fee (Master Association)– no other Transfer fees are associated with a property being sold/transferred between two owners once the property has been transferred from the Developer.

D. New Owner Setup Fee (per Association)– there is a \$75.00 fee charged to the buyer at closing to cover the Administrative cost of setting up a new owner within the Association

**** The above fees are subject to change. Please inquire to verify the most current Fees ****

Other Fees & Service Providers (Master Association):

Telcom Services – Bright’s Creek owns its own Telecommunication System within the development. The services are transmitted over a fiber optic infrastructure within the development. The cost to operate the system is included in the annual budget of the Bright’s Creek Master Association and is included in the quarterly assessment of each property owner.

All homes / Villas / Cottages in the development are supplied with high-speed internet, television, and telephone services over the fiber network. The internet and television are included in the quarterly assessments. The Telephone Service is billed directly from the phone provider which is currently, Hosted America. The association currently contracts with AT&T for the internet and Dish TV for the television services. If you would like to upgrade to the Standard Dish TV Package that the Association offers, please call Dish TV direct at the number provided below for additional options. Please let Dish TV know you are with the “Bright’s Creek Association” so they can bill you separately for any upgrades you have selected.

ARC Guidelines

The Bright’s Creek Property Owner’s Association would like to remind everyone that if you are planning any improvements to your lot such as clearing of vegetation or trees, building a home or an addition, or any other exterior improvements to your home or lot you will need to submit an application to the Bright’s Creek ARC Committee for review and approval before any work can be performed. Contact Town & Country Property Management, Inc., the Management Company for details.

We would also like to remind everyone that the Bright’s Creek Association supports the “Dark Sky” concept to keep from having lighting to disturb the natural beauty of Bright’s Creek.

Building a Home within Bright’s Creek

Each owner constructing a home within Bright’s Creek shall follow the published Guidelines for Design & Construction as amended from time to time.

1. Architectural Application Review Fee - \$1,000.00
 2. Construction Impact Fee - \$3,000.00
 3. Construction Monitoring Fee - \$2,000.00
- Building Compliance Deposit - \$8,000.00 - Refundable with a certificate of occupancy

and landscape completion according to plans and specifications previously approved by the Architectural Review Committee.

4. Design Change Fee (After 2) \$250 - A Design Change is considered to be a Significant Change in the Design
5. Communication OMT – The charge to run the Fiber Optic Communication line from the property line to a point on the exterior of the newly constructed home will be based on the actual cost plus an administration fee of 20% of the actual cost.
6. Utility Connections Fees – Property owners are responsible for any cost associated with connecting their new home to the various utility providers. Please verify the cost charged by the various providers.

Utility Providers (Master Association)

Water, sewer, fiber optic, electricity, and natural gas will be supplied to a location contiguous to the property line of each lot. Fiber Optic Infrastructure is used for phone, TV, Internet, security, and intra-development connectivity.

The Contact Information for the various Utility Companies is: (Please verify rates-subject to change)

Water and Sewer by – Aqua North Carolina, Inc. 877-987-2782

1. Water & Sewer Tap Fee – By Application
2. Monthly Water & Sewer Fee – Contact Aqua North Carolina, Inc. for the current rates
3. Sewer System – A grinder pump is required at each home

Natural Gas – Dominion Energy 877-776-2427

1. Connection Fee and Current Rates – Contact provider

Electricity – Rutherford Electric Membership Corp. 800-521-0920

1. Connection Fee and Current Rates – Contact provider

Telephone Service – Hosted America LLC. 828-393-3505

WIFI Internet – Hosted America LLC 828-393-3505

Television Service – Provided by Dish Network 888-580-6656

1. Commercial Service line – you must reference that you are part of the Bright's Creek Property Owner's Association. Please reference our ID# 102004044 when setting up a new service, making changes, troubleshooting, etc.

**** The above fees are subject to change. Please inquire to verify the most current Fees.**

BRIGHT'S CREEK CONTACT INFORMATION

Bright's Creek POA (Master & Villa Association)- Management

Property Management Company – Town & Country Pm, Inc. 132 West
Cambridge Ave. Greenwood, SC 29646 Main Office (864-388-4000)

Calhoun Mays

Bright Creek Property Manager

President T&CPM, Inc

mays@tcgrd.com

864-388-4011 Direct Office

864-377-1781 Cell

Pam Luiz

HOA Administration

pluiz@tcgrd.com

864-450-9188 Direct Office

Bright's Creek Club

335 Clubhouse Lane

Mill Springs, NC 28756

828-694-4500

<https://brightscreekclub.com/>

Bright's Creek Greeter's Cottage

828-694-4520

Bobby Ormond – Head Greeter

bcreeterscottage@brightscreekclub.com

The Reserve at Bright's Creek Association

Craig Pavlish – Board President

CPavlish@pavco.com

Bright's Creek Preferred Builder Program

We are excited that you have chosen Bright's Creek to build your new home. We have created our preferred builder program in an effort to make your new construction experience in Bright's Creek as effortless as possible. We have carefully selected the Builders on the list below because of their experience, reputation, and familiarity with our community, utilities, topography, and our architectural review process. While you are not required to use one of these Builders, the goal of the program is to provide confidence that they will carefully guide you step by step in bringing your dream to a reality. Our real estate Team will help you select the perfect lot, Builder, and closely manage the transaction all the way to closing. All commissions are paid by either the Seller and/or the Builder.

- **AR Homes-** <https://www.arhomes.com/builder/american-eagle-developers-llc/>
864-879-8081
- **Buchanan Construction-** <https://buchananconstruction.com/>
828-650-6565
- **The Cottage Group-** <https://www.cottagegroup.com/>
864-729-0448
- **Dillard Jones-** <https://dillardjones.com/>
864-527-0463
- **Highland Design & Construction-** <https://www.hdcllc.net/>
864-401-2355
- **Living Stone Design +Build-** <https://www.livingstoneconstruction.com/>
855-720-2435
- **Morgan-Keefe Builders-** <https://morgankeefe.com/luxury-custom-home-builder/>
828-693-8562
- **Mountain Sky Builders-** <https://mountainskybuilders.com/>
704-219-9056

*4/21/23