

1. **GATE CODES:**

We run a tight ship when it comes to our Gate Security including cameras and forensic data on gate usage. You can help by not using an owner's Gate Code when you obtain a new listing. Go to the page above and Request your own gate code to use for managing viewings. Realtor Gate Codes are renewed every 6 months; approximately May and November. They are good for 7:00 am to 7:00 pm.

2. **BUYER CONTACT FORM:**

We collect a **Buyer Contact Form** just prior to closing so the Buyer can be furnished quickly with a Gate Code and receive all necessary information to make them feel welcome to their new property. We will request this from the Buyer's broker just prior to closing. We appreciate your facilitation of this detail.

3. **REQUESTING A CERTIFICATE OF ASSESSMENT:** We have a standard cost of \$200 for a Certificate of Assessment. State law gives us 10 business days to comply. We are all volunteers here, so if you're closing is imminent, please request a 'RUSH' order for the COA which has a \$100 Expedite fee.

To request, go to the CONTACT POA tab on this site and click on the 'TREASURER' hotlink.

To request in writing, mail to :

PARADISE HARBOR POA

PO Box 548

Connelly Springs, NC 28612-0548

4. **BOAT SLIP SALE/TRANSFER RECORDING:**

When the sale of a property that includes an appurtenant Boat Slip is documented for recordation, it is best that the Boat Slip not be recorded as a Granted line item on the Property's General Warranty Deed. The Boat Slip is a sub-lease from the Association. Please refer to our Governing Covenants Article VII. C. for relevant background.

Questions or concerns, please contact:

Steve Diehm

Realtor Liaison

Email - stevediehm@gmail.com