

Lake Norman Charlotte 55+ Community HOA Comparison

Community	POA Improved	Transfer/Other Fees
Bailey's Glen	\$292.82 mo billed Qtrly	New 1 qtr Mtn Resale 1/2% sales price
3 Cherry Way	\$165 monthly	None
Canopy Creek	\$191.60	None/unknown
The Commons at Monteith Pk	\$208.25	None/unknown
Cornelius Woods	\$225 monthly	None/unknown
Courtyards at Blume Point	\$250.00 monthly	None
Courtyards at Brawley Point	\$268.00 monthly	None
Courtyards at Eastfield Farm	\$275 monthly	\$800
Courtyards at Huntersville	\$345 monthly	None
Courtyards at Jetton	\$295 monthly	None
Courtyards at Kinnamon Park	\$400 monthly COA	None
Courtyards on Lake Norman	\$255 monthly	None



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Community	POA Improved	Transfer/Other Fees
Cresswind Charlotte	\$249 monthly	\$747 New
Johnson Manor	\$178.25 monthly	\$500
Kinsley	\$151 monthly	None/unknown
Lake Walk Freedom Homes	\$176 monthly	None
Meadows at Coddle Creek	\$100 monthly & \$750 yrly	none
Polo Club at Mtn Isl Lk	\$300 monthly	\$500
Regency at Palisades	\$722 Qtrly	\$2500 new
Ridge Road Villas	\$240 monthly	None/unknown
The Spgs at Westport	\$125 monthly	\$375 + .1/4% of Purchase price
Trilogy at LKN	\$354 monthly	New *\$5500 + \$1,560 Resale \$5500 *seller gets 1/2 back
Villages at Oak Tree	\$215 monthly	Prepay 2 months at closing

Information is believed to be reliable as of 6/17/2020. Fees do not include special assessments if any nor do they include HOA transfer charges if any, most of which are typically paid by the seller.

