

WATERWOOD HOA SUMMARY

Waterwood is an intimate, self-managed community of eight homes with HOA dues of \$800 per quarter. Dues include maintenance of the front yards, common areas and community pool; homeowners are responsible for purchasing and planting their own front-yard landscaping, which the HOA then maintains. There is no transfer fee, the resale certificate is provided at no charge, and there are currently no approved special assessments.

HOA Dues:

- \$800 per quarter per homeowner
- Transfer Fee: None
- Resale Certificate: Provided at no charge
- Special Assessments: No approved special assessments at this time

HOA Maintenance

- HOA dues include maintenance of the front yards, community/common areas and the community pool.
- Homeowners are responsible for purchasing and planting landscaping in their own front yards. Once planted, the HOA maintains that landscaping. The HOA is responsible for planting and maintaining landscaping in the common areas.

Association Management

- Waterwood is self-managed by the homeowners and does not use an outside HOA management company.

HOA Contact

Kathy Madeja, HOA Secretary

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Information provided by the Waterwood HOA Secretary and believed accurate as of October 2026. Buyers should independently verify HOA information, fees and requirements during their due-diligence period.