



HAWKS HILL DEVELOPMENT COMMUNITY ASSOCIATION, INC. (HHDC)

Lenoir, North Carolina

Hawk's Hill Community is associated with two organizations: **HHDC** and **HHDC**. The following definitions will help clarify the significance they have in the property ownership within the private community:

**Hawks Hill Development Community Association (HHDC)** is a non-profit home/property owner's organization, and not a traditional HOA. HHDC owns and maintains all common properties of Hawk's Hill which includes the private road system, park, pavilion, walking trails, tennis court area, auto workshop and clubhouse with all its contents. All Hawks Hill property owners are members of HHDC.

**Hawks Hill Development Corporation (HHDC)** is the company name for the original community developers (Al and Pat Witt). The corporation was created when Hawks Hill was first developed in 1989. HHDC owns, and is responsible for, all unsold properties. As the common property areas of Hawks Hill were developed, HHDC gifted the common properties to HHDC giving all lot owners control, ownership and responsibility for care and upkeep of the community and its amenities.

#### **Clarification of HHDC Membership Fees:**

All Hawk's Hill property owners are members of HHDC, and members share in the benefits, fiscal responsibilities, legal obligations, and liabilities associated with property ownership. HHDC does not mandate financial participation of its members.

HHDC relies on Hawk's Hill property owner's goodwill and voluntary financial support of members to satisfy HHDC fiscal responsibilities in maintaining common property and the private road system.

Membership participation is defined as either Active or Inactive. Active members are entitled to all benefits and privileges associated with use and enjoyment of common property facilities. Inactive members are entitled to only the use of the private roadway system. Inactive members are requested and encouraged to voluntarily pay an annual "Fair Share Road Assessment" to underwrite the private road system maintenance costs.

Currently the annual active member assessment is \$600 and the road maintenance assessment for is \$300.

Additional information regarding The Association's By-Laws and Community Deed Restrictions may be viewed on the Hawkshillcc.com Owners Page.