



## **Pinckney Place Property Owners Association**

**1681 Ware Bottom Lane  
Mount Pleasant, SC 29464**  
Mail Slot #31  
pinckneyplacehoa@gmail.com



## **Guidance for Real Estate and Closing Agents (CY2026)**

It is very important that all parties entering into a real estate transaction enter into the agreement knowing that Pinckney Place Property Owner's Association (PP POA, LLC) is governed by **covenants** which are legally binding and not subject to waiver by virtue of ignorance or avoidance. Past experience makes this point of emphasis necessary.

**Fees:** Per the covenants, the following fees are in place as of 01 January 2026:

Annual Assessments, (aka: Regime Fee, HOA Dues, etc.)

- ☐ 2026 Annual Dues (Regime Fee) are set at **\$850**
- ☐ The assessment may be paid in total, or by semi-, quarterly installments. However, the total amount of this assessment must be paid by 30 September 2026. Dues are subject to change by the Board of Directors on a year-by-year basis.

Transfer Fee

Per amendment 1 to the covenants, "Each purchaser of a Lot shall be required to pay a non-refundable contribution to the capital fund of the Association or a '**transfer fee**' in the amount equal to the selling price of the Lot multiplied by **0.0033**. By way of example, if the selling price of the lot is \$500,000.00, the Purchaser shall be required to pay the Association a non-refundable contribution to the capital or '**transfer fee**' in the amount of \$1650.00.

Working Capital Fee: There is NO working capital fee assessed for CY2026.

Miscellaneous Fees: There is NO ESTOPPEL FEE, or other special assessments planned for CY2026.

**Payment:** Fees are payable by check to Pinckney Place Property Owners Association, Inc. and should be delivered within 48-hours after the closing.

ALL PARTIES to a Real Estate transaction are asked to extend the courtesy of acknowledging receipt of this closing information, to provide a date for the closing, and to provide contact information for the purchaser after the closing.

### **PP POA Points of Contact for 2026**

- ☐ Pinckney Place Email: [pinckneyplacehoa@gmail.com](mailto:pinckneyplacehoa@gmail.com)
- ☐ Treasurer's Email: [kennyryan@icloud.com](mailto:kennyryan@icloud.com)