



Subdivider Maintenance Responsibility and Reserve Fund Creation Affidavit

Contact Information

Currituck County
Planning and Community Development
153 Courthouse Road, Suite 110
Currituck, NC 27929

Phone: 252.232.3055
Fax: 252.232.3026

Website: <http://www.co.currituck.nc.us/planning-community-development.cfm>

Affidavit

I, Justin Old, Allied Properties, LLC, subdivider of _____

Fost 3B (Subdivision Name) certify that:

- I am responsible for maintenance of all common areas, common features, and private infrastructure until 75% of lots sales within the subdivision.
- I have established a reserve fund to support the continued maintenance and upkeep of common areas, common features, and private infrastructure. The fund has been established at Towne Bank (Banking Institution).
- I shall establish the Homeowner's/Property Owner's Association (hereinafter "association") prior to the sale of the first lot.
- It is solely my responsibility to notify the County upon 75% lot sales within the subdivision.
- The County is not responsible or liable for maintenance of any common areas, common features, or private infrastructure within the subdivision.

I understand that maintenance responsibility of common areas, common features, and private infrastructure shall not be transferred from the subdivider to the association until ALL of the following occur:

- At least 75% of the total number of lots in the subdivision are sold.
- The subdivider commissions a report prepared by a licensed engineer indicating that all common areas, common features, and infrastructure elements comply with the minimum standards in the Unified Development Ordinance and the County Code of Ordinances.
- County staff reviews and approves the report prepared by a registered engineer.
- The reserve fund contains a minimum balance equal to: a) 10% of the road construction costs for streets not maintained by NCDOT at the time of transfer (gravel base and asphalt only); b) 10% of construction costs of common features and private infrastructure, excluding sidewalks and street trees; c) liability insurance and taxes for two years; and, d) facilities, stormwater, and landscaping maintenance costs for two years. The reserve fund balance shall be \$See attached (attach cost breakdown sheet). In the event the association has not collected sufficient assessment funds from the lot owners in the subdivision to meet the minimum balance of \$See attached in the reserve fund, the subdivider shall be responsible for the difference needed to meet the minimum balance requirements.

Signature

8.23.23
Date

Notary Certificate

Currituck County, North Carolina

I, Kelly W Boldt, a Notary Public for Currituck County, North Carolina, do hereby certify that Justin Old personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 23 day of August, 2023.



Kelly W Boldt

Notary Signature

My commission expires: Nov 17, 2023

ATTACHMENT "A"

FOST Tract Reserve Fund Calculations Updated for Phase 3B

(Including Phases 1A, 1B, 2 and 3A)

A. Temporary Reserve Fund Calculation:

Phase 3B:

Roadway Stone Base Course Construction Cost: 2,695 tons @ \$32.04/tn =	\$ 86,347.80
Asphalt Roadway Surface Course Construction Cost: 950.34 tons @ \$124/tn =	<u>\$ 117,842.00</u>
Phase 3B Subtotal:	\$204,189.80

Phase 3A:

Roadway Stone Base Course Construction Cost: 814 tons @ \$32.04/tn =	\$ 26,088.70
Asphalt Roadway Surface Course Construction Cost: 749.67 tons @ \$124/tn =	92,959.08
Concrete Roadway Construction Cost: 5,105 sq yds @ \$58.50/sq yd =	<u>298,642.50</u>
Phase 3A Subtotal:	\$417,690.28

Phase 1A:

Asphalt Roadway Base Course Construction Cost: 10,368 tons @ \$17/tn =	\$176,256.00
Asphalt Roadway Surface Course Construction Cost: 3,644 tons @ \$109/tn =	397,196.00
Concrete Roadway Construction Cost: 58,380 sq ft @ \$3.75/sq ft =	<u>218,925.00</u>
Phase 1A Subtotal:	\$792,377.00

Phases 1B & 2

Asphalt Roadway Base Course Constr. Cost: 5,667 tons @ \$17/tn =	\$ 96,339.00
Asph Roadway Surface Course Constr Cost: 1,992 tons @ \$118/tn =	\$235,056.00
Concrete Roadway Construction Cost: 32,790 sq ft @ \$3.75/sq ft =	<u>\$122,962.50</u>
	\$454,357.50

Prior Total Phases 1A, 1B, 2 & 3A: \$1,664,424.78

Total Roadway Costs (1A, 1B, 2, 3A & 3B): \$1,868,614.58

Temporary Fund Amount: 10% of \$1,868,614.58= \$186,861.46

B. Permanent Reserve Fund Calculation:

- | | |
|---|-------------|
| 1. Annual Cost of Common Area & Stormwater Maintenance: | \$19,450.00 |
| 2. Annual Cost of Common Area Insurance (All Phases): | 882.00 |

TOTAL: \$20,332.00

Permanent Reserve Fund Amount: 2 x \$20,332.00 = \$40,664.00

INVOICE

252-202-6645
Countryscapesclay@hotmail.com

366 N Gregory Road
Shawboro, NC
27973

Attention: Perry Arnette
Land Development manager

QHOC
Moyock, NC 27958
Date: 6/16/2023

Project Title: **Fost Phase 3**
Project Description: Stone for road
P.O. Number:
Invoice Number:
Terms: 30 Days

Description	Quantity	Unit Price	Cost
Stone Phase 3A	814T	\$32.04	\$26,088.70
Stone Phase 3B	2,695T	\$32.04	\$86,347.80
		Subtotal	\$112,436.50
		Total	\$112,436.50

Thank you for your business. It's a pleasure to work with you on your project.
Your next order will ship in 30 days.

Sincerely yours,

Urna Semper

C & L CONCRETE WORKS, INC.

P O BOX 178
CAMDEN, NC 27921

DATE
7/20/2023

BILL TO
QUALITY HOMES OF CURRITUCK LLC 417-D CARATOKE HWY. MOYOCK, NC 27958

PROJECT
Fost 3B Currituck Co. J-101

DESCRIPTION	AMOUNT
Mobilization	300.00
948 tons NC DOT Asphalt installed.	117,542.00
Total	\$117,842.00



Goodman Management Group

RE: FOST Community Association, Maintenance Costs, Section 3B

August 22, 2023

To Whom It May Concern,

Estimated maintenance costs for common areas including stormwater ponds and other common stormwater infrastructure are detailed below.

1. Landscaping and Grounds Maintenance of Common Areas Costs per 12 months – \$17,250
2. Stormwater Ponds and Other Stormwater Infrastructure per 12 months – \$2,200

If you have any questions, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read 'A.P. Goodman', with a long horizontal flourish extending to the right.

Aaron P. Goodman, CMCA®, AMS®, PCAM®
Goodman Management Group
Chief Executive Officer

SELECTIVE

BE UNIQUELY INSUREDSM

Quotation of Commercial Insurance

Prepared for:
FOST HOA
101 RYKER ROAD, MOYOCK, NC
MOYOCK, NC 279588608

Presented By:
CHOICE INSURANCE AGENCY

Proposal Print Date:04/27/2022

SELECTIVE

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Quotation of Commercial Insurance
Service
New Business

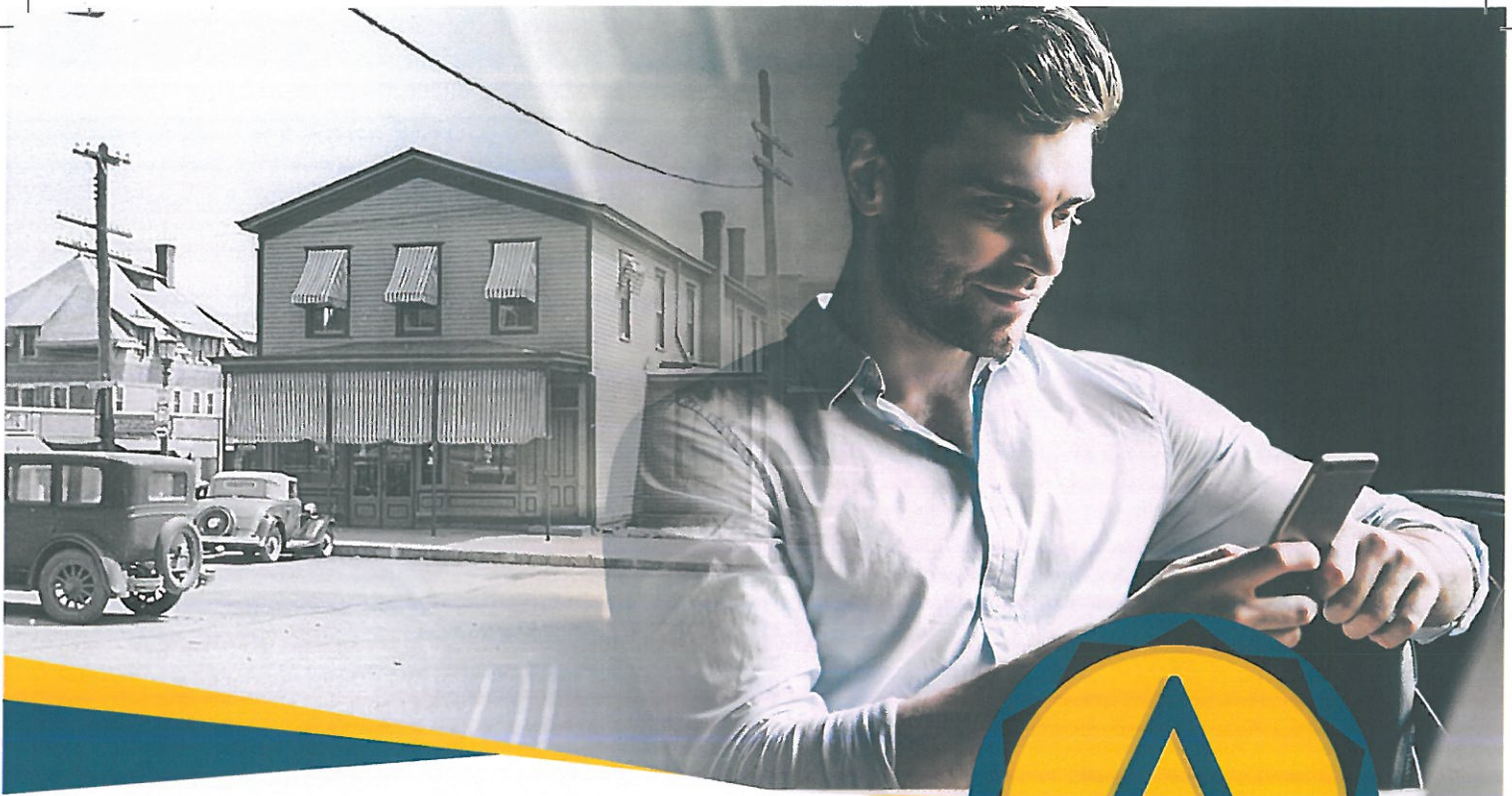
Prepared for:
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Presented By:
CHOICE INSURANCE AGENCY

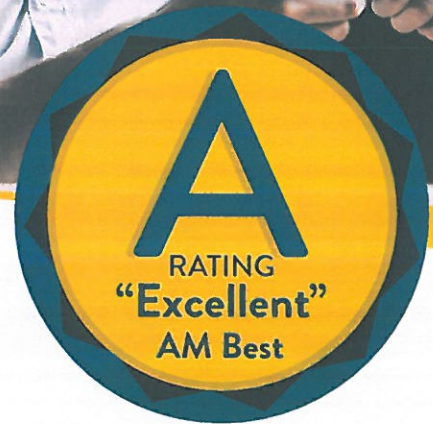
The following quotation of insurance has been developed for the above captioned risk.
IT IS AGREED AND UNDERSTOOD NO COVERAGE HAS BEEN BOUND.

This quotation will expire after (30) days Or the effective date of requested coverages unless otherwise notified.

Proposal Print Date: 04/27/2022
Underwritten By:
Selective Ins Co of the Southeast



PROVIDING UNIQUE INSURANCE SOLUTIONS SINCE 1926



Since its founding, Selective has built a reputation for providing unique insurance solutions backed by outstanding customer service. This reputation has been rewarded with an “A” (Excellent) Rating from AM Best for more than 9 decades.

Today, **Selective Insurance Group, Inc.** is a holding company for 10 property and casualty insurance companies that partner with independent agents to offer standard and specialty insurance for commercial and personal risks. Selective invites its customers to Be Uniquely Insured in partnership with independent agents, who together deliver a best-in-class customer experience.

Headquartered in Branchville, New Jersey since 1926, Selective employs a diverse workforce of more than 2,300 engaged professionals. As the 41st largest U.S. property & casualty group in 2020 (per AM Best), Selective is a super-regional insurance carrier with Commercial Lines in 27 states, Personal Lines in 15 states, Excess & Surplus Lines in 50 states, while being the 3rd largest “Write Your Own” insurance carrier in the National Flood Insurance Program.

Selective’s unique position as both a leading insurance group and an employer of choice is recognized in a wide variety of awards and honors, including a listing in the Fortune 1000 and being named one of “America’s Best Mid-Size Employers” in 2019 by *Forbes Magazine*.

HERE'S WHAT YOU CAN EXPECT AS A BUSINESS CUSTOMER WITH SELECTIVE.

PRIOR TO POLICY ISSUED



Top Quality Agent



Safety Management Survey¹

- Comprehensive Risk Advice
- Help Identify Unknown Risks
- A local team from Selective working in partnership with your agent

AS A SELECTIVE CUSTOMER



Welcome Email



Digital Policy



Mobile App & Web Portal

- Sign up for **Online Access**
- View Policies, Bills, Auto ID Cards²
- Manage Account 24/7



Safety Management Evaluation



Safety Management Service Visit



License Verification with Atlas Certified

- Review Risk Mitigation Efforts
- **Online Tools & Videos**
- Validate Credentials and Increase Compliance



Electronic Billing Alerts



Automatic Payment Options

- Via Email, Text³, **Mobile App**³
- Checking/Savings Account, Credit/Debit Cards
- Various Flexible Payment Plans
- Pay as You Go⁴



Extended Hours Contact Center



Instant Customer Recognition

- Pay via Phone 24/7
- Communication via Phone, Email, Chat



Selective[®] Drive

- **Selective[®] Drive Mobile App**
- Reduce Distracted/Careless Driving
- Track Driver Locations
- Fleet Route Optimization



Customer Preferences



Proactive Messages



Recall Alerts

- Choice of Communication Channel
- **Billing, Claims & Policy Notifications**
- Customized Weather Alerts
- Product & Auto Recalls



Accident Claim



Upload Claim Photos with EZ Write



48-Hour Payment with SWIFTClaimSM

- Multiple Claim Reporting Options
- Unlimited Photo Upload
- Payment Within Two Days⁵



Proof of Insurance via Mobile App

- Instant Access to Proof of Insurance
- Locate Key Service Providers



Automatic Renewal Options

- Convenient Automatic Renewals
- Multi-Line Product Discount Opportunities

¹ Available for selected Commercial Lines Customers

² Where Allowable by State

³ Coming in 2019

⁴ With PaySync[®] Products

⁵ Only for SWIFTClaimSM

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SELECTIVE
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Quotation of Commercial Insurance

FOST HOA

Quote # 24189200

Policy Period: 05/01/22 to 05/01/23

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This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

Quotation of Commercial Insurance

FOST HOA

Quote # 24189200

Policy Period: 05/01/22 to 05/01/23

Premium Summary

<u>Coverage</u>	<u>Premium</u>
General Liability	\$882.00
Total Premium	\$882.00

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Quotation of Commercial Insurance

FOST HOA

Quote # 24189200

Policy Period: 05/01/22 to 05/01/23

Policy Location Schedule

<u>Loc#</u>	<u>Bldg#</u>	<u>Street</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
001	001	101 RYKER ROAD, MOYOCK, NC	MOYOCK FD	NC	27958

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Quotation of Commercial Insurance

FOST HOA

Quote # 24189200

Policy Period: 05/01/22 to 05/01/23

General Liability

Policy Level

	<u>Limit</u>	<u>Premium</u>
General Aggregate	2,000,000	
Products/Completed Ops	2,000,000	
Each Occurrence	1,000,000	
Personal & Advertising Injury	1,000,000	
Fire Damage	500,000	
Medical Expense	15,000	
 <u>Additional Coverages</u>		
ElitePac General Liability Extension Endorsement	<u>Quantity/Limit</u>	<u>Premium</u>
		\$33.00

Location Level

Location 001/001 - 101 RYKER ROAD, MOYOCK, NC, MOYOCK FD, NC
Class 68500 - TOWNHOUSES OR SIMILAR ASSOCIATIONS

<u>Coverage</u>	<u>Exposure</u>	<u>Premium</u>
Premises Operation (Final Rate 3.326)	250	\$832.00

Other

Terrorism Premium (Certified Acts)	<u>Premium</u>
	\$17.00

Total General Liability Premium **\$882.00**

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Selective Customer Self-Service and Billing Options



We understand that each customer has unique needs—that's why Selective offers a variety of installment plans. Your agent can assist you with selecting a plan that works best with and meets the eligibility requirements for your particular policy. Please note that policies on the same account may have different payment plans and installment fees may apply.

- 1-Pay: Due in full at policy inception
- 2-Pay: Two equal installments due at policy inception and in the 6th month of the policy term
- 4-Pay: Four equal installments due at policy inception and in the 3rd, 6th and 9th months of the policy term
- Quarterly: Four equal installments due quarterly starting at policy inception
- 10-Pay: 19% due at policy inception, the remaining balance billed in nine equal monthly installments

The SelectPay® Advantage (Electronic Funds Transfer)

With our free SelectPay® service, your insurance payments can be automatically deducted from your checking or savings account. Not only will this save you time, but you'll avoid late fees.

Signing up for SelectPay® is easy – just visit www.selective.com and sign in. Click the “Billing & Payments” tab and then choose the “Pay Bill” link. You will need your policy number and bank account information to complete the transaction.

PaySync® Flexible Payment Program

Get the cash flow flexibility you need with PaySync® for your Selective Workers Compensation (WC) and Commercial Package Policy (CPP). With PaySync® WC, pay your premium installments when you pay your payroll; with PaySync® CPP, premiums are broken down into 12, 24, 26, or 52 payments – your choice during policy issuance. Benefits include:

- No down payments
- PaySync® is simply another pay plan option, so no special underwriting guidelines apply

You'll need to provide Selective with your payroll information each pay cycle to be eligible to the PaySync® WC program. Payroll information can be submitted by you or a third party, such as an accountant or payroll processor, on your behalf. For more information about the program, please visit selective.com/paysync or contact your agent.

Your time is valuable. Selective lets you manage your policy on your own time through our online Customer Self-Service site. Here you can:

- Pay your bill
- Schedule future payments
- Build and print certificates of insurance
- Print automobile ID cards
- File a claim
- Review, download or print a copy of your policy

Registration is simple. Have your policy or bill handy when you visit www.selective.com and then click “Need a Customer User ID and Password”. Follow the onscreen instructions to answer the three security questions identifying your policy and begin managing your account 24/7.

Quotation of Commercial Insurance

FOST HOA

Quote # 24189200

Policy Period: 05/01/22 to 05/01/23

Terrorism (Certified Acts) Information

Refer to attached IN 0585 1220 Policyholder Disclosure Notice - Offer of Terrorism Insurance Coverage and Rejection Form – Effective Until Revoked

**YOUR POLICY INCLUDES TERRORISM COVERAGE FOR AN ADDITIONAL PREMIUM OF:
TERRORISM - CERTIFIED ACTS: \$17.00**

This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

POLICYHOLDER DISCLOSURE NOTICE OFFER OF TERRORISM INSURANCE COVERAGE AND REJECTION FORM — EFFECTIVE UNTIL REVOKED

Offer of Coverage:

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from “acts of terrorism”, as defined in Section 102(1) of the Act. The term “act of terrorism” means any act or acts that are certified by the Secretary of the Treasury - in consultation with the Secretary of Homeland Security, and the Attorney General of the United States - to be an “act of terrorism”; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

You may accept or reject insurance coverage for losses resulting from certified “acts of terrorism”.

- If you accept this offer of coverage simply pay your billed premium, which includes the amount shown below. You do not need to do anything else.
- If you would like to reject this coverage, please see the section of this form entitled Rejection of Terrorism Insurance Coverage and follow the instructions. Even if you reject this coverage, state law prohibits us from excluding fire losses resulting from an “act of terrorism”. Therefore, the terrorism exclusion we place on your policy will contain an exception for fire losses resulting from an “act of terrorism”. The additional premium for such fire losses resulting from an “act of terrorism” is shown below. **Please note that if you reject coverage for losses resulting from certified “acts of terrorism”, we will not provide coverage on renewals of this policy unless you ask us for coverage in the manner set forth in our “Offer of Terrorism Insurance Coverage When Terrorism Insurance Coverage Was Previously Rejected” form, which will be attached to renewals of this policy.**

Disclosure of Premium:

The portion of your annual premium that is attributable to coverage for “acts of terrorism” is and does not include any charges for the portion of loss that may be covered by the federal government under the Act.

The premium for terrorism (fire only) coverage is _____ and is due regardless of whether you reject coverage for certified “acts of terrorism”.

Please be aware that even if you purchase coverage for losses resulting from certified “acts of terrorism”, your policy will still contain other policy terms, conditions, limitations and exclusions that may impact whether coverage is available in the event of a loss resulting from a certified “act of terrorism”.

Federal Participation in Payment of Terrorism Losses:

You should know that where coverage is provided by this policy for losses resulting from certified "acts of terrorism", such losses may be partially reimbursed by the United States Government under a formula established by federal law. Under the formula, the United States Government generally reimburses 80% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage.

Cap on Insurer Participation in Payment of Terrorism Losses:

You should also know that the Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits United States Government reimbursement as well as insurers' liability for losses resulting from certified "acts of terrorism" when the amount of such losses in any one calendar year exceeds \$100 billion. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

Rejection of Terrorism Insurance Coverage:

You may reject this offer of coverage by checking the box, filling in the information below, signing and returning this form to your agent. If you choose to reject this offer of coverage, we will add an exclusionary endorsement to your policy to eliminate coverage for losses resulting from certified "acts of terrorism".

Rejection of Coverage - Effective Until Revoked	
<input type="checkbox"/>	I HAVE READ THIS FORM IN ITS ENTIRETY AND DO NOT WANT TO PURCHASE COVERAGE FOR CERTIFIED "ACTS OF TERRORISM". I UNDERSTAND THAT THIS REJECTION IS EFFECTIVE UNTIL I AFFIRMATIVELY REVOKE IT IN THE MANNER SET FORTH IN SELECTIVE'S "OFFER OF TERRORISM INSURANCE COVERAGE WHEN TERRORISM INSURANCE COVERAGE WAS PREVIOUSLY REJECTED" FORM, AND THAT IF I SIGN THIS FORM THIS POLICY AND ANY RENEWALS WILL EXCLUDE COVERAGE FOR LOSSES RESULTING FROM CERTIFIED "ACTS OF TERRORISM".
_____ Policyholder/Applicant's Signature	_____ Insurance Company
_____ Print Name	_____ Policy or Quote Number
_____ Title	
_____ Date	

PRAESIDIUM

WHAT YOU DON'T KNOW CAN HURT THOSE IN YOUR CARE AND YOUR ORGANIZATION.

Adopting a solid screening and selection process is your first line of defense in creating a safe environment. A thorough, consistent screening process may also discourage would-be offenders from targeting your organization. Failure to discover a known offender can affect those in your care and the organization's reputation, financial stability, and trust within the community. Who you should screen can depend on many factors, such as if the person is a new full-time hire, a season hire, or even a current employee. In determining the types of checks to utilize, organizations should follow all state, federal, and licensing regulations and consider an individual's level of access. Level of access may be influenced by:

WHO IS PRAESIDIUM?

Praesidium is the national leader in abuse risk management. With more than two decades of experience, and serving thousands of clients, our dedicated team of researchers, psychologists, attorneys, social workers, and human resource professionals have analyzed thousands of cases of abuse in organizations and synthesized the latest scientific research. We know how abuse happens in organizations . . . and how to prevent it.

- **Frequency**: How frequently does the individual work around or interact with consumers? Is it a one-time event or every day?
- **Duration**: What is the duration of the individual's interactions? Is it a one-time, one-hour event or an entire summer?
- **Level of Supervision**: Are the individual's interactions always supervised by another adult or are they one-on-one with consumers?
- **Nature of the Relationship**: What is the nature of the relationship between the individual and the consumers in the program? Does the individual merely supervise an area during an event that has consumers, or are they getting to know individual consumers and families while counseling, tutoring, or providing personal care services?

Selective Insurance has partnered with Praesidium to offer you discounted background screening services for your organization.

For more information go to: selective.com/praesidium - (800.743.6354) - selective@praesidiuminc.com
In order to receive this exclusive benefit please identify yourself as a Selective Insurance agent or insured.

FOUR ELEMENTS FOR A THOROUGH BUT COST EFFECTIVE BACKGROUND CHECK:

- **Check Facts:** Aliases, DOBs, and address history all drive research and help to paint a complete picture.
- **Search Wide:** Multi State criminal and national sex offender databases will identify the unexpected.
- **Search Deep:** Targeted county level searches will give real-time information where records are most likely to be found.
- **Ask Questions:** References can provide insights on behavior and clues to non-criminal boundary issues.

WHO SHOULD YOU SCREEN, AND HOW OFTEN?

- **New Hires/Volunteers:** A thorough, consistently applied background screening process at the time of hire is your first and best opportunity to identify the problem.
- **Seasonal Hires/Volunteers:** Seasonal staff present a unique risk because you don't see them for months at a time, but it's often not practical to complete a full new hire process each season. An annual check-in plan is key.
- **Re-Screening:** Conducting targeted checks on your full-time employees at least every 3 years helps you identify issues before they impact your organization.

BACKGROUND SCREENING FOR SELECTIVE INSURED

Praesidium offers a selection of background screening packages plus a la carte services to empower your organization to conduct right-sized research. Praesidium's team can help contextualize the screening process as part of an overall culture of safety and discuss how screening works in hand with other abuse prevention efforts. Praesidium's team can also help you understand who to screen, how often, and the importance of re-screening.

	LOW ACCESS VOLUNTEERS	HIGH ACCESS VOLUNTEERS	EMPLOYEES	FINANCIAL ACCESS	A LA CARTE
	STARTING AT \$16	STARTING AT \$16	STARTING AT \$16	STARTING AT \$37	INDIVIDUAL COST PER SERVICE
Employment Credit (\$60 one-time set up fee required)				X	\$10.00
Confidence Multi State Criminal and Sex Offender Database w/Alias**	X	X	X	X	\$ 9.00
7 Yr County Criminal Records Search: Current County of Residence*	X	X	X	X	\$ 7.00
Add'l Counties Added As Needed Based on 7 yr Address History*		X	X	X	\$ 5.50
County Civil Records Search (upper): 1 County*				X	\$11.00
Motor Vehicle Records Search*					\$ 5.00
Employment Verification: 1 Position*					\$ 8.00
Education Verification: 1 Degree*					\$ 7.00
Personal Reference: 1 Reference					\$11.00
Professional Reference: 1 Reference					\$12.00
International Criminal Search 1 Jurisdiction*					\$50.00

* 3rd Party keeper fees may apply and will be passed on at cost when incurred.

** Criminal records found in the Multi State database check are subject to verification at the source and additional costs may apply.

For more information go to: selective.com/praesidium - (800.743.6354) - selective@praesidiuminc.com

In order to receive this exclusive benefit please identify yourself as a Selective Insurance agent or insured.

ElitePac® General Liability Extension Endorsement

The following forms/coverages are included:

- CG 73 00 (or CG 73 00NY, CG 73 00FL) ElitePac® General Liability Extension Endorsement
- CG 79 35 (or CG 79 35NY, CG 79 35FL) Product Recall Expense Coverage Endorsement - \$25,000 Limit
- \$15,000 Increased Limit for Medical Payments (N/A for the following Market Segments: Auto Services, Emergency Services, Governmental, Hotels, Resorts and Restaurants)

Coverage	Limit
Additional Insured – Primary and Non-Contributory Provision	Included
Blanket Additional Insureds – As Required By Contract	Included
Broad Form Vendors Coverage	Included
Damage To Premises Rented To You (Including Fire, Lightning or Explosion)	\$500,000 (Limit to be shown on Dec Page)
Electronic Data Liability	\$100,000
Employee Definition Amended	Included
Employees As Insureds Modified	Included
Employer's Liability Exclusion Amended (N/A in NY)	Included
Incidental Malpractice Exclusion Modified (N/A for Social Service and Senior Living Market Segments)	Included
Knowledge of Occurrence, Claim, Suit or Loss	Included
Liberalization Clause	Included
Medical Payments Amendments	Included
Any Insured Amendment	Included
Products Amendment	Included
Mental Anguish Amendment (N/A in NY)	Included
Newly Formed or Acquired Organizations	Included
Non-Accumulation of Limits (N/A in NY or WI)	Included
Non-Owned Aircraft	Included
Non-Owned Watercraft (under 60 feet)	Included
Not-For-Profit Organization Members as Additional Insureds	Included
Personal and Advertising Injury – Discrimination Amendment (N/A in NY)	Included

ElitePac® General Liability Extension Endorsement

Coverage	Limit
Supplementary Payments Amended	Included
Bail Bonds	\$5,000
Loss of Earnings	\$1,000
Unintentional Failure To Disclose Hazards	Included
Waiver of Transfer of Rights of Recovery (subrogation)	Included

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Major Subdivision Submittal Checklist – Final Plat

Staff will use the following checklist to determine the completeness of your final plat application within ten business days of submittal. Please make sure all of the listed items are included. The Planning Director shall not process an application for further review until it is determined to be complete.

Major Subdivision Submittal Checklist – Final Plat

Date Received: 8/24/23 TRC Date: _____
 Project Name: Fost 3B Final Plat
 Applicant/Property Owner: _____

Final Plat Submittal Checklist		
1	Complete Major Subdivision application or fee for amended final plat (\$250)	X
2	Final plat with professional's seal	X
3	As-built drawings (streets, stormwater management infrastructure, utilities (including hydrant locations), and lighting (if applicable))	X
4	As-built for landscaping including street trees, heritage trees, and required buffers, fences, and walls	X
5	Fire Chief certification for dry hydrant installation, if applicable	
6	Water/sewer district documents and approvals, if applicable	
7	Copy of homeowners association by-laws, restrictive covenants to be recorded, and verification of reserve fund account.	X
8	Street, stormwater infrastructure, and open space performance bonds, if applicable	X
9	NCDOT pavement certification (with asphalt test documents)	X
10	NCDEQ waterline acceptance certification form	X
11	NCDEQ wastewater system completion/connection certificates for central systems. Permit to authorize wastewater flows if a dry-line construction permit was previously approved.	
12	3 copies of plans	X
13	1- 8.5" x 11" copy of plans	X
14	2 hard copies of ALL documents	X
15	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	X

For Staff Only

Pre-application Conference (Optional)
 Pre-application Conference was held on _____ and the following people were present:

Comments

Coastal Landscapes, Inc.

P.O. Box 57038
Virginia Beach, VA 23457
757-721-4109 Office
757-426-8585 Fax

admin@coastallandscapes.hrcox...

Estimate

DATE	Estimate #
6/16/2023	FOSTPH3ST2"

Name / Address
QHOC HOMES 417 CARATOKE HWY UNIT D MOYOCK, NC 27958

Item	Qty	Description	Cost	Total
TREE	71	FOST NORTH CAROLINA PHASE 3 TREES 2" CALIPER	225.00	15,975.00
				\$15,975.00

Coastal Landscapes Inc., provides all designs, materials, & labor for landscape. All plant materials are guaranteed for 1 year from install. There is no guarantee on annuals, sod, bulbs, perennials, dogwoods, palms, gardenias or plants provided by owner. Plants that have been subject to extreme climatic conditions (ie. flood, freeze, drought), neglect, improper watering, mechanical or animal damage will void guarantee. Estimates are good for 6 weeks. A 50% deposit is required to be placed on the schedule, the remainder is due at completion. Debtor will be responsible for court costs incurred to collect on account. Homeowner is responsible for marking all private utilities, irrigation systems, & lighting prior to landscape installation. Coastal Landscapes is not responsible for any damages. This bill is personally guaranteed by the under signed. Credit card payments will incur a 4% processing fee.

Signature _____

SELECTIVE

BE UNIQUELY INSUREDSM

Quotation of Commercial Insurance

Prepared for:
FOST HOA
101 RYKER ROAD, MOYOCK, NC
MOYOCK, NC 279588608

Presented By:
CHOICE INSURANCE AGENCY

Proposal Print Date:04/27/2022

SELECTIVE

BE UNIQUELY INSUREDSM

Quotation of Commercial Insurance
Service
New Business

Prepared for:
FOST HOA
101 RYKER ROAD, MOYOCK, NC
MOYOCK, NC 279588608

Presented By:
CHOICE INSURANCE AGENCY

The following quotation of insurance has been developed for the above captioned risk.
IT IS AGREED AND UNDERSTOOD NO COVERAGE HAS BEEN BOUND.

This quotation will expire after (30) days Or the effective date of requested coverages unless otherwise notified.

Proposal Print Date: 04/27/2022
Underwritten By:
Selective Ins Co of the Southeast



PROVIDING UNIQUE INSURANCE SOLUTIONS SINCE 1926



Since its founding, Selective has built a reputation for providing unique insurance solutions backed by outstanding customer service. This reputation has been rewarded with an “A” (Excellent) Rating from AM Best for more than 9 decades.

Today, **Selective Insurance Group, Inc.** is a holding company for 10 property and casualty insurance companies that partner with independent agents to offer standard and specialty insurance for commercial and personal risks. Selective invites its customers to Be Uniquely Insured in partnership with independent agents, who together deliver a best-in-class customer experience.

Headquartered in Branchville, New Jersey since 1926, Selective employs a diverse workforce of more than 2,300 engaged professionals. As the 41st largest U.S. property & casualty group in 2020 (per AM Best), Selective is a super-regional insurance carrier with Commercial Lines in 27 states, Personal Lines in 15 states, Excess & Surplus Lines in 50 states, while being the 3rd largest “Write Your Own” insurance carrier in the National Flood Insurance Program.

Selective’s unique position as both a leading insurance group and an employer of choice is recognized in a wide variety of awards and honors, including a listing in the Fortune 1000 and being named one of “America’s Best Mid-Size Employers” in 2019 by *Forbes Magazine*.

SELECTIVE
BE UNIQUELY INSURED®

HERE'S WHAT YOU CAN EXPECT AS A BUSINESS CUSTOMER WITH SELECTIVE.

PRIOR TO POLICY ISSUED



Top Quality Agent



Safety Management Survey¹

- Comprehensive Risk Advice
- Help Identify Unknown Risks
- A local team from Selective working in partnership with your agent

AS A SELECTIVE CUSTOMER



Welcome Email



Digital Policy



Mobile App & Web Portal

- Sign up for [Online Access](#)
- View Policies, Bills, Auto ID Cards²
- Manage Account 24/7



Safety Management Evaluation



Safety Management Service Visit



License Verification with Atlas Certified

- Review Risk Mitigation Efforts
- [Online Tools & Videos](#)
- Validate Credentials and Increase Compliance



Electronic Billing Alerts



Automatic Payment Options

- Via Email, Text³, [Mobile App](#)³
- Checking/Savings Account, Credit/Debit Cards
- Various Flexible Payment Plans
- Pay as You Go⁴



Extended Hours Contact Center



Instant Customer Recognition

- Pay via Phone 24/7
- Communication via Phone, Email, Chat



Selective[®] Drive

- [Selective[®] Drive Mobile App](#)
- Reduce Distracted/Careless Driving
- Track Driver Locations
- Fleet Route Optimization



Customer Preferences



Proactive Messages



Recall Alerts

- Choice of Communication Channel
- Billing, Claims & Policy Notifications
- Customized Weather Alerts
- Product & Auto Recalls



Accident Claim



Upload Claim Photos with EZ Write



48-Hour Payment with SWIFTClaimSM

- Multiple Claim Reporting Options
- Unlimited Photo Upload
- Payment Within Two Days⁵



Proof of Insurance via Mobile App

- Instant Access to Proof of Insurance
- Locate Key Service Providers



Automatic Renewal Options

- Convenient Automatic Renewals
- Multi-Line Product Discount Opportunities

¹ Available for selected Commercial Lines Customers

² Where Allowable by State

³ Coming in 2019

⁴ With PaySync[®] Products

⁵ Only for SWIFTClaimSM

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Quotation of Commercial Insurance

FOST HOA

Quote # 24189200

Policy Period: 05/01/22 to 05/01/23

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This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

Quotation of Commercial Insurance

FOST HOA

Quote # 24189200

Policy Period: 05/01/22 to 05/01/23

Premium Summary

<u>Coverage</u>	<u>Premium</u>
General Liability	\$882.00
Total Premium	\$882.00

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Quotation of Commercial Insurance

FOST HOA

Quote # 24189200

Policy Period: 05/01/22 to 05/01/23

Policy Location Schedule

<u>Loc#</u>	<u>Bldg#</u>	<u>Street</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
001	001	101 RYKER ROAD, MOYOCK, NC	MOYOCK FD	NC	27958

This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

Quotation of Commercial Insurance

FOST HOA

Quote # 24189200

Policy Period: 05/01/22 to 05/01/23

General Liability

Policy Level

	<u>Limit</u>	<u>Premium</u>
General Aggregate	2,000,000	
Products/Completed Ops	2,000,000	
Each Occurrence	1,000,000	
Personal & Advertising Injury	1,000,000	
Fire Damage	500,000	
Medical Expense	15,000	
 <u>Additional Coverages</u>	 <u>Quantity/Limit</u>	 <u>Premium</u>
ElitePac General Liability Extension Endorsement		\$33.00

Location Level

Location 001/001 - 101 RYKER ROAD, MOYOCK, NC, MOYOCK FD, NC
Class 68500 - TOWNHOUSES OR SIMILAR ASSOCIATIONS

<u>Coverage</u>	<u>Exposure</u>	<u>Premium</u>
Premises Operation (Final Rate 3.326)	250	\$832.00

Other

Terrorism Premium (Certified Acts)	\$17.00
------------------------------------	---------

Total General Liability Premium \$882.00

This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

Selective Customer Self-Service and Billing Options



We understand that each customer has unique needs—that’s why Selective offers a variety of installment plans. Your agent can assist you with selecting a plan that works best with and meets the eligibility requirements for your particular policy. Please note that policies on the same account may have different payment plans and installment fees may apply.

- 1-Pay: Due in full at policy inception
- 2-Pay: Two equal installments due at policy inception and in the 6th month of the policy term
- 4-Pay: Four equal installments due at policy inception and in the 3rd, 6th and 9th months of the policy term
- Quarterly: Four equal installments due quarterly starting at policy inception
- 10-Pay: 19% due at policy inception, the remaining balance billed in nine equal monthly installments

The SelectPay® Advantage (Electronic Funds Transfer)

With our free SelectPay® service, your insurance payments can be automatically deducted from your checking or savings account. Not only will this save you time, but you’ll avoid late fees.

Signing up for SelectPay® is easy – just visit www.selective.com and sign in. Click the “Billing & Payments” tab and then choose the “Pay Bill” link. You will need your policy number and bank account information to complete the transaction.

PaySync® Flexible Payment Program

Get the cash flow flexibility you need with PaySync® for your Selective Workers Compensation (WC) and Commercial Package Policy (CPP). With PaySync® WC, pay your premium installments when you pay your payroll; with PaySync® CPP, premiums are broken down into 12, 24, 26, or 52 payments – your choice during policy issuance. Benefits include:

- No down payments
- PaySync® is simply another pay plan option, so no special underwriting guidelines apply

You’ll need to provide Selective with your payroll information each pay cycle to be eligible to the PaySync® WC program. Payroll information can be submitted by you or a third party, such as an accountant or payroll processor, on your behalf. For more information about the program, please visit selective.com/paysync or contact your agent.

Your time is valuable. Selective lets you manage your policy on your own time through our online Customer Self-Service site. Here you can:

- Pay your bill
- Schedule future payments
- Build and print certificates of insurance
- Print automobile ID cards
- File a claim
- Review, download or print a copy of your policy

Registration is simple. Have your policy or bill handy when you visit www.selective.com and then click “Need a Customer User ID and Password”. Follow the onscreen instructions to answer the three security questions identifying your policy and begin managing your account 24/7.

Quotation of Commercial Insurance

FOST HOA

Quote # 24189200

Policy Period: 05/01/22 to 05/01/23

Terrorism (Certified Acts) Information

Refer to attached IN 0585 1220 Policyholder Disclosure Notice - Offer of Terrorism Insurance Coverage and Rejection Form – Effective Until Revoked

**YOUR POLICY INCLUDES TERRORISM COVERAGE FOR AN ADDITIONAL PREMIUM OF:
TERRORISM - CERTIFIED ACTS: \$17.00**

This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

POLICYHOLDER DISCLOSURE NOTICE OFFER OF TERRORISM INSURANCE COVERAGE AND REJECTION FORM — EFFECTIVE UNTIL REVOKED

Offer of Coverage:

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from “acts of terrorism”, as defined in Section 102(1) of the Act. The term “act of terrorism” means any act or acts that are certified by the Secretary of the Treasury - in consultation with the Secretary of Homeland Security, and the Attorney General of the United States - to be an “act of terrorism”; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

You may accept or reject insurance coverage for losses resulting from certified “acts of terrorism”.

- If you accept this offer of coverage simply pay your billed premium, which includes the amount shown below. You do not need to do anything else.
- If you would like to reject this coverage, please see the section of this form entitled Rejection of Terrorism Insurance Coverage and follow the instructions. Even if you reject this coverage, state law prohibits us from excluding fire losses resulting from an “act of terrorism”. Therefore, the terrorism exclusion we place on your policy will contain an exception for fire losses resulting from an “act of terrorism”. The additional premium for such fire losses resulting from an “act of terrorism” is shown below. **Please note that if you reject coverage for losses resulting from certified “acts of terrorism”, we will not provide coverage on renewals of this policy unless you ask us for coverage in the manner set forth in our “Offer of Terrorism Insurance Coverage When Terrorism Insurance Coverage Was Previously Rejected” form, which will be attached to renewals of this policy.**

Disclosure of Premium:

The portion of your annual premium that is attributable to coverage for “acts of terrorism” is _____ and does not include any charges for the portion of loss that may be covered by the federal government under the Act.

The premium for terrorism (fire only) coverage is _____ and is due regardless of whether you reject coverage for certified “acts of terrorism”.

Please be aware that even if you purchase coverage for losses resulting from certified “acts of terrorism”, your policy will still contain other policy terms, conditions, limitations and exclusions that may impact whether coverage is available in the event of a loss resulting from a certified “act of terrorism”.

Federal Participation in Payment of Terrorism Losses:

You should know that where coverage is provided by this policy for losses resulting from certified “acts of terrorism”, such losses may be partially reimbursed by the United States Government under a formula established by federal law. Under the formula, the United States Government generally reimburses 80% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage.

Cap on Insurer Participation in Payment of Terrorism Losses:

You should also know that the Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits United States Government reimbursement as well as insurers’ liability for losses resulting from certified “acts of terrorism” when the amount of such losses in any one calendar year exceeds \$100 billion. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

Rejection of Terrorism Insurance Coverage:

You may reject this offer of coverage by checking the box, filling in the information below, signing and returning this form to your agent. If you choose to reject this offer of coverage, we will add an exclusionary endorsement to your policy to eliminate coverage for losses resulting from certified “acts of terrorism”.

Rejection of Coverage - Effective Until Revoked

I HAVE READ THIS FORM IN ITS ENTIRETY AND DO NOT WANT TO PURCHASE COVERAGE FOR CERTIFIED “ACTS OF TERRORISM”. I UNDERSTAND THAT THIS REJECTION IS EFFECTIVE UNTIL I AFFIRMATIVELY REVOKE IT IN THE MANNER SET FORTH IN SELECTIVE’S “OFFER OF TERRORISM INSURANCE COVERAGE WHEN TERRORISM INSURANCE COVERAGE WAS PREVIOUSLY REJECTED” FORM, AND THAT IF I SIGN THIS FORM THIS POLICY AND ANY RENEWALS WILL EXCLUDE COVERAGE FOR LOSSES RESULTING FROM CERTIFIED “ACTS OF TERRORISM”.

Policyholder/Applicant’s Signature

Insurance Company

Print Name

Policy or Quote Number

Title

Date

PRAESIDIUM

WHAT YOU DON'T KNOW CAN HURT THOSE IN YOUR CARE AND YOUR ORGANIZATION.

Adopting a solid screening and selection process is your first line of defense in creating a safe environment. A thorough, consistent screening process may also discourage would-be offenders from targeting your organization. Failure to discover a known offender can affect those in your care and the organization's reputation, financial stability, and trust within the community. Who you should screen can depend on many factors, such as if the person is a new full-time hire, a season hire, or even a current employee. In determining the types of checks to utilize, organizations should follow all state, federal, and licensing regulations and consider an individual's level of access. Level of access may be influenced by:

WHO IS PRAESIDIUM?

Praesidium is the national leader in abuse risk management. With more than two decades of experience, and serving thousands of clients, our dedicated team of researchers, psychologists, attorneys, social workers, and human resource professionals have analyzed thousands of cases of abuse in organizations and synthesized the latest scientific research. We know how abuse happens in organizations . . . and how to prevent it.

- **Frequency**: How frequently does the individual work around or interact with consumers? Is it a one-time event or every day?
- **Duration**: What is the duration of the individual's interactions? Is it a one-time, one-hour event or an entire summer?
- **Level of Supervision**: Are the individual's interactions always supervised by another adult or are they one-on-one with consumers?
- **Nature of the Relationship**: What is the nature of the relationship between the individual and the consumers in the program? Does the individual merely supervise an area during an event that has consumers, or are they getting to know individual consumers and families while counseling, tutoring, or providing personal care services?

Selective Insurance has partnered with Praesidium to offer you discounted background screening services for your organization.

For more information go to: selective.com/praesidium - (800.743.6354) - selective@praesidiuminc.com
In order to receive this exclusive benefit please identify yourself as a Selective Insurance agent or insured.

FOUR ELEMENTS FOR A THOROUGH BUT COST EFFECTIVE BACKGROUND CHECK:

- **Check Facts:** Aliases, DOBs, and address history all drive research and help to paint a complete picture.
- **Search Wide:** Multi State criminal and national sex offender databases will identify the unexpected.
- **Search Deep:** Targeted county level searches will give real-time information where records are most likely to be found.
- **Ask Questions:** References can provide insights on behavior and clues to non-criminal boundary issues.

WHO SHOULD YOU SCREEN, AND HOW OFTEN?

- **New Hires/Volunteers:** A thorough, consistently applied background screening process at the time of hire is your first and best opportunity to identify the problem.
- **Seasonal Hires/Volunteers:** Seasonal staff present a unique risk because you don't see them for months at a time, but it's often not practical to complete a full new hire process each season. An annual check-in plan is key.
- **Re-Screening:** Conducting targeted checks on your full-time employees at least every 3 years helps you identify issues before they impact your organization.

BACKGROUND SCREENING FOR SELECTIVE INSURED

Praesidium offers a selection of background screening packages plus a la carte services to empower your organization to conduct right-sized research. Praesidium's team can help contextualize the screening process as part of an overall culture of safety and discuss how screening works in hand with other abuse prevention efforts. Praesidium's team can also help you understand who to screen, how often, and the importance of re-screening.

	LOW ACCESS VOLUNTEERS	HIGH ACCESS VOLUNTEERS	EMPLOYEES	FINANCIAL ACCESS	A LA CARTE
	STARTING AT \$16	STARTING AT \$16	STARTING AT \$16	STARTING AT \$37	INDIVIDUAL COST PER SERVICE
Employment Credit (\$60 one-time set up fee required)				X	\$10.00
Confidence Multi State Criminal and Sex Offender Database w/Alias**	X	X	X	X	\$ 9.00
7 Yr County Criminal Records Search: Current County of Residence*	X	X	X	X	\$ 7.00
Add'l Counties Added As Needed Based on 7 yr Address History*		X	X	X	\$ 5.50
County Civil Records Search (upper): 1 County*				X	\$11.00
Motor Vehicle Records Search*					\$ 5.00
Employment Verification: 1 Position*					\$ 8.00
Education Verification: 1 Degree*					\$ 7.00
Personal Reference: 1 Reference					\$11.00
Professional Reference: 1 Reference					\$12.00
International Criminal Search 1 Jurisdiction*					\$50.00

* 3rd Party keeper fees may apply and will be passed on at cost when incurred.

** Criminal records found in the Multi State database check are subject to verification at the source and additional costs may apply.

For more information go to: selective.com/praesidium - (800.743.6354) - selective@praesidiuminc.com
In order to receive this exclusive benefit please identify yourself as a Selective Insurance agent or insured.

ElitePac® General Liability Extension Endorsement

The following forms/coverages are included:

- CG 73 00 (or CG 73 00NY, CG 73 00FL) ElitePac® General Liability Extension Endorsement
- CG 79 35 (or CG 79 35NY, CG 79 35FL) Product Recall Expense Coverage Endorsement - \$25,000 Limit
- \$15,000 Increased Limit for Medical Payments (N/A for the following Market Segments: Auto Services, Emergency Services, Governmental, Hotels, Resorts and Restaurants)

Coverage	Limit
Additional Insured – Primary and Non-Contributory Provision	Included
Blanket Additional Insureds – As Required By Contract	Included
Broad Form Vendors Coverage	Included
Damage To Premises Rented To You (Including Fire, Lightning or Explosion)	\$500,000 (Limit to be shown on Dec Page)
Electronic Data Liability	\$100,000
Employee Definition Amended	Included
Employees As Insureds Modified	Included
Employer's Liability Exclusion Amended (N/A in NY)	Included
Incidental Malpractice Exclusion Modified (N/A for Social Service and Senior Living Market Segments)	Included
Knowledge of Occurrence, Claim, Suit or Loss	Included
Liberalization Clause	Included
Medical Payments Amendments	Included
Any Insured Amendment	Included
Products Amendment	Included
Mental Anguish Amendment (N/A in NY)	Included
Newly Formed or Acquired Organizations	Included
Non-Accumulation of Limits (N/A in NY or WI)	Included
Non-Owned Aircraft	Included
Non-Owned Watercraft (under 60 feet)	Included
Not-For-Profit Organization Members as Additional Insureds	Included
Personal and Advertising Injury – Discrimination Amendment (N/A in NY)	Included

ElitePac® General Liability Extension Endorsement

Coverage	Limit
Supplementary Payments Amended	Included
Bail Bonds	\$5,000
Loss of Earnings	\$1,000
Unintentional Failure To Disclose Hazards	Included
Waiver of Transfer of Rights of Recovery (subrogation)	Included

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Goodman Management Group

RE: FOST Community Association, Maintenance Costs, Section 3B

August 22, 2023

To Whom It May Concern,

Estimated maintenance costs for common areas including stormwater ponds and other common stormwater infrastructure are detailed below.

1. Landscaping and Grounds Maintenance of Common Areas Costs per 12 months – \$17,250
2. Stormwater Ponds and Other Stormwater Infrastructure per 12 months – \$2,200

If you have any questions, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to be 'A.P. Goodman', written in a cursive style.

Aaron P. Goodman, CMCA®, AMS®, PCAM®
Goodman Management Group
Chief Executive Officer

PROPOSAL / QUOTATION

QHOC

Beach Contractors, Inc.
2969 S Military Hwy
Chesapeake, VA 23323

PROJECT

FOST TRACT PHASE 3 EAST (LOTS 60-80)

MOYOCK, NC

PLAN DATE: 10/21/2022

Contact: **PERRY ARNETTE**

Phone:

Fax:

Email:

Bid Date:

Proposal: 0

DESCRIPTION	QTY	COST	UNIT	AMOUNT
4" CONC. SIDEWALK NONREINFORCED (BROOM FINISH)	902.00	\$44.00	SY	\$39,688.00

EXCLUDES: STD EXCLUSIONS LINE 5 BELOW

- TERMS AND CONDITIONS:
- Item base bid. Qty's to be determined by actual field measurements upon completion of work.
 - Any broken and/or damaged concrete to be repaired on time and material basis.
 - All work to be accessible by truck under its own power with no external assistance. All quoted concrete is 3000 psi unless noted otherwise.
 - Grade: to be + or - 0.10'
 - Price excludes: permits and bonds, engineering, surveying, layout, independent testing, traffic control, excavation, landscaping, stone under concrete, select fill, (not responsible for unsuitable subgrade, undercut or fill), concrete pumping, concrete sealing, joint sealing and any associated sawcutting, concrete steps, drop inlet/drain box collars, brick pavers, retaining walls, footers, mechanical/electrical pads, dowels and bollards, unless otherwise noted above.
 - Prices: Are based on the total of all line items identified above. If 25% or more of items are deleted from total quote, as presented above, the unit prices quoted no longer apply and will need to be re-evaluated. Prices are good for 90 days from proposal date.
 - Change Orders: No Changes will be performed until a fully documented change is executed and approved by the Contractor.
 - Payment: Will be paid to Reliance Concrete Contractor, Inc. regardless of terms set between the GC and owner. Net 30 days from invoice date, unless otherwise agreed to in writing with Reliance Concrete Contractors, Inc.
 - Retainage: All retainage to be paid within 90 days of substantial completion or if job is halted for more than 90 days.
 - Service Charge: Purchaser agrees to pay Reliance Concrete Contractors, Inc. a service charge of 1.5% per month, an annual percentage rate of 18%, on any outstanding balance/invoices past due. This service charge is in addition to and not in lieu of any other remedies Reliance Concrete Contractors, Inc. may have provided; however, Reliance Concrete Contractors Inc. reserves the right to require payment in advance.
 - Attorneys' Fees: Should this account be placed in the hands of an attorney for collections, purchaser agrees to pay an attorney fee of (25%) of the total amount due at the time the account is referred to the attorney. Purchaser further agrees to pay all court costs incurred by RCC, Inc.
 - Warranty: Reliance Concrete Contractors, Inc., as Subcontractor on the project, does hereby guarantee that all work, executed under the plans and specifications provided will be free from defects of materials and workmanship for a period of one (1) year, beginning from the date of substantial completion or determined by RCC, Inc. All defects occurring within that period shall be replaced or repaired at no cost to the Owner; ordinary wear or tear and unusual abuse or neglect notwithstanding. See note 2.

TOTAL PROPOSAL COST	\$39,688.00
----------------------------	--------------------

Acceptance: The above terms, conditions and descriptions are satisfactory and are hereby accepted. Must sign and return prior to work commencement.

Submitted By: 
Brian Hamilton, Vice President

Date: 6/16/2023

Accepted by: _____

Date: _____

Prepared by: William Brumsey, IV
PO Box 100
Currituck, NC 27929

Amendment Subjecting Additional Land to the Restrictive Covenants of Fost Subdivision
Phase 3B

NORTH CAROLINA
CURRITUCK COUNTY

This Amendment Subjecting Additional Land to the Restrictive Covenants of Fost Subdivision (the "Amendment") is made this the ___ day of _____, 2023 by Moyock Development, LLC, a North Carolina limited liability company (the "Developer").

WITNESSETH:

WHEREAS, Developer caused the Restrictive Covenants of Fost Subdivision to be recorded on December 30, 2021 in Deed Book 1672, Page 549 of the Currituck County Registry and caused the Corrected Restrictive Covenants of Fost Subdivision to be recorded on January 6, 2022 in Deed Book 1673, Page 369 of the Currituck County Registry and any amendments to the same, including by not limited to, the amendments recorded in Deed Book 1692, Page 81; Deed Book 1706, page 853; Deed Book 1709, Page 629 and Deed Book 1740, Page 483 of the Currituck County Registry and any further amendments thereto (the "Covenants"); and

WHEREAS, Developer is the owner of additional property to be generally known as Fost Subdivision, Phases 3B; and

WHEREAS, the Developer desires by this instrument to annex and subject the real property hereinafter described, generally known as Fost Subdivision, Phases 3B, being located in Currituck County, North Carolina, to all the terms and provisions of the Covenants; and

NOW, THEREFORE, in consideration of the premises, Developer declares that all the real property hereinafter described shall be held, owned, sold and conveyed subject to all of the terms and provisions of the Covenants as follows:

1. Developer, pursuant to the authority granted under North Carolina law, hereby annexes and subjects the following described real property to all the terms and

provisions of the Covenants:

WILL INSERT PROPERTY DESCRIPTION AT FINAL PLAT

- 2. Except as herein expressly amended, all of the terms and provisions of the Covenants are hereby ratified, confirmed and approved.
- 3. This Amendment shall be governed and construed under the laws of the State of North Carolina; provided, however, that no conflict of laws rule of the State of North Carolina shall operate so as to deprive the courts of North Carolina jurisdiction over the subject matter or jurisdiction over the person or to preclude venue in the North Carolina courts.

IN TESTIMONY WHEREFORE, Developer has hereunto set their hand and seal, this the _____ day of _____, 2023.

Developer: Moyock Development, LLC

By: _____ (SEAL)
Justin Old, Manager

STATE OF NORTH CAROLINA
COUNTY/CITY OF CURRITUCK

I, _____, a Notary Public do hereby certify that Justin Old, Manager of Moyock Development, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Moyock Development, LLC and that by authority duly given and as an act of the entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed for the purposes therein expressed.

Witness my hand and official stamp or seal this _____ day of _____, 2023.

AFFIX NOTARY SEAL

Notary Public (Seal)

My commission expires:



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

August 23, 2023

Quality Homes of Currituck
417-D Caratoke Highway
Moyock, NC 27958

Attn: Mr. Perry Arnette

Subject: Pavement Certification
Fost Subdivision – Phase 3
Currituck County

Dear Mr. Arnette:

We have received the attached test report, dated August 22, 2023, from ECS Southeast, LLP for the construction of a portion of Miriam Drive East in the Fost Subdivision – Phase 3. This pavement section was designed with 6" of Aggregate Base Course and 2" of asphalt surface course.

Based upon our review, the courses are in general conformance with the Minimum Design and Construction Criteria for Subdivision Roads.

The above mentioned road will be eligible for petitioning the addition to the State System of Maintained Roads upon satisfying all other applicable minimum NCDOT criteria.

Sincerely,

Caitlin A. Spear
Caitlin A. Spear, P.E.
District Engineer

Attachments

Cc: Division Engineer



August 22, 2023

Mr. Perry Arnette
Quality Homes of Currituck
417-D Caratoke Highway
Moyock, NC 27958

ECS Proposal No. 22:32312

Reference: Paving Letter
Fost Subdivision
Portion of Miriam Drive East
Moyock, North Carolina

Dear Mr. Arnette:

As requested, ECS Southeast, LLP (ECS) visited the site on various occasions to test the subbase and asphalt for the referenced roadway. ECS observed the roadway construction for a portion of Miriam Drive East and tested the subbase and asphalt placement.

The roadway section for this area consists of a minimum of 6 inches of ABC stone and 2 inches of surface mix asphalt (Type S-9.5B). The project requires that the subbase and asphalt be tested for quality assurance to see that it generally meets NCDOT standards. This letter report contains the results of the subbase and asphalt quality assurance testing. This includes thickness, density, aggregate and asphalt gradation, and asphalt content.

For this project ECS has performed the following:

- Bulk sampling of the stockpile of ABC stone within the roadway areas. The sample was returned to the laboratory to perform natural moisture, full sieve, and Modified Proctor testing in general accordance with NCDOT standards. The laboratory test results indicate that the imported ABC materials were in general accordance with NCDOT requirements. The results of this testing is attached to this letter report.
- Compaction testing was performed and indicated that the ABC materials were compacted to meet the requirement of an average of 98% of the Modified Proctor. The thickness of the stone was checked and verified to be at or greater than the 6- inch requirement. The results of this testing are attached to this report. We were also supplied with the attached results from the supplier, Vulcan Materials. The slightly higher Proctor value from Vulcan was used for compaction test comparison.
- Coring operations were performed at 3 locations within the roadway alignment. The cores were taken at random locations determined by the ECS representative.
- Laboratory testing procedures were performed on the core specimen and included thickness and bulk specific gravity. Additionally, testing was performed to confirm the asphalt content and the asphalt gradation. These were performed in general accordance with NCDOT testing procedures. The following Table 1 contains the results of the coring including the thickness and specific gravity results. Table 2 contains the results of the asphalt content testing. Results of the asphalt gradation are attached to this report.



Table 1 – Asphalt Laboratory Test Results

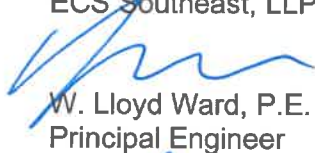
Sample #	Asphalt Type	Average Sample Thickness (in.)	Specific Gravity	Percent Compaction (min. 90%)
C-1	S-9.5B	2.375	2.130	93.3
C-2	S-9.5B	2.175	2.239	98.1
C-3	S-9.5B	2.375	2.131	93.4
Average	S-9.5B	2.308	2.167	94.9


Table 2 – Asphalt Content Test Results

Sample #	Sample Location	Asphalt Content
Sample #1	Bulk Sample	7.0%

Based on our observations and test results, it is our engineering opinion that the subbase and asphalt were placed in general accordance with NCDOT standards. We appreciate being of service to you on this project. Should you need additional information or assistance, please do not hesitate to contact our office.

Respectfully,
ECS Southeast, LLP


W. Lloyd Ward, P.E.
Principal Engineer


Wade Wetherington
Assistant Team Leader





August 9, 2023

Countryscapes

Job: Fost Phase 2

Re: Material Certification

The **ABC stone** supplied by Vulcan Materials Company at its **Jack Quarry** and distributed from **Elizabeth City Sales Yard** meets the specifications as set forth in the NCDOT's Standard Specifications for Roads and Structures dated January, 2019.

A typical sieve analysis of the material is as follows:

Sieve size	2"	1 ½"	1"	¾"	½"	#4	#10	#40	#200
Total % Passing	100	100	90.6	78.6	66.8	49.5	36.4	20.5	9.28
Acceptance Range	-	100	75-97	-	55-80	35-55	25-45	14-30	4-12

Density – 138.3(pcf)

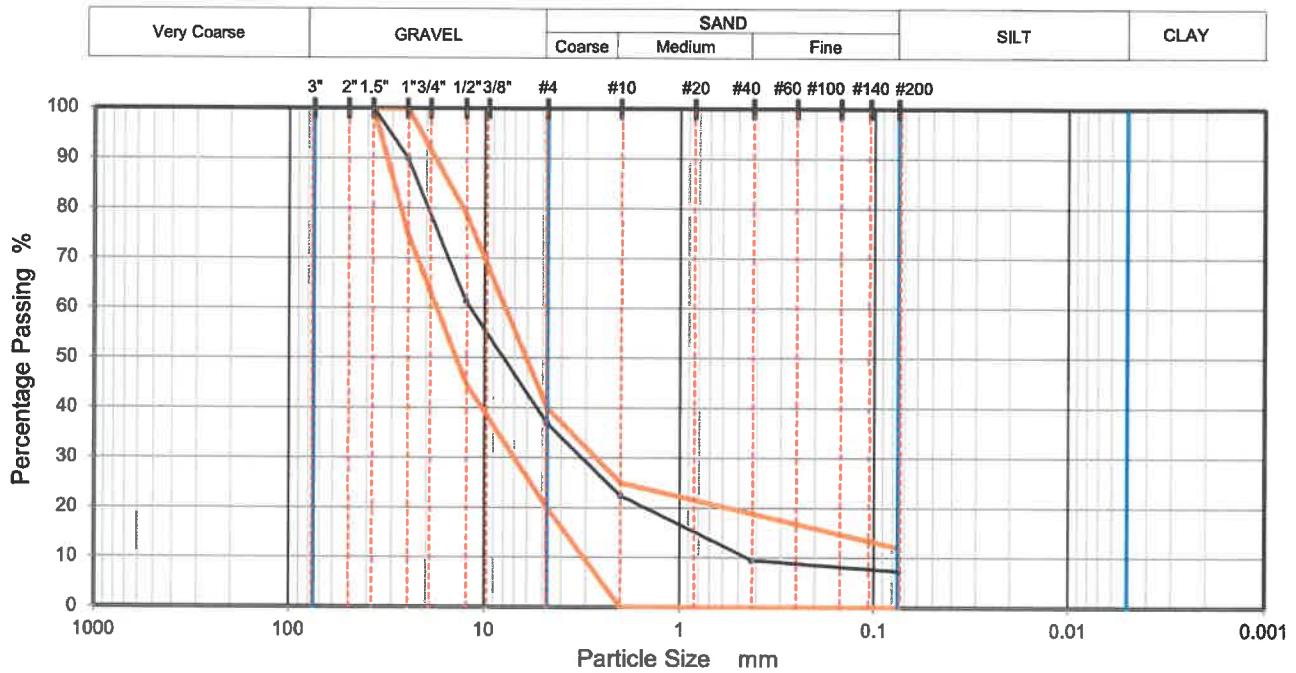
Optimum Moisture – 6.1%

This information may be used as a guide. We trust this information gains your expedient approval of our services. If you should have any questions or additional needs, please feel free to contact us at (757)-622-4110.

Sincerely,

Danny Anderson
Quality Control Technician

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (AASHTO T-88-19)

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
5"	100.0		
4"	100.0		
3.5"	100.0		
3"	100.0		
1 1/2"	100.0		
1"	90.0		
1/2"	61.4		
#4	36.9		
#10	22.4		
#40	9.5		
#200	7.3		

Dry Mass of sample, g 676.1

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to #4 sieve	63.1
Coarse Sand, #4 to #10 sieve	14.5
Medium Sand, #10 to #40	12.9
Fine Sand, #40 to #200	2.2
Fines <#200	7.3

USCS	GW-GM	Liquid Limit	NP	D90	25.000	D50	7.969	D10	0.451
AASHTO		Plastic Limit	NP	D85	22.150	D30	3.147	Cu	26.213
USCS Group Name	Well graded gravel with silt and sand	Plasticity Index	NP	D60	11.830	D15	0.823	Cc	1.855

Project: Miscellaneous Soil Testing

Project No.: 07:15953

Client: Quality Home Builders of Currituck

Depth (ft): 0.0 - 2.0

Sample Description: (GP-GM) Poorly Graded GRAVEL with Silt and Sand, ABC

Sample No.: D4S-21

Sample Source: Fost - Servey Road Entrance

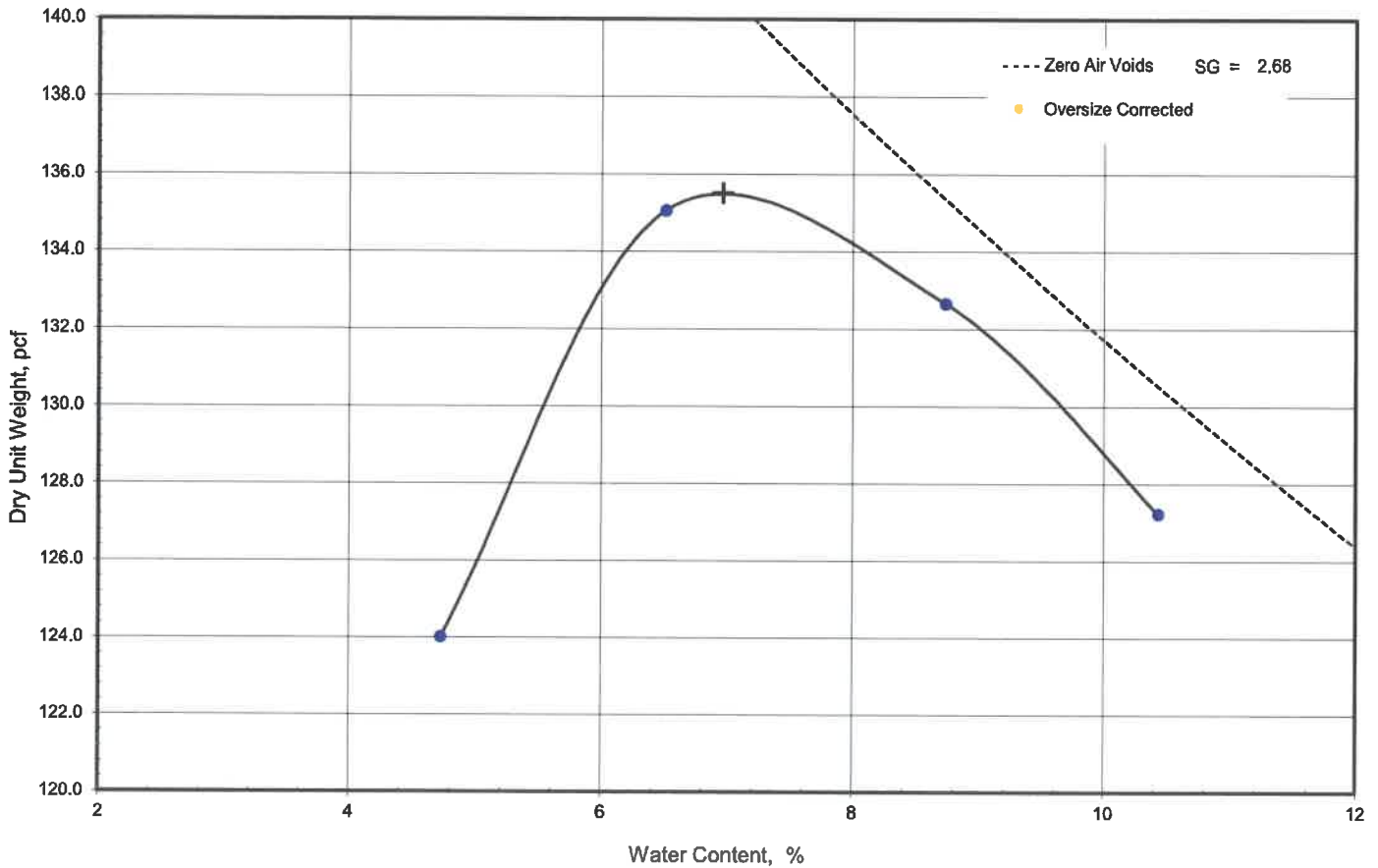
Date Reported: 8/21/2023



Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Williamsburg	1643 Merrimac Trail Suite A Williamsburg, VA 23185	(757)229-6677 (757)229-9978

Tested by	Checked by	Approved by	Date Received	Remarks
KDavis	cstetzer	cstetzer	8/14/2023	NCABC Aggregate


Laboratory Compaction Characteristics of Soil Using Modified Effort



Optimum Moisture Content	7.0	%	Preparation	ASTM dry preparation method
Maximum Dry Unit Weight	135.5	pcf	Type of rammer	Manual - 10lbf (44.5N)
			Test Specification / Method	ASTM D1557-12e1-method C
			Specific gravity - D854 water pycnometer	2.68 Historical
Cumulative material retained on:	3/4 in. sieve	4.4 %	Coarse Aggregate Specific Gravity -	2.68
	3/8 in. sieve	%		
	#4 sieve	0.0 %		

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
(GP-GM) Poorly Graded GRAVEL with Silt and Sand, ABC Aggregate	2.3	NP	NP	7.3	GW-GM	

Project: Miscellaneous Soil Testing Client: Quality Home Builders of Currituck Sample / Source: Fost - Servey Road Entrance Test Reference/No.:	Project No.: 07:15953 Depth (ft.): 0 - 2 Sample No.: D4S-21 Date Reported: 8/21/2023
--	---

	Office / Lab	Address	Office Number / Fax
	ECS Mid-Atlantic LLC - Williamsburg	1643 Merrimac Trail Suite A Williamsburg, VA 23185	(757)229-6677 (757)229-9978

Tested by	Checked by	Approved by	Date Received	Remarks
KDavis	cstetzer	cstetzer	8/14/2023	



ECS Southeast, LLP
6714 Netherlands Drive
Wilmington, NC 28405
9106869114
9106869666

LETTER OF TRANSMITTAL

August 14, 2023
Quality Home Builders of Currituck
1643 Merrimac Trail Suite A
Williamsburg, VA 23185
ATTN: Mr. Lloyd Ward

RE: **Fost Communities**
ECS Job # **22:32312**

Permits:
Location: **100 Ryker Road E**
Moyock, NC 27958

Field Reports For your use As requested

CC:

ENCL: Field Report # 16 8/11/2023 ABC Stone Densities

Kris J. Stamm
Office Manager, Principal

Wade A. Wetherington
Assistant Team Leader

Disclaimer

1. This report (and any attachments) shall not be reproduced except in full without prior written approval of ECS.
2. The information in this report relates only to the activities performed on the report date.
3. Where appropriate, this report includes statements as to compliance with applicable project drawings, and specifications for the activities, performed on this report date.
4. Incomplete or non-conforming work will be reported for future resolution.
5. The results of samples and/or specimens obtained or prepared for subsequent laboratory testing will be presented in separate reports/documents.



ECS Southeast, LLP
6714 Netherlands Drive
Wilmington, NC 28405
(910) 686-9114 [Phone]
(910) 686-9666 [Fax]

FIELD REPORT

Project **Fost Communities**
Location **Moyock, NC**
Client **Quality Home Builders of Currituck**
Contractor **None Listed**

Project No. **22:32312**
Report No. **16**
Day & Date **Friday 8/11/2023**
Weather **85 °/ Sunny**
On-Site Time **1.00**
Lab Time **0.50**
Travel Time* **4.25**
Total **5.75**
Re Obs Time **0.00**

Remarks **ABC Stone Densities**

Trip Charges*	Tolls/Parking*	Mileage*	226	Time of	Arrival	Departure
Chargeable Items	5000				9:00A	10:00A

* Travel time and mileage will be billed in accordance with the contract.

Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

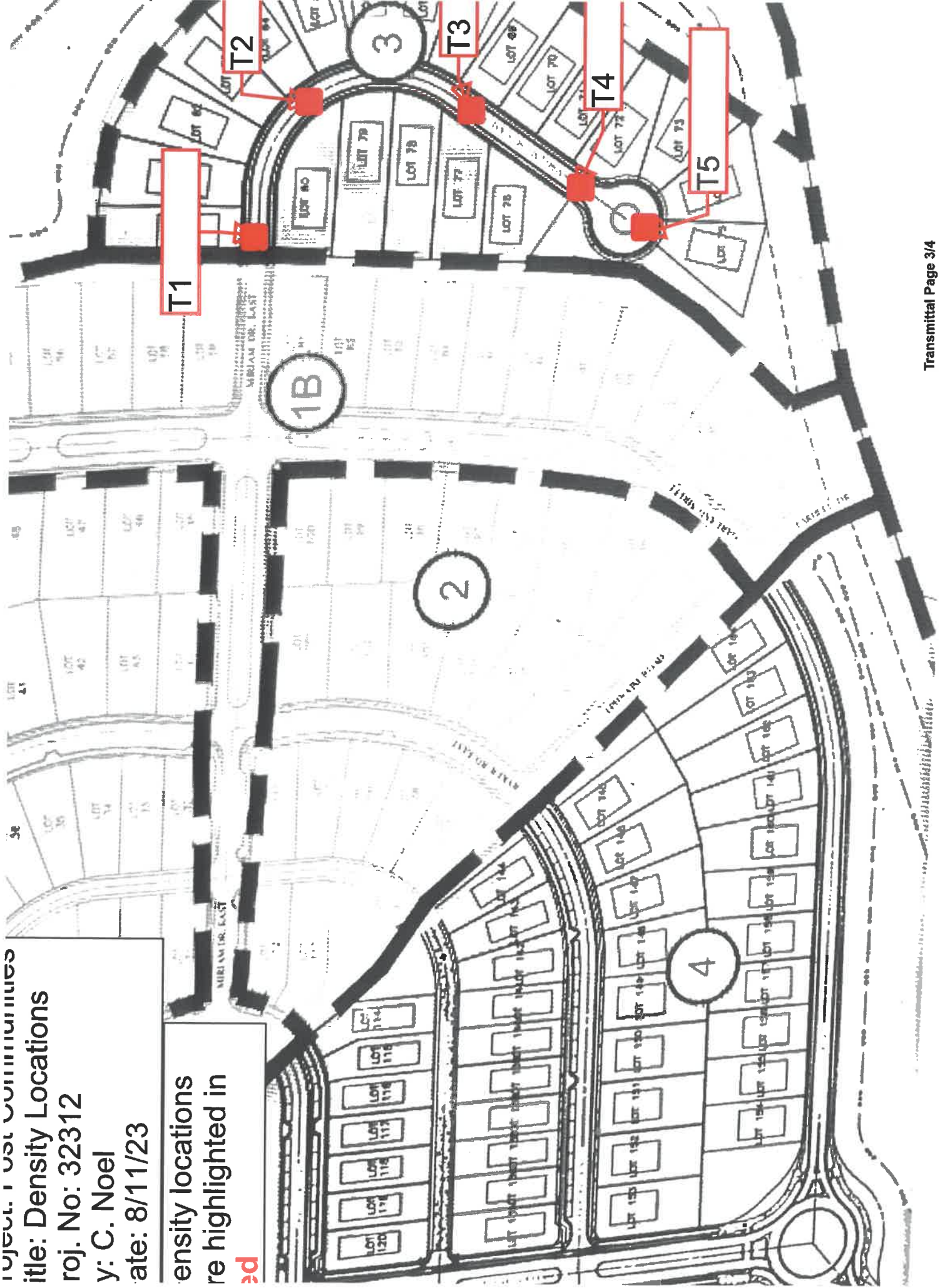
The undersigned arrived on site, as requested, to check the compaction of ABC stone for the Miriam Drive East. Please see the attached sketch for the approximate density test locations.

Utilizing the Nuclear Density Gauge test method (ASTM D-6938) to check the compaction of ABC stone; test results indicated that the compacted material, at the areas and depths tested, met the project requirements of 98% of the maximum dry density as obtained in our laboratory using the Modified Proctor method (ASTM D-1557).

At the density test locations, the thickness of the ABC stone was measured to be at least 6 inches.

Project: [unclear] Communities
Title: Density Locations
Proj. No: 32312
By: C. Noel
Date: 8/11/23

Density locations
are highlighted in
red





Field Compaction Summary, ASTM D-6938

Project No: 22:32312 Project Name: Fost Communities Date: 8/11/2023

ECS Southeast, LLP

Client: Quality Home Builders of Currituck

Test Method ASTM D-6938			
Nuclear Gauge No. 13			
Make	Troxler	Density Std	2133
Model	3440	Moisture Std	855
Ser. No.	16128		

Contractor:

Technician: Chris Noel

Sample No.		Description				Proctor Method						Uncorrected Max. Density 138.3		Uncorrected Optimum Moisture Content 6.1	
						Modified Proctor Method (ASTM D-1557)									Moisture Content (%)
Test No.	Lot No.	Test Mode	Probe Depth (in.)	Station / Location	Lift / Elev	Sample No.	% Oversize	Corrected Max. Density	Corrected Optimum Moisture Content (%)	Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
1		DT	4	Miriam Dr East	0	S-1	0.00	138.3	6.1	142.1	135.8	4.7	98.2	P	
2		DT	4	Miriam Dr East	0	S-1	0.00	138.3	6.1	141.7	135.5	4.6	98.0	P	
3		DT	4	Miriam Dr East	0	S-1	0.00	138.3	6.1	143.4	137.0	4.7	99.1	P	
4		DT	4	Miriam Dr East	0	S-1	0.00	138.3	6.1	142.8	136.1	4.9	98.4	P	
5		DT	4	Miriam Dr East	0	S-1	0.00	138.3	6.1	142.7	135.9	5.0	98.3	P	



ECS Southeast, LLP
6714 Netherlands Drive
Wilmington, NC 28405
9106869114
9106869666

LETTER OF TRANSMITTAL

August 17, 2023
Quality Home Builders of Currituck
1643 Merrimac Trail Suite A
Williamsburg, VA 23185
ATTN: Mr. Lloyd Ward

RE: **Fost Communities**
ECS Job # **22:32312**

Permits:
Location: **100 Ryker Road E**
Moyock, NC 27958

Field Reports For your use As requested

CC:

ENCL: Field Report # 17 8/15/2023 Asphalt Densities and Cores

Kris J. Stamm
Office Manager, Principal

Wade A. Wetherington
Assistant Team Leader

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4. Incomplete or non-conforming work will be reported for future resolution.
5. The results of samples and/or specimens obtained or prepared for subsequent laboratory testing will be presented in separate reports/documents.



ECS Southeast, LLP
6714 Netherlands Drive
Wilmington, NC 28405
(910) 686-9114 [Phone]
(910) 686-9666 [Fax]

FIELD REPORT

Project **Fost Communities**
Location **Moyock, NC**
Client **Quality Home Builders of Currituck**
Contractor **None Listed**

Project No. **22:32312**
Report No. **17**
Day & Date **Tuesday 8/15/2023**
Weather **90 °/ Sunny**
On-Site Time **2.50**
Lab Time **0.50**
Travel Time* **4.08**
Total **7.08**
Re Obs Time **0.00**

Remarks **Asphalt Densities and Cores**

Trip Charges*	Tolls/Parking*	Mileage* 202	Time of Arrival	Departure
Chargeable Items			9:30A	12:00P

* Travel time and mileage will be billed in accordance with the contract.

Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

The undersigned arrived on site, as requested, to observe the placement and compaction of asphalt for Mariam Drive. Please see the attached sketch for the approximate density test locations.

Utilizing the Nuclear Density Gauge test method (ASTM D-2950) to check the compaction of the asphalt; test results indicated that the asphalt, at the areas and depths tested, met the NCDOT minimum density requirements of 92% of the bulk specific gravity value. This value was obtained from the asphalt supplier quality control laboratory.

The undersigned also cut a total of (3), 6" diameter cores for thickness measurement and specific gravity testing. The cores were returned to the ECS laboratory for testing.

Prior to leaving the site, the undersigned patched the asphalt core locations.



PROJECT INFORMATION

NAME **Fost Subdivision**
 NUMBER **22:32312**
 DATE **8/22/2023**
 PM **Wade Wetherington**

ECS Southeast, LLP
 4811 Koger Blvd.
 Greensboro, NC 27407
 Phone: (336) 856-7150
 Fax: (336) 856-7160
 www.ecslimited.com

ASTM Method : ASTM D6307 and D54444
 JMF : Not provided
 Supplier/Plant : Chesapeake AS 381

Mix Type : RS 9.5B
 Aggregate type : Not Provided
 Test Date : 08/21/23
 Sampled Date : 08/15/23

Asphalt Content by Ignition Oven (ASTM D6307)

Description	Before (g)	After (g)
Total Weight	5,964.5	5,819.0
Tare Weight	3,898.0	3,898.0
Mixture weight	2,066.5	1,921.0
Weight of Asphalt		145.5
Asphalt Content		7.0%

Gradation by Mechanical Sieve Analysis (ASTM D5444)

Sieve No.	Sieve Size (mm)	Weight Retained (g)	Individual percent Retained (%)	Cum. percent Retained (%)	Percent Passing (%)	Limits_NCDOT (Table 610-2)		
						Min.	Max.	Yes/No
1 1/2	37.5	0.0	0	0	100			
1	25.0	0.0	0	0	100			
3/4	19.0	0.0	0	0	100			
1/2	12.5	12.8	1	1	99	100		No
3/8	9.5	105.9	6	6	94	90	100	Yes
4	4.8	391.3	21	27	73			
8	2.4	418.5	22	49	51	32	67	Yes
16	1.2	299.6	16	64	36			
30	0.600	234.2	12	77	23			
50	0.300	120.0	6	83	17			
100	0.150	123.3	6	90	10			
200	0.075	57.8	3.0	92.6	7.4	4.0	8.0	Yes

ROY COOPER
Governor
ELIZABETH S. BISER
Secretary
RICHARD E. ROGERS, JR.
Director



August 22, 2023

CURRITUCK COUNTY WATER DEPT
ATTN: DONALD L. MCREE, COUNTY MGR
153 COURTHOUSE RD
CURRITUCK, NC 27929

Re: **Partial Final Approval**

Partial Final Approval Date: August 22, 2023

THE FOST TRACT, PH-2

Serial No.: 22-00163

Water System Name: CURRITUCK COUNTY WATER
SYSTEM

Water System No.: NC0427010

Currituck County

Dear Sir/Madam:

The Department received an Engineer's Certification and an Applicant's Certification specifying the portion of the referenced project that has been completed. The Engineer's Certification describes the project as "**THE FOST TRACT, PH-2** covering 399 feet of 8-inch water main and 349 feet of 4-inch water main along Miriam Drive East from station 9+70 to end of cul-de-sac".

The Engineer's Certification verifies that the portion of the project described above was completed in accordance with the engineering plans and specifications approved under Department Serial Number 22-00163. The Applicant's Certification verifies that an Operation and Maintenance Plan and Emergency Management Plan have been completed and are accessible to the operator at all times and available to the department upon request and that the system will have a certified operator as required by 15A NCAC 18C .1300.

Final approval will be issued upon certifying the remaining portions not covered by this **partial approval**. Note that the "Authorization to Construct" is valid for thirty-six (36) months from the issue date and the remaining construction must be completed within this period in accordance with Rule .0305(a).

The Department has determined that the requirements specified in 15A NCAC 18C .0303(a) and (c) have been met, and therefore, issues this **Partial Final Approval** in accordance with Rule .0309(a).

Sincerely,

A handwritten signature in black ink that reads "Rebecca Sadosky".

Rebecca Sadosky, Ph.D., Chief
Public Water Supply Section
Division of Water Resources, NCDEQ

cc: JAMIE MIDGETTE, P.E., Regional Engineer
Currituck County Health Department
BISSELL PROFESSIONAL GROUP



North Carolina Department of Environmental Quality | Division of Water Resources
512 North Salisbury Street | 1634 Mail Service Center | Raleigh, North Carolina 27699-1634
919.707.9100

MARK S BISSELL, P.E.
BISSELL PROFESSIONAL GROUP
PO Box 1068
KITTY HAWK, NC 27949

FOST PHASE 3B BOND COMPUTATIONS for LOC

8-24-23

Phase 3B:

Sidewalk Bond: 902 Sq Yds @ \$44.00/SY = \$39,688 x 115% = \$ 45,641.20

Pavement Markings: Lump Sum = \$1,000 x 115% = \$ 1,150.00

Trees and landscaping: 71 Trees @ \$225/Tree = \$15,975 x 115% = \$ 18,371.25

Signage: \$576.28 x 115% = \$ 662.72

TOTAL: \$65,825.17

PROPOSAL / QUOTATION

QHOC

Beach Contractors, Inc.
2969 S Military Hwy
Chesapeake, VA 23323

PROJECT

FOST TRACT PHASE 3 EAST (LOTS 60-80)

MOYOCK, NC

PLAN DATE: 10/21/2022

Contact: **PERRY ARNETTE**
Phone:
Fax:
Email:
Bid Date:
Proposal: 0

DESCRIPTION	QTY	COST	UNIT	AMOUNT
4" CONC. SIDEWALK NONREINFORCED (BROOM FINISH)	902.00	\$44.00	SY	\$39,688.00

EXCLUDES: STD EXCLUSIONS LINE 5 BELOW

TERMS AND CONDITIONS:

- Item base bid. Qty's to be determined by actual field measurements upon completion of work.
- Any broken and/or damaged concrete to be repaired on time and material basis.
- All work to be accessible by truck under its own power with no external assistance. All quoted concrete is 3000 psi unless noted otherwise.
- Grade: to be + or - 0.10'
- Price excludes: permits and bonds, engineering, surveying, layout, independent testing, traffic control, excavation, landscaping, stone under concrete, select fill, (not responsible for unsuitable subgrade, undercut or fill), concrete pumping, concrete sealing, joint sealing and any associated sawcutting, concrete steps, drop inlet/drain box collars, brick pavers, retaining walls, footers, mechanical/electrical pads, dowels and bollards, unless otherwise noted above.
- Prices: Are based on the total of all line items identified above. If 25% or more of items are deleted from total quote, as presented above, the unit prices quoted no longer applies and will need to be re-evaluated. Prices are good for 90 days from proposal date.
- Change Orders: No Changes will be performed until a fully documented change is executed and approved by the Contractor.
- Payment: Will be paid to Reliance Concrete Contractor, Inc. regardless of terms set between the GC and owner. Net 30 days from invoice date, unless otherwise agreed to in writing with Reliance Concrete Contractors, Inc.
- Retainage: All retainage to be paid within 90 days of substantial completion or if job is hauled for more than 90 days.
- Service Charge: Purchaser agrees to pay Reliance Concrete Contractors, Inc. a service charge of 1.5% per month, an annual percentage rate of 18%, on any outstanding balance/invoices past due. This service charge is in addition to and not in lieu of any other remedies Reliance Concrete Contractors, Inc. may have provided; however, Reliance Concrete Contractors Inc. reserves the right to require payment in advance.
- Attorneys' Fees: Should this account be placed in the hands of an attorney for collections, purchaser agrees to pay an attorney fee of (25%) of the total amount due at the time the account is referred to the attorney. Purchaser further agrees to pay all court costs incurred by RCC, Inc.
- Warranty: Reliance Concrete Contractors, Inc., as Subcontractor on the project, does hereby guarantee that all work, executed under the plans and specifications provided will be free from defects of materials and workmanship for a period of one (1) year, beginning from the date of substantial completion or determined by RCC, Inc. All defects occurring within that period shall be replaced or repaired at no cost to the Owner; ordinary wear or tear and unusual abuse or neglect notwithstanding. See note 2.

TOTAL PROPOSAL COST

\$39,688.00

Acceptance: The above terms, conditions and descriptions are satisfactory and are hereby accepted. Must sign and return prior to work commencement.

Submitted By:  Brian Hamilton, Vice President

Date: 6/16/2023

Accepted by:

Date:

Coastal Landscapes, Inc.

P.O. Box 57038
 Virginia Beach, VA 23457
 757-721-4109 Office
 757-426-8585 Fax

admin@coastallandscapes.hrcoxm...

Estimate

DATE	Estimate #
6/16/2023	FOSTPH3ST2"

Name / Address
QHOC HOMES 417 CARATOKE HWY UNIT D MOYOCK, NC 27958

Item	Qty	Description	Cost	Total
TREE	71	FOST NORTH CAROLINA PHASE 3 TREES 2" CALIPER	225.00	15,975.00
				\$15,975.00

Coastal Landscapes Inc., provides all designs, materials, & labor for landscape. All plant materials are guaranteed for 1 year from install. There is no guarantee on annuals, sod, bulbs, perennials, dogwoods, palms, gardenias or plants provided by owner. Plants that have been subject to extreme climatic conditions (ie. flood, freeze, drought), neglect, improper watering, mechanical or animal damage will void guarantee. Estimates are good for 6 weeks. A 50% deposit is required to be placed on the schedule, the remainder is due at completion. Debtor will be responsible for court costs incurred to collect on account. Homeowner is responsible for marking all private utilities, irrigation systems, & lighting prior to landscape installation. Coastal Landscapes is not responsible for any damages. This bill is personally guaranteed by the under signed. Credit card payments will incur a 4% processing fee.

Signature _____

Whooping Crane Inc.

Invoice

T/A IDF/PENSIGN
 1028 Executive Blvd
 Chesapeake, VA 23320

Date	Invoice #
8/21/2023	26211

Bill To
QHOC Homes 417 Caratoke Highway Unit D Moyock, NC 27958 Justin Old

P.O. No.	Terms	Project
	Due on receipt	Fost Estates

Quantity	Description	U/M	Rate	Amount
1	Regulatory signage for Fost Estates - Section 2 - Phase 3B		388.00	388.00T
1	No parking fire lane – now double sided		165.00	165.00
1	Installation of the above listed signage – with concrete		6.00%	23.28
	Sales Tax			

Thank you for your business.			Total	\$576.28
------------------------------	--	--	--------------	----------

ENGINEERING CERTIFICATION

Permittee: Currituck Water & Sewer, LLC
 Permit No: **WQ0043770**
 Project: **The Fost Tract- Phase 2**

Issue Date: September 22, 2022
 County: Currituck

This project shall not be considered complete nor allowed to operate in accordance with Condition 7 of this permit until the Division has received this Certification and all required supporting documentation, which includes:

- One copy of the project construction record drawings (plan & profile views of sewer lines & force mains) of the wastewater collection system extension. Final record drawings should be clear on the plans or on digital media (CD or DVD disk) and are defined as the design drawings that are marked up or annotated with after construction information and show required buffers, separation distances, material changes, etc.

Permit modifications are required for any changes resulting in non-compliance with this permit. **A detailed description for partial certifications should be attached to this form along with any certification comments.**

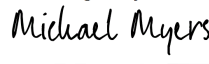
Certification should be submitted in a manner that documents the Division's receipt. The Permittee is responsible for tracking all partial certifications up until a final certification is received.

PERMITTEE'S CERTIFICATION

I, the undersigned agent for the Permittee, hereby state that this project has been constructed pursuant to the applicable standards & requirements, the Professional Engineer below has provided applicable design/construction information to the Permittee, and the Permittee is prepared to operate & maintain the wastewater collection system permitted herein or portions thereof.

Michael Myers, V.P.

Printed Name, Title

DocuSigned by:

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 Signature

8-23-23

Date

ENGINEER'S CERTIFICATION

I, Mark S. Bissell, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe (periodically, weekly, full time) the construction of the project name and location as referenced above for the above Permittee hereby state that, to the best of my abilities, due care and diligence was used in the observation of the following construction: approximately 5,031 linear feet of 8-inch gravity sewer; a 180-gallon per minute pump station (LS-2) with duplex pumps, on-site audible and visual high water alarms, telemetry, and a permanent generator with automatic transfer switch; as well as approximately 1,307 linear feet of 6-inch force main; to serve as part of The Fost Tract-Phase 2 project (PROJECT INFO-122 three-bedroom homes and 43 three-bedroom townhomes), and the discharge of 59,400 gallons per day of collected domestic wastewater into Eagle Creek existing sewerage system, and in conformity with the project plans, specifications, supporting documents, and design criteria subsequently filed and approved. I certify that the construction of the above referenced project was observed to be built within substantial compliance and intent of the approved plans and specifications.

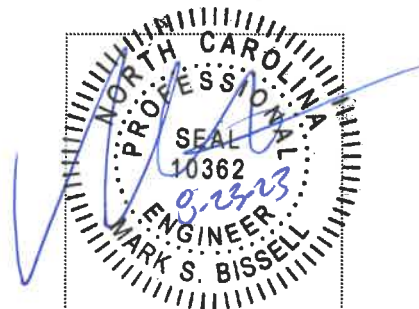
North Carolina Professional Engineer's Seal w/signature & date:

Final Partial (include description)

Partial Certification covers 1 run of gravity sewer, as follows:

- 771' of 8" PVC in Miriam Drive East
- Service connections for 19 single family lots

Sewers connect to existing Phase 1 gravity lines that are served by the existing Fost Lift Station #1



Send the Completed Form & Supporting Documentation to the Following Address:

DWR WATER QUALITY PERMITTING SECTION
WASTEWATER BRANCH – MUNICIPAL PERMITTING UNIT
 1617 Mail Service Center
 Raleigh, NC 27699

Whooping Crane Inc.

Invoice

T/A IDF/PENSIGN
1028 Executive Blvd
Chesapeake, VA 23320

Date	Invoice #
8/21/2023	26211

Bill To
QHOC Homes 417 Caratoke Highway Unit D Moyock, NC 27958 Justin Old

P.O. No.	Terms	Project
	Due on receipt	Fost Estates

Quantity	Description	U/M	Rate	Amount
	Regulatory signage for Fost Estates - Section 2 - Phase 3B			
1	No parking fire lane – now double sided		388.00	388.00T
1	Installation of the above listed signage – with concrete		165.00	165.00
	Sales Tax		6.00%	23.28

Thank you for your business.	Total	\$576.28
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