The Currituck Club
Owner Assessments 2025

All property owners in The Currituck Club community are members of The Currituck Club Property Owners Association, Inc. (TCCPOA) and pay the annual assessments. In addition, homeowners in The Hammocks, Magnolia Bay and Windswept Ridge Golf Villas are members of separate homeowners associations in each of those communities and pay the assessments of those subdivisions. www.CurrituckClubCommunity.com

Annual assessments of TCCPOA provide for the operational services of the community amenities and maintenance of association common property. The operational services required of this Community include year-round security, year-round Fitness Center, trash can roll-out/roll-back, grounds landscaping and maintenance, in-season pool operation for 3 pools, in-season beach valet service, in-season trolley service and TCCPOA common area insurance coverage.

THE CURRITUCK CLUB PROPERTY OWNERS ASSOCIATION, INC. (includes improved Cottages lots & The Reserves)

Improved TCC Property	(billed annually)	$3,605 (3% increase)
Unimproved Lot	(billed annually)	$2,256 (3% increase)

TCCPOA Office **252-453-4011** **Concierge@CurrituckClubCommunity.com**

TCCPOA Bookkeeper: Molly Hess **252-453-4011** **Finance@CurrituckClubCommunity.com**

HAMMOCKS PATIO HOMES (71) (with private pool)

Fees paid to The Hammocks Community Association provide for common expenses including: Pool maintenance, common area landscaping and irrigation, common area insurance.

Improved Property $3,600 ($300 billed monthly)

$7,205.00 TOTAL PER YEAR (both Associations) ~

Seaside Management **252-261-1200** **lauren@seaside-management.com**

THE RESERVES (Lots 334-348 only, due to location, pay Hammocks for road and pool use only – not a Hammocks member)

Improved	$720 (billed annually)	$4,325.00 TOTAL PER YEAR (both Associations)
Unimproved Lot	$360(billed annually)	$2,616.00 TOTAL PER YEAR (both Associations)

WINDSWEPT RIDGE GOLF VILLAS (30) (has own private pool and tennis)

Fees paid to WSR provide for building exterior maintenance and repainting, common area and amenity maintenance, and common insurance.

In addition to TCCPOA fee above:

Building 4	$8,329.92/yr for Windswept	($694.16 billed monthly) ($11,934.92 total per year both Associations)
Building 5	$9,229.92/yr for Windswept	($769.16 billed monthly)($12,834.92 total per year both Associations)

Seaside Management **252-261-1200** **lauren@seaside-management.com**

MAGNOLIA BAY PROPERTY OWNERS ASSOCIATION, INC. (70)

Fees paid to the MBPOA provide for landscaping, lawn maintenance, and common area maintenance and insurance. Each homeowner is responsible for their irrigation system electricity and equipment. Association approval is needed for all architectural and landscaping changes.

Improved Property: $3,000 (unchanged) $6,605 TOTAL per year (both Associations)

Association Contacts: **John Small - President** **johnsmallmb66@gmail.com**
Bruce Stanwood - Treasurer **bhstanwood@gmail.com**