

Frequently Asked Questions about the
Pamlico Plantation Property Owners Association (POA)

1. What is the POA annual assessment amount?

The 2026 POA annual assessment is \$1,850.

2. When is the POA annual assessment due?

Invoices are sent out in November, and the payment is due January 1st.

3. What is included in the POA?

The POA covers:

- | | |
|---|---|
| <input type="checkbox"/> Boat ramp | <input type="checkbox"/> Boat slip |
| <input type="checkbox"/> Library | <input type="checkbox"/> Marina |
| <input type="checkbox"/> Maintenance of Roads | <input type="checkbox"/> Pickleball, tennis, & basketball courts (the Park) |
| <input type="checkbox"/> Playground | <input type="checkbox"/> Pool & Clubhouse Use (with additional fee) |

4. Does Pamlico Plantation have a quiet time?

Yes, quiet hours start at 11:00 PM. The Park lights turn off automatically at that time.

5. Who can use the pool?

Only residents and their guests can use the pool. All residents must obtain a pool band. It must be worn or kept visible while at the pool. Replacement and guest bands are \$5 ea.

6. How do I rent the clubhouse?

If date is available, and after an application and \$200 fee is received, date will be secured on the calendar. A \$50 refund will be returned after a favorable inspection.

7. How do I get a boat slip?

Submit Marina forms and proof of insurance (with minimum \$300,000 coverage) to the POA. Marina Committee will review to approve and assign a slip.

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8. Can I get a boat slip if I don't have a boat?

In order to meet your needs, we need your boat information to assign a boat slip.

9. How do I release a boat slip?

Submit a Marina Release Form to the POA.

10. How do I let guests and/or vendors in?

Either they can use the directory at the gate to contact you, at which time you can grant them access or you can use the CellGate app to send a temporary access code.

12. Who provides trash service?

Trash service is provided by Davis Trash or GFL Environmental, or you can haul your trash to any of the 10 Beaufort County Waste Sites, closest - River Road ~ 1057 Magnolia School Rd.

13. Is trash service included in POA fees?

No, residents pay separately for trash service.

14. Has there been a special assessment recently?

Last special assessment was in September 2022 for the playground.

15. How often does the POA fee increase?

Increases are on an as needed basis. There was an increase in 2024, none in 2025 and an increase in 2026.

16. Who votes on POA fee increases?

With assent of a majority of the voting members of the Association. Refer to Covenants Section I. Property Owners Association A. for more detail.

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17. Is a special assessment coming soon?

Not at this time.

18. What if I want to paint my house, add a garage, fence, or new roof?

Complete and submit an Architectural Modification Form for review and approval by the Architectural Committee. Forms are on the website or at the office.

19. What if I want to cut down a tree?

If diameter is larger than 8", you must complete and submit an Architectural Modification form for review and approval by the Architectural Committee.

20. Do lot owners get boat slips and amenities?

Yes, lot owners have the same access to the amenities as homeowners.

21. Do lot owners have maintenance responsibilities?

Yes, all owners must abide by the same rules.

22. Who maintains Pamlico Drive?

Pamlico Drive is maintained by the POA's Roads and Grounds Committee.

23. What if I am building a house?

Complete and submit a Construction Application with a \$530 fee (\$500 refundable after inspection and occupancy) to the Architectural Committee. Forms are on the website.

24. How often does flooding occur?

Varies based on the weather and the location within the Plantation.

25. How do I rent a storage space?

Storage spaces cost \$100 (R) - \$150 (C) per year. Contact the office for availability, complete and submit a Storage Yard (STY) Application with fee; receive a STY sticker.

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26. Where can I store a kayak, paddleboard, or canoe?

There are free racks in the gated storage yard requiring a sticker. Temporary dock spaces are available by the water for short-term use.

27. Who maintains ponds and common areas?

Roads and Grounds and the maintenance staff care for ponds, courts, playground, and common areas.

28. How do I host an open house?

Notify the office with the address and hours, so the board can approve open gate access.

29. How do realtors get gate access?

Each real estate company has a private gate code. Ask your office manager or contact the POA office if you do not have a code. Codes are for agents only.

30. How do I get the Covenants and Bylaws?

As a non-resident visit pamlicoplantation.net, "Realtors Information". Governing documents are available there. Residents visit Members>Documents.

All required forms are available on the website.