

Chadwick Shores Plantation HOA

P.O. Box 537
Newport, NC 28570

Chadwick Shores HOA Member,

On June 29, 2026, Tracy Vannurden sent the below email to all Chadwick Shores HOA members on behalf of Brian Hanson regarding a moratorium on lot combinations.

Dear Chadwick Shores HOA members,

This is an update on the combination of adjacent lots in Chadwick Shores. Due to recent misunderstandings regarding the combination of adjacent lots into a single lot the board recently voted to place a moratorium on the combination of lots. (See Article 21 of the HOA Covenants.) The board will entertain potential lot combinations only after the board determines a strict protocol for a lot combination application procedure that includes appropriate provisions to reimburse the Association for the loss of future revenue resulting from lot combination. If a dues paying lot is taken out of the calculation of dues and assessments by combination with another lot, dues will increase for remaining lots. Please understand that the covenants state that the board can impose provisions as a requirement for lot combination. Said provisions are not specified in the covenants and thus are at the board's discretion. Further, the required provisions are not yet agreed upon by the current board hence the need for a moratorium on lot combinations.

Best,

*Brian Hanson
on behalf the Chadwick Shores HOA*