



Frequently Asked Questions and Answers

1. **My covenants have expired. Who do I contact to discuss joining the POA and what that entails?**

The General Manager, Greg Abadie.

2. **What do my dues cover? Is there an ala carte option for specific amenities?**

There is not currently an ala carte option, but this may become available in the future. Now, dues cover the operations, administration, and maintenance of POA assets valued between \$15 - \$20 million-plus administrative enforcement of covenant requirements. Members benefit not only from access to amenities but also from covenant regulation that keeps Diamondhead homeowners accountable to the rest of the covenant community for the maintenance of their real estate. In terms of amenity benefits, the payment of dues provides free access to the club, bait shop, walking trails, pools, parks, and ball fields. Reduced rates are offered to members for golf, tennis, RV storage, rental of POA owned buildings/rooms, and boat slips.

3. **If we own property and do not join the POA, what happens?**

By acceptance of a deed subject to POA covenants (or covenants that require membership in the POA), a buyer automatically becomes a member of the POA. This is a contractual agreement entered into at the time of acceptance of a deed that is subject to covenants of record and said covenants trigger POA membership. If no such covenants apply to the lot purchased, then no contractual agreement exists, and the buyer does not become part of the POA because of the purchase.

4. With the loss of some dues, will the amount to participating members stay the same?

The POA Board of Directors decides the amount of membership dues. The last Board was committed to not raising dues, and your current Board feels the same way. POA members will have a role in this decision. To keep your dues low, the members may have to vote to take specific actions that would relieve the POA of financial obligations and allow the POA to keep the fees lower. There are numerous considerations and variables at play concerning this question.

5. At the closing table, when I purchase my house, how do I decide to be a member of the POA?

You don't. Either your property is subject to covenants that automatically make you a member or your property is not. If a buyer purchases property that does not trigger membership, they can contact the POA to discuss whether or not there is an option to join the POA voluntarily.

6. If I am a current POA member and purchase another house, do I pay a new membership fee?

You don't pay a new Member Initiation Fee (\$300) because you are already a member. If you now own two houses, you pay a membership fee for each one (\$56 x 2).

7. Do I go to the POA office to pay my membership fee?

You can go to the POA office to pay membership fees, or you can pay online at <https://diamondheadms.org/>

8. What benefits do I get with membership?

See answer to number 2.

9. What is the lot consolidation fee?

The consolidation of two lots into one is \$2,500. The consolidation of three lots into one is \$5,000.