



FLOWERS

Plantation

December 13, 2022

To: Flowers Plantation Residents

RE: Explanation of the Government Body of the Flowers Plantation Foundation, Inc.

Questions? Email Foundation@FlowersPlantation.com or call 919-351-0758

Office Location: The Foundation Office is now located at 4880 NC Hwy 42 East, Flowers, NC 27527. Please stop in and say Hello. We will be offering socials for new home buyers beginning in the early Spring of 2023.

Purpose: The Flowers Plantation Foundation, Inc. is a non-profit government agency which maintains areas within its' borders that benefit the population of the Flowers Planned Unit Development.

Size: There are approximately 3,000 acres, with single residential of 7,790; unlimited multi-family units, and unlimited commercial areas. The population presently is just at 5,000 families with growth of over 1,000 families in the next three years.

Dues: Dues are annual, not pro-rated, and are based on the total expense projected for the next year divided by the total number of dues paying units. "Units" may be residential, or commercial converted through a formula explained in the Flowers Plantation Foundation, Inc. Covenants.

2023 Expenses: The expenses for the Foundation have increased as the nation has faced many increases in the cost of living, materials and contract, employee labor expenses. All contracted services are through a bidding process with comparable to keep properties expenses as low as possible.

Security Services: Security enforcement is now necessary to guarantee the quality of life expected in Flowers. York Security will be monitoring the commercial and the residential common areas and the private parkways daily. The areas maintained and the maintenance paid by the entire population of Flowers are only those common areas. The privately held Homeowners Associations are responsible solely for inside of the homeowner's communities. There are over 45 residential communities presently. The entrances are maintained by the Foundation in the buffered area. This distance from the middle of the street may be found on the Register of Deeds or the maps contained in this section.

If your homeowners' association has appointed a Board of Directors and you wish to schedule more information through an educational seminar, please contact us through email at Foundation@FlowersPlantation.com.

Happy New Year 2023!!!

M. Reid Stephenson - CEO
Flowers Plantation