

Flowers Planation Frequently Asked Questions

Flowers Plantation Website has “Frequently Asked Questions” section for any new information

Explanation of Architectural Review

- ***Declarant of Foundation is Declarant of The Village....What will happen to the covenants and the enforcement of the Village rules if the Village is dissolved? The Village Declarant who has final governance over the Foundation has final over the Village at Flowers Plantation.
- ***The aspects of the Village will be incorporated and carried on by the Declarant even if the Village is dissolved. The Declarant prepared the Village covenants and does not intend to change Village procedures if different from the Flowers Plantation Foundation, Inc.
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- ***Concerns from HOA's not enough autotomy –The HOA's have more autonomy than understood. The problem which presents so frequently is the management company and or the Board for the HOA approves or does not know if they should approve a request or an architectural request. Any variance change in covenants for the HOA should have final review by the Declarant, Rebecca Flowers office at 4880 N.C. 42 East.
- ***Are all Arch's for outbuildings, home exterior, structural additions required to be approved by FP Foundation? Not unless there is a question about the guidelines, setbacks, legal documents and variances.
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- ***Swimming pools
 - o Will swimming pools be allowed in subdivisions that are in the Village now that the YMCA will own the club? When the Village is dissolved the homeowner may submit an inground site plan for a pool, include the contractor, the location in regard to all setbacks, the screening technique and submit for review to the Foundation office at 4880 N.C. 42 East. –
 - o Why is the privacy of the gated NW Flowers Parkway now being opened to the public and why are we now losing that privacy? The Club was always open to Non-FP Residents from the firsts quarter it was opened over 12 years back. The Village residential base of families could not sustain the costs of operations, causing the need for others outside to use The NW Flowers Parkway. The gates on Hwy. 42 East and those on Buffalo Road have always been open until 9 pm and opening at 5 am.
 - o This will remain the case unless private gates have been installed at Village subdivisions entrances, at which time the gates on the two major highways will not be needed.
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- ***Will subdivision gates be installed by the Declarant if the Village is not dissolved? No, the gates will remain as they are and open and close as always.
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- ***Why are Golf Carts a continuous issue that is not being addressed?

*** The Declarant has hesitated to incur the expense of private police. However, the private police is now a necessity. The following have been observed:
 - o Underage drivers and that is a violation of Legal Documents
 - o Insurance & Liability concerns
 - o Children falling off on the asphalt.

- Speeding by not only adults, but those under age 16 years.

Therefore, the decision has been made to have this private policing now that children are at home most of the time.

- Security will begin patrolling and issuing violations (to see the procedure, go to Frequently asked questions on our website and read the information under the Golf Carts title. Golf cart registration has begun and the location to register your golf cart is 500 NW Flowers Parkway.
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- Will the police go inside of the private subdivisions? Not unless a homeowner calls in an emergency and requests assistance. There will be an additional charge if the police go in other locations than the Village and the Foundation maintained areas.

Will the Crossroads areas, like Harris Teeter, not annexed into the Flowers Plantation Foundation be included in the charges? Yes, however, those hours and charges will be paid privately until and unless the area is annexed.

***Dissolution of The Village

- Not urgent, but Gates will remain as is if Village is not dissolved
- YMCA gift is totally separate from Village issues
- \$500 Village Street Fund that has been collected per homeowner will be refunded to each neighborhood HOA to establish new operating account for capital street funds & gate maintenance and savings account for future road repairs.

What will be the procedure with the four neighborhoods that front on Beckwith?

- Neighborhoods on Beckwith Avenue will need to setup a joint HOA for maintaining Beckwith Ave –IF the representatives from these areas believe a separate meeting is needed just for those four representatives to report back to each HOA, then we will be scheduling a separate meeting for these 4 neighborhoods (Pineville East Estates, Pineville East, Pineville East Cottages & Palmetto Place)

Are there other areas that have a different configuration and process?

YES! Evergreen and Evergreen Cottages: These representatives have the street from Buffalo Road to the Cottages in joint expenses and the gate funding is shared jointly. Therefore, this separate funding should receive the money for these two shared expenses. If the representatives feel a separate discussion is needed, that will take place.

- With Dissolution of the Village, Residents save \$540 annually for Village monthly dues
- FP Foundation will maintain Village streets, lights, irrigation, landscaping
- Funds not refunded to each HOA will be transferred to FP Foundation for maintenance needs: berm rotations, walking trails maintenance, and streets maintenance
- Gates will be installed by the Declarant and turned over to each neighborhood for future maintenance; Peachtree, Longleaf, Wilders Woods, Poplar Woods, Forge Creek, Chatham, Pineville West, Evergreen and Evergreen Cottages, South Quarter and the NINE
- Keypads should still be at each gate for entrance same as existing gates
- Declarant's office will have Fire Department & EMS test each new gate before turning over to HOA's and a meeting of each HOA Board will take place at the gate location to discuss operation prior to installation.
- Flowers Management requests staying with Gate Installer company for monitoring and keeping gates under warranty.

***Walking Trails.....This item will be addressed AFTER the Village dissolution vote and AFTER the golf cart rules and regulations are understood and in process smoothly.

- Flowers is planning upgrading walking trails around the Lakes by paving with concrete
- Flowers will then dedicate these Lakes to FP Foundation

***Will there be more education on the rules, history, items as they arise for the residents?

YES! We are in process of filming and having five or six presentations by topic loaded on the Flowers Plantation Website to include:

- History of Flowers Plantation
- Development History
- Future of Flowers and MORE

How will the residents know where to find these films?

There will be a separate title on the opening page for Residents Only

Flowers is requesting any additional information you would like addressed to be sent to info@flowersplantation.com as quickly as possible in order to have the vote of the Village prior o a new year 2021 budget preparation.

Thank you!