



FLOWERS PLANTATION

Homeowner Contact Information and Family Demographic

Name(s): _____

Subdivision: Woodlands Lot #: _____

Address: _____

Closing Date: _____

Email address: _____

Daytime Phone Number(s): _____

Home Phone Number: _____

Cell Phone Number(s): _____

ALL family member's names and dates of birth:

Name	Date of Birth

(This information is needed in order to make certain that Flowers Plantation offers activities and programs that appeal to all family members and age groups) **PLEASE NOTE: Email is Flowers Plantations preferred method of contact for important notices and alerts. Opting out of emails removes you from ALL mass emails and notifications. All information collected is used solely by Flowers Plantation and will not be sold or given to any third party.**



FLOWERS PLANTATION

DISCLOSURE SUMMARY

WOODLANDS

Flowers Plantation Foundation, Inc. is a non-profit Foundation created solely for the purpose of maintaining NC Department of Transportation rights of way, entrances, white fencing, walking trails and other certain areas which need to consistently reflect a groomed, neat appearance, thereby enhancing the property values of all Owners. This maintenance is paid through an annual dues assessment currently \$183.00 and is included in the monthly HOA dues.

Working Capital Fund. At the time of closing of the initial sale of each Dwelling constructed on a Lot, \$250.00 shall be collected from the purchaser of such Lot and transferred to the Association as part of its working capital. The purpose of the working capital fund is to ensure that the Association will have adequate cash available to meet its initial operating expenses or to acquire additional equipment or services deemed by the Board of Directors to be necessary or desirable. Amounts paid to the Association pursuant to this Section shall not be considered as an advance payment of any regular assessment.

Street Maintenance Fund: A one-time fee of \$500 will be collected at each closing for maintenance of the private streets. At closing, this fee will be paid into the respective HOA. All of these funds are held in separate interest-bearing bank accounts separate from the HOA's operating funds for future repairs and private street resurfacing within the respective neighborhood and the common private roads in the Foundation.

Solely the Declarant, Rebecca D. Flowers, manages Architectural Approvals for Flowers Plantation. It is separate and apart from the Foundation. All aspects of homes and lots must be approved through Declarant's office. An architectural application is included in these documents.

For complete Legal information please visit Johnston County Register of Deeds for the following documents.

1. Development Agreement for Flowers Plantation Book 1615, Page 601
Amendment to the Development Agreement Book 1657, Page 335
Amendment to the Development Agreement Book 1970, Page 599
Amendment to the Development Agreement Book 2342, Page 631
2. Declaration of Easements and Covenants to share costs for Flowers Plantation Book 1615, Page 609
Amendment to the Declaration of Easements Book 1657, Page 337
Supplemental Declaration of Easements Book 1658, Page 090

Supplemental Declaration of Easements Book 1859, Page 843
Amendment to the Declaration of Easements Book 2143, Page 106
Amendment to the Declaration of Easements Book 2169, Page 948

3. Memorandum of Agreement Regarding Parkway Village, Flowers Plantation Book 2763, Page 244-246
4. Disclosure Statement regarding purchasers of residential properties in Flowers Plantation Subdivision Book 2920, Page 754

Should you have further questions in regard to Flowers Plantation or need an application in the future, please call 919-553-1984 or email to info@flowersplantation.com.

To access all legal documents for Flowers Plantation, please visit:

<http://www.flowersplantation.com/Legal/Legal-docs>

ACKNOWLEDGEMENT OF RECEIPT:

I, _____ and _____, purchaser(s) of
Lot# _____ in _____, acknowledge that I/we have reviewed
the foregoing Disclosure Statement and that I/we have received access to the legal documents
this _____ day of _____, 20____.

Purchaser _____ Purchaser _____

Witnessed by : _____ **Date:** _____



FLOWERS PLANTATION

Important Resident Acknowledgements/Waivers

Re: Photo Waiver

I grant permission to River Dell Investments, LLC, dba The Pineville Club and their employees, to photograph or video me, my child and or/ property, related to the activities of the organization.

I understand that the photographs, video segments and digital images may be copyrighted for use in print or electronic media for publication, exhibit or distribution. I agree that such media may be used, with or without my name, for any lawful and wholesome purpose including publicity, illustration, advertising and web content.

I hereby irrevocably consent to and authorize the use and reproduction by The Pineville Club or any authorized personnel, without compensation to me.

Name _____

Signature _____ Date _____

Re: Trash Removal Service

I understand Waste Industries is the only provider for trash & recycle service in Flowers Plantation. I will contact Waste Industries directly to set up service.

Homeowner Name: _____

Street Address: _____

Signature: _____ **Date:** _____



FLOWERS PLANTATION

Golf Cart Regulations

According to the Flowers Plantation Covenants and Restrictions*:

- Golf carts are to be driven **ONLY** by licensed drivers with a valid license on person.
- We will be monitoring golf cart usage in Flowers Plantation and at the Crossroads.
- There is marked Golf Cart parking at The Club and Harris Teeter. Parking outside of the designated Golf Cart parking area will result in a hearing and a fine of \$100 per occurrence.
- The Board will report violation notices that have been sent and/or heard.

* Exhibit "C", Initial Restrictions and Rules, Paragraph 1, Section (r)

(r) The use or operation of all-terrain vehicles, including, but not limited to, three-wheelers, four-wheelers (except that electric golf carts are allowed subject to the restrictions herein), dirt bikes and go-carts. Operation of electric or battery powered vehicles, golf carts and other similar vehicles (said vehicles may be subject to review by the Association, in which case the vehicles may be prohibited from operation within the property covenanted herein), must be by a licensed driver, 16 years of age or older, and only on the private streets. Golf carts are prohibited on the pedestrian sidewalks and walking trails. Skateboards, scooters, roller blades and other similar transportation devices, whether powered or not, are prohibited from operation on the streets, pedestrian sidewalks and walking trails. Bicycles are not prohibited from operation on the streets but are prohibited from operation on the pedestrian sidewalks and walking trails. Any vehicle not described herein may be subject to review by the Association, in which case the vehicles may be prohibited from operation within the property covenanted herein.

Thank you for observing the rules and please assist us by reporting any violations.



FLOWERS PLANTATION

Contact Information

Piedmont Natural Gas (NCNG)	800-752-7504
Progress Energy (Electric)	919-508-5400
Century Link <i>formerly Embarq</i> (telephone) (Tracy Smith) Tracy.J.Smith1@centurylink.com	919-356-9258
Aqua (Water & Sewer)	877-987-2782
Spectrum (formerly Time Warner Cable) New service Customer service	855-855-4575 800-892-4357
Waste Industries (Trash) No codes needed just name of subdivision.	919-662-7100
Thanksgiving Fire Dept. (EMS)	919-965-4230
Archer Lodge Fire Dept.	919-550-1738
Sheriff's Department	919-989-5010
Clayton EMS	919-553-5493
Developer of Flowers Plantation	919-553-3084
The Pineville Club Director	919-553-1984
News and Observer (newspaper) Carrier has codes to get in gates to the Village	919-829-4500

To access all legal documents for Flowers Plantation, please visit:
<http://www.flowersplantation.com/Legal/Legal-Docs>



Release of Liability

Sidewalks/Hiking/Walking Trails

Name: _____

Mailing Address: _____

Neighborhood/ Lot #: _____

Phone: _____ Email: _____

I / WE as Flowers Plantation residents or our guest(s) understand that the use of any/ALL Sidewalks/Walking & Hiking Trails in Flowers Plantation PUD, Hiking/Walking Trails around any/ALL Lakes in Flowers Plantation PUD at My/OUR own risk.

I/WE will not hold Flowers Crossroads Lakes LLC, The Flowers Plantation Foundation, Inc, The Village @ Flowers Plantation Inc. or its successors and/or assigns responsible for any damages, accidents, injuries or theft that may occur while using said property.

I understand that **all children** 15 years of age or younger walking around the Lakes must be accompanied by an adult.

I understand that ATV's, other motorized vehicles (excluding electric golf carts), inline skates, roller skates, bicycles and skateboards **may not** be used on the walking trails around the Lakes.

Print Name _____

Signature _____

Date _____