



FLOWERS *Plantation*

Homeowner Contact Information

Name(s): _____

Subdivision: _____

Lot #: _____

Address: _____

Mailing Address (if different from above): _____

Closing Date: _____

Email address: _____

Home Phone Number: _____

Cell Phone Number(s): _____

DISCLOSURE SUMMARY **FLOWERS PLANTATION FOUNDATION**

Annual Dues: Flowers Plantation Foundation, Inc., a North Carolina non-profit corporation (“Foundation”) was created primarily for the purposes such as maintaining NC Department of Transportation rights-of-way, subdivision entrances, walking trails, fencing, and other areas, especially through dedicated buffers that are often privately owned. This ongoing and continual maintenance is paid through annual dues assessments to each Owners’ Association (herein defined). Foundation dues are billed to the Owners’ Associations through their separate management companies in December of each year and are due January 1 annually.

Lakes: The lakes offer paved walking areas as well as sidewalks throughout the Plantation along in the buffers that are maintained by the Foundation and are not owned by the residents. The lakes are privately owned, and the only use allowed is the enjoyment of the designated walking areas at the resident’s sole risk. The privilege to walk these areas does not include the use of the actual lakes for any other purpose, to include but not to be limited to fishing, boating, or swimming or any similar use of the water area.

Amenities: All Foundation amenities are installed and paid by the Declarant (as that term is defined in the recorded Declaration). The areas with amenities are those areas used by all who are currently or may be in the future annexed into the Foundation. Dedication or annexation is not ownership. It is simply an indication that the area(s) *may* be used by those annexed. The on-going expenses, to include but not to be limited to such as trash collection, repairs, and items of a similar nature, are included in the annual budget and pro-rated among all who are annexed. The annual dues are paid in January to the Foundation by each commercial owners’ association (“COA”) and each homeowners’ association (“HOA”) [the COAs and HOAs, collectively, the “Owners’ Associations”]. There are no pro-rations required by the Foundation.

Ownership and legal rights of the “Declarant”: The Declarant is the individual who designs, plans, and manages the affairs, the development, the architectural guidelines and other governmental aspects of the Flowers Plantation Foundation, Inc. The annexation of properties into the Foundation does not include ownership. It only serves as a means to equally distribute what constitutes a well-planned and maintained community, regarding the areas enjoyed

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

Buyer’s Initials: _____

<https://flowersplantation.com/residents/foundation-documents/>

Please keep a copy of this for future reference



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by all the annexed Owners' Associations. Not all areas are annexed. The Declarant decides with the planning the aspect of being or not being annexed.

Owners' Associations: By design, location, functionality, and similar nuances, each specific community has differences from another and therefore the rules and regulations may be different. This specifically includes, but is not limited to, the architectural guidelines for each community. Each Association has a management company and a board of directors. Each board and the management company work together in unison for the betterment of the community. Please note that these interior communities are not maintained by the Foundation, however, the Declarant does retain authority over certain exterior architectural issues to ensure the overall, original architectural integrity is maintained.

Golf Carts: Consider golf carts as vehicles; if they are used on Flowers Plantation's private streets or within the PUD, any operator must be of legal age and possess a driver's license. Golf carts must be registered through the Foundation office to be certain the disclosure of liability is acknowledged, and the release of Foundation or private property owner's liability both signed and witnessed.

All Flowers Plantation Foundation legal documents, including a list of HOA Management companies by neighborhood with contact information, can be found on our website on the resident's page at www.flowersplantation.com/residents. The residents tab is located in the footer of each page on the site.

Send Resident Questions, Comments, Complaints to Resident@flowersplantation.com

Send Questions, Comments on buffers/maintenance to Foundation@FlowersPlantation.com

Send General Questions and requests to receive bi-monthly newsletters to Info@FlowersPlantation.com

Send Questions on buildings / structures to Architectural@FlowersPlantation.com

A true emergency should be called to the Johnston County **911**.

Release of Liability: Sidewalks, Walking Trails, Lakes and Golf Carts

I/WE, as Flowers Plantation residents, on behalf of ourselves and our guests, acknowledge and agree that the use of ALL sidewalks, walking, hiking, and other similar trails throughout Flowers Plantation shall be at our own risk.

I/WE shall indemnify and hold Flowers Plantation Foundation, Inc. and Flowers Crossroads Lakes LLC, or either or both of their successors or assigns, harmless from any and all damages, accidents, injuries, or theft that may occur while using said property.

I/WE further understand that all children 15 years of age or younger walking around the lakes must be accompanied by an adult. All golf cart operators must have a valid driver's license.

I/WE further understand that all ATVs, other motorized vehicles (excluding electric golf carts only), inline skates, roller skates, bicycles, skateboards, and/or scooters may not be used on the walking trails around the lakes.

I/WE further understand that no fishing or other water activities are allowed in any of the lakes.

Print Name(s): _____

Signature: _____ **Date:** _____

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Flowers Plantation Foundation Documents

Street Maintenance Fund: A one-time street fund fee will be collected at each new home closing for maintenance of the private streets. This fund is held in an interest-bearing account separate from the HOA’s operating funds for the future repairs and private street resurfacing within the respective neighborhoods and the common private roads of the Foundation.

The Declarant, as defined in the recorded Foundation documents, solely manages architectural approvals for Flowers Plantation. It is separate and apart from the Foundation. All exterior changes and modifications must be approved through the Declarant’s office. An architectural application is included in the documents available through the link, below.

For complete legal information, please visit the Johnston County Register of Deeds office (<https://www.johnstonnc.com/rod/Pages/index/OnlineRecordSearch>) or the Flowers Plantation website at: <https://flowersplantation.com/residents/foundation-documents/>.

1. Development Agreement for Flowers Plantation, Book 1615, page 601, and rerecorded, Book 2757, page 844
 - Amendment to the Development Agreement, Book 1657, page 335
 - Amendment to the Development Agreement, Book 1970, page 599
 - Amendment to the Development Agreement, Book 2232, page 541
 - Amendment to the Development Agreement, Book 2342, page 631
 - Amendment to the Development Agreement, Book 2920, page 754
 - Amendment to the Development Agreement, Book 3985, page 592
 - Amendment to the Development Agreement, Book 5722, page 808

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
 - Amendment to the Declaration of Easements, Book 3985, page 597
 - Amendment to the Declaration of Easements, Book 4807, page 443
 - Amendment to the Declaration of Easements, Book 5538, page 663
 - Amendment to the Declaration of Easements, Book 5869, page 98

3. Memorandum of Agreement Regarding Parkway Village, Flowers Plantation, Book 2763, page 244

4. Disclosure Statement regarding purchasers of residential properties in Flowers Plantation Subdivision, Book 2920, page 754

Print Name(s): _____

Signature: _____

Date: _____

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