

## FREQUENTLY ASKED QUESTIONS

### 1. How much are the POA Dues?

As of January 1<sup>st</sup>, 2023 POA dues per lot are \$2250 yearly due by February 15th. They are reviewed in August of each year by the LRPOA Finance Committee and Board. There are also dwelling service fees which are due quarterly.

The current dwelling services fees for the 1<sup>st</sup> Quarter of 2023 are \$285. Quarterly dwelling service fees for the 2<sup>nd</sup> Quarter of 2022 thru the 1<sup>st</sup> Quarter of 2024 will be decided at the February Board of Directors meeting based on the actual costs incurred during the previous four quarters and reported to dwelling owners in March.

### 2. What is the cost of water and trash?

Home Owners are billed quarterly for Residential Services which includes water, trash and recycling, snow removal on LR roads, electricity and propane to the four pump houses. The current fee is \$285, which is reviewed yearly and changed based on an estimate of costs over the next four quarters. Billing commences the first quarter following the date of the approval letter issued by the Architectural Review Committee (ARC) to begin construction.

### 3. How long do I have to build?

There is no time limit to build once you buy a lot. But once ground is broken, construction is expected to be complete with within 18 months unless there are extenuating circumstances. If you think construction will extend past the 18 month period, let the ARC know and they will evaluate the approval of an extension.

### 4. Can I park an RV on my property?

RV's, campers of any size and trailers cannot be on the property if visible from road, or a neighboring lot. See Article 7, Section 3 (Prohibited Structures and Uses) in the Laurel Ridge Declaration of Covenants for more information.

### 5. What is the minimum size home I can build?

Square footage requirements are 1,200 for one story, 1,600 for a two story. See the ARC Standards & Guidelines, Section 2, for more information.

### 6. Can I build a log house?

Log homes are allowed in Laurel Ridge. Every home must follow the ARC Standards & Guidelines for square footage and all homes must have a two-car garage. See the ARC Standards & Guidelines, Sections 2 & 16, for more information.

### 7. Can I build a modular home?

Modular homes are not permitted in Laurel Ridge. See the ARC Standards & Guidelines, Section 3, for more information.

### 8. Can I build other buildings on my land?

No, subdividing lots is not permitted. Detached buildings i.e., a garage or additional structure of any kind must be approved by the ARC. Modifications to the outside appearance of any home new or previously built must be approved by the ARC. A copy of the ARC Standards & Guidelines is available

on the POA website.

**9. Are perc tests required prior to building?**

Perc tests, which determine the suitability of the lot for a septic system, are required prior to starting the planning process for building. Typical lots in LR are suitable for a 3 bedroom house. See <https://www.buncombecounty.org/governing/depts/health/environmentalhealth.aspx#septic-sewage> for more information. All preconstruction activity, including perc tests, must be approved by the ARC prior to engaging in the activity. See the ARC Standards & Guidelines, at page 6.

**10. Can I remove trees on my property after construction or from an existing dwelling that I have purchased.**

The ARC must be contacted in the event a homeowner wants to remove or top a tree in an established home site. Selective tree pruning must be performed by a certified arborist or professional tree service. It is strongly recommended that these professionals be bonded or insured. See “Laurel Ridge Guidelines to Tree Trimming and Removal,” posted on the POA website and in the ARC Standards & Guidelines, at pages 27-30.

**11. Where do I get my gate remote?**

Gate remotes can be purchased from the POA Gate Manager; [gatemanager@laurelridgepoa.com](mailto:gatemanager@laurelridgepoa.com) .

**12. What is the policy for removing trees on my property when I build?**

One may remove trees only as necessary to build the house and driveway, and to selectively improve views for that build, with a strong preference that most trees, especially those six inches in diameter or greater, should be left in place. Clear cutting or topping trees to obtain a completely unobstructed view, or a large open yard is not permitted. See “Laurel Ridge Guidelines to Tree Trimming and Removal,” posted on the POA website and in the ARC Standards & Guidelines, at pages 27-30.

**13. Are fire pits allowed?**

No. We live in a forest where local weather patterns can pose a serious danger of forest fires, and it is our responsibility to protect our and our neighbor’s properties and lives. Therefore, no off-structure fire pits or open fires are permitted.

Contained fires that are responsibly attended, such as barbecues and patio heaters located on concrete, tile, or other heat resistant material, are permitted. Other contained fire sources on a patio or deck, such as a propane fireplace or fire table, must be approved by the ARC prior to installation. See the ARC Standards & Guidelines, Section 25.

**14. Are fences allowed to maintain my pet?**

As a general rule, extensive and enclosed fencing is strongly discouraged. Minimal enclosed fencing is permitted if not visible from the road or neighboring properties in the winter. Fences are permitted only with ARC approval, are aesthetically consistent with a wooded environment, and consistent with exterior surfaces of the living unit. For more information, please see the ARC Standards & Guidelines, Section 13.

**15. Who provides utility services?**

Water is provided by the POA. Electricity is provided by Duke Energy. Fiber optic broadband and telephone are provided by Skyrunner. The Skyrunner fiber-optic broadband provides 125 Mbps (megabytes per second) upload and download speed throughout the community. Other providers, such as satellite and telecom companies, also offer broadband and telephone service.