



**Important Policies and Information
For Laurel Ridge
Renters & Owners of Rental Property
January 1, 2023**

Welcome to Laurel Ridge

We are delighted that you have chosen this beautiful mountain paradise as your vacation rental property - whether for a weekend, a month, or long-term.

This Policy Guide contains important information about 'life in Laurel Ridge'.

Our community borders on undeveloped lands managed by the following entities: Lake Burnett Asheville Watershed, Southern Appalachian Highlands Conservancy, and the B.V. Hendricks Sand and Gravel. These lands play an important part in the good wildlife habitat and water quality within Laurel Ridge. Though there is no hiking permitted on these adjacent properties without the owners' permissions, there are abundant nearby hiking opportunities. The shoulders of Laurel Ridge Roads allow opportunities for strenuous walking while enjoying nature and mountain views.

Laurel Ridge tenants and guests are required to adhere to the same policies and standards as LRPOA members. This includes respect for the wildlife that abounds around us and respect and a standard of courtesy toward each other.

We hope that you will read and appreciate the information in this guide. You are visiting a very special place now - It takes the effort of everyone who enters our neighborhood to keep it that way.

Thank You in advance for reading these important policies.

Laurel Ridge Property Owners Association
Mark Looney

What follows is a comprehensive list of Community Rules, regulations and a lot of helpful information that will make your stay in Laurel Ridge more pleasant and enable you to comply with neighborhood policy. The list of topics includes things all renters are expected to know and it is the responsibility of all owners to ensure tenant awareness and compliance. All information herein is subject to change. **The consistent theme of these policies is that persons who rent dwellings within Laurel Ridge are expected to follow the same policies and standards of behavior as those who are LRPOA members, whether they reside here permanently or rent their dwelling to third parties.**

OCCUPANCY

In accordance with Buncombe County Building Code guidelines, occupancy of all rental properties is limited to the number of bedrooms in the structure times 2.5 people per bedroom maximum, rounded up. For example, a 3 bedroom home maximum occupancy is calculated as follows: 3 bedrooms x 2.5 = 7.5, rounded up = 8 person maximum occupancy (Standard Architectural Design). A bedroom is defined as a room with a closet plus windows and doors that meet fire code requirements for ingress and egress.

EMERGENCY TELEPHONE NUMBERS

Sheriff Call 828-250-6670

Fire (house or woods) call 911 then call John Welker, POA President @ 704-301-0473 then call the rental agency or the owner of the dwelling.

Medical Emergency call 911

Electrical Outage call Duke Energy at 1-800-419-6356

Telephone Service Call the rental agency of the person you are renting from

Laurel Ridge Gate Issues call David Esker at 828-669-0144 first then if needed call John Welker 704-301-0473

Animal Control call

Domestic animals and livestock - Sherriff's office 828-250-6670

Wild animals - Gene Mills 828-669-0410

TRASH & RECYCLING

Bear proof, secured dumpsters for trash and recycling are located just inside the gate on your left as soon as you enter. Dumpster usage is restricted to Laurel Ridge residents, guests and tenants. All resident vehicles are identifiable. All guests/tenants using the dumpster should be aware of their property owners name and address to ensure compliance when asked.

Should the dumpsters be full - NEVER leave trash outside the dumpsters! Please hold your trash in a secure location and wait until Tuesday afternoon or Thursday following trash pick-up to return when the dumpsters are empty. Several rental management agencies have their own dumpsters for renters. Contact the rental agency to see if they have one. For example, Greybeard, has a dumpster located behind their office.

Finally, you'll note that the dumpsters are securely closed. **ALWAYS** be sure to close and latch the dumpsters after placing your trash in them. Bears are expert dumpster finders and thieves. If the dumpsters are unsecured, you'll be causing a big mess as well as messaging to bears that Laurel Ridge is a great place to go dumpster diving and home invading.

PARKING

Guests/Tenants/Residents are not to park vehicles on the roadways but in driveways or parking areas. We have narrow winding roads with narrow shoulders that can be difficult to navigate. We often have foggy conditions at the higher altitudes. In the event that it is necessary to temporarily park along a roadway, the vehicle should not be parked in such a manner that would obstruct the safe passing and navigation of emergency, commercial, or personal vehicles. Additionally, parking on the property of others without advanced permission is not allowed.

FIRES/CAMPFIRES

Similar to other mountainous communities, Laurel Ridge is vulnerable to fast moving wildfires, particularly during dry and even moderate fire conditions. As you enter the front gate there is a sign posting current fire conditions. Regardless of the fire hazard post, outdoor fires are strictly prohibited. Also, exterior firepits, firepits on decks, fire tables or any other that use wood or coal are not allowed. Use of certain on-premise, propane-powered fire pits may be allowed. You should contact the rental agency or the person you are renting from if you are not certain since the dwelling owner may have more restrictive rules.

In any situation where you notice a fire that is out of control on either the rental property or in the woods, call 911 immediately. They will contact the East Buncombe County Fire District which will coordinate with the North Carolina Forest Service.

GATE OPERATION

A four-digit entry code is assigned at the beginning of each quarter to owners for guests, tenants and service providers. Pull up to the touch pad just before the gate and enter the 4-digit code given to you by the property dwelling owner or their agent and the gate will open. When exiting, slowly approach the gate and it will open automatically. The gate opens automatically in the event of a power failure and when approached by an emergency vehicle.

FIREWORKS

The use of any form of fireworks are strictly prohibited

CAMPERS / RVs / RECREATIONAL VEHICLES / ATVs

All of these vehicles are prohibited in Laurel Ridge.

TRESPASS

Guests and tenants should be not trespass on the property of others whether a home or a vacant lot. If trespassing occurs, the owner may contact you directly or the Buncombe County Sheriff's Department. The only wooded trail that exists in Laurel Ridge for use by owners and renters alike is in the vicinity of Hemlock Circle. There are three entrances to the trail which runs parallel to Laurel Branch Creek. The north entrances are along Sugar Maple Drive and the south entrance is along Hemlock Circle. If you are driving to these entrances please be sure to find a place to park outside of the road.

It is a great trail for youngsters as it is relatively flat and has water features as well as trees and native plants unique to the Appalachian region.

PEACE & QUIET

It's the responsibility of all residents and tenants to maintain Laurel Ridge's general sense of peace and quiet. **Quiet times are strictly enforced between 11:00 pm and 8:00 am.**

WILDLIFE

NEVER feed any of our wildlife! We live among black bear, deer, turkey, and an abundance of other wild animals, all of which must not be fed. Also, be aware that we live among Bobcat, snakes and many other species of animals. **Never interact with wildlife and safeguard your children and pets accordingly.**

BUSINESS ACTIVITY

The current Declaration of Covenants of the Laurel Ridge Property Owners Association do not permit business activities by renters and tenants.

ICE & SNOW

For significant winter storm events Laurel Ridge roads are plowed and/or de-iced. The decision of whether to remove snow and de-ice is made about 24-hours before the event when weather local forecasts and Laurel Ridge spotters can better estimate the probability of an event. This decision is sent in a broadcast email message to subscribed LRPOA dwelling owners.

Driveways to individual homes are not plowed unless the dwelling owner make his or her own arrangements. In severe ice or snow storms the roads in Laurel Ridge often have better driving conditions than those outside the gate due to different priorities of the NCDOT. Therefore, renters or seasonal occupants of dwellings may confront a dangerous situation when they go outside the gate and travel on Left Fork North Fork Road and North Fork Road heading to Black Mountain or Swannanoa.

Unless you have a very important reason that requires you to leave the dwelling, staying put during these winter events is the best and safest action.

DRIVING SAFETY IN THE MOUNTAINS

The speed limit in Laurel Ridge is 20 m.p.h. In general, when driving in the mountains it's wise to pay closer than normal attention to maintaining a prudent speed and staying on your own side of the center stripe, not just in Laurel Ridge! Our winding mountain roads are inconsistently marked, often extremely curvy, have many steep grades and sharp turns. Add to that weather conditions, pedestrians with & without dogs, and wildlife crossings and you have a lot to pay attention to! A good rule of thumb is to consider all speed limits TRUE limits... not mere suggestions! Slow down... enjoy the scenery!

FIREARMS/PROJECTILES

The discharge of any firearm or the use of any projectile device such as bows or slingshots, etc. are strictly prohibited for all renters and tenants.

HUNTING/TRAPPING/FISHING

There is strictly no hunting, trapping, or fishing allowed in the community or within the borders of Laurel Ridge's 1200 acre property for all renters and tenants.

COMMUNITY INVOLVEMENT/BEING OUT AND ABOUT

The beauty that surrounds us in Laurel Ridge is through the pro-active efforts of all who live here. Renters and guests are encouraged to follow the rules of the owner of the dwelling and the rental management agency. We welcome those who wish to join in with our community spirit and contribute in any way you can during your stay. Taking a few minutes to weed a garden, picking up litter along the way when you're out for a walk or inquiring about joining one of our committee activities when you're visiting is always encouraged and welcome! Most importantly try to

leave the community in the same or better condition than you found it.

WEBSITE

For more information about Laurel Ridge, visit our website at www.laurelridgepoa.com

There is a map that you can download that you may find useful during your stay.