

LYNHAVEN CROSSING DISCLOSURES

Lynhaven Crossing is a sixteen-lot neighborhood off Peace Haven Road just north of Country Club Road. Streets are public; the neighborhood will be served by Piedmont Natural Gas, Duke Energy and Charter Spectrum. Homes will be required to utilize natural gas for heating, water heating and fireplace logs.

The Plat for Lot 1 was recorded May 10, PB 67 Page 196.

The Plat was recorded for Lots 2-16 on July 9, PB 68 Page 59.

Restrictive Covenants were recorded in DB 3414 Page 3756, and modified in DB 3420 Page 1611.

There will be a Homeowners Association to enforce restrictive covenants, pay for the decorative street lighting and maintain the Wetland Stormwater BMP. 2019 annual assessment for the HOA is \$500.00

The stormwater control system is to be a "constructed wetland" rather than the typical stormwater detention pond. To our knowledge, this is the first residential use of this concept in Winston-Salem. The wetland will provide an environmentally responsible and aesthetically pleasing ecosystem as a part of the Common Area. The construction of the wetland cannot begin until the drainage area is stabilized, which means not until the subdivision is built out. As a result, there will be an "unfinished" area comprising the BMP for some time. Potential purchasers need to be made aware of the nature of this to see the longer term benefit. A brochure is available.

There will also be a "tree save area", which is an undisturbed wooded area behind lots 13, 14, 15 and 16, as a part of the Common Area

Builders will be required to plant at least one Southern Sugar Maple tree on each lot.

Minimum square footage of homes is 2,000. Architectural Review and approval is required for each home to be constructed prior to conveyance of the lot. The Developer will retain architectural control until the last lot is sold.

Builders will be required to construct a sidewalk following house construction on lots 1,2,7,8,9,10,11 and 12.

Please feel free to call with any questions-

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