

MEADOWLANDS RESIDENTIAL & GOLF COMMUNITY

Questions and Answers

1. *How many home sites will be developed in Meadowlands?*

It is anticipated that approximately 740 home-sites will be developed, depending on availability of land and utility services.

2. *Are homeowners required to join the Meadowlands Golf Club or the Swim and Tennis Club?*

NO. The Swim & Tennis Club will be owned by Meadowlands Homeowners Association; however, membership in the Swim & Tennis Club is optional. Those who join & use the facilities pay yearly membership dues. The Golf Club, also optional, is semi-Private. Membership in the Golf Club involves an Initiation fee, and then a monthly fee based on the number of family members joining the club. Homeowners, who choose not to join the club, may play by paying a daily green fee. Call the Meadowlands Golf Club for complete Golf Club package and information (336-769-1898).

3. *What are the Homeowners required to pay at Meadowlands?*

A Homeowners Association fee is required in order to maintain the Common Areas within Meadowlands: the main entrance, secondary entrances, community recreation areas, lighting, etc. The yearly fee is determined annually. Check with the Sales Agent for updated dues information.

4. *Who is responsible for maintaining the streets within Meadowlands?*

All streets in Meadowlands are being constructed according to the standards of the North Carolina Department of Transportation (NCDOT), applicable to subdivision streets and include asphalt pavement, concrete curbs and gutters. Each street will be dedicated as a public street and may be taken over for maintenance by NCDOT, upon petition by the property owners when a sufficient number of homes have been constructed. Several of the streets have already been accepted for maintenance by the NCDOT. A few streets may remain private (see recorded plats to determine if streets are public or private).

5. *Do the neighborhoods have restrictive covenants and architectural guidelines?*

Yes, each neighborhood has restrictive covenants and Design Guidelines. An Architectural Review Representative will review all plans prior to new construction. The Architectural Advisory Committee of the HOA will oversee any additions or changes after initial construction and the compliance with the restrictive covenants and guidelines.

6. *How is mail delivered?*

The mail is delivered curbside to each home. Homeowners are required to utilize a standard mailbox approved by the Architectural Review Committee for each neighborhood. Home owners order these directly from a N.C. company and they are delivered to the home-site. Homeowners may choose mailbox installation for an additional cost.

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7. How can I reach the utility companies providing service?

Piedmont Natural Gas	1-800-752-7504
Energy United	336-249-3131
Bell South Telephone	1-888-764-2500
Time Warner Cable	336-785-3390
Davidson Water	336-731-2341
North Davidson Garbage Service	336-731-4025
Call before you dig	1-800-632-4949

8. Who is the developer representative and how can I reach him?

Bruce Hubbard
1598 Westbrook Plaza Dr., Suite 200
Winston-Salem, NC 27103

336-723-0303

9. Who is the contact for the Architectural Review Committee and how can I reach him?

Brad Helms
wbhelms@mac.com
336-414-3700