

## SHERWOOD FOREST SECTION 19, PHASE 1

There will be 22 lots in the neighborhood, with 15 being 80-85 feet in width, 4 being cul-de-sac lots of approximately one-half to three-quarters of an acre, and 3 large tracts each comprising one and one-half, three and three-quarters, and more than five acres. I have attached the preliminary plat for the subdivision.

All lots will be served by City water and sewer, Piedmont Natural Gas and Charter Spectrum.

Sherwood Forest 19 will be annexed into the S.F. Association and will be subject to the Restrictive Covenants of Sherwood Forest Section 17, attached. 2023 Annual HOA dues are currently \$275 /year for the S.F. Association. Street lighting will be paid for through the HOA dues. Membership in the Sherwood Forest pool and tennis facilities located on Fernmarch Drive is not included in the S.F. Association dues. (This recreational facility is owned and operated by another development, "The Sherwood Association HOA", which offers limited annual memberships. Please visit the Sherwood Forest Association website, click "Social", then "Pool information", then "Membership information" for details.)

Lot pricing is also attached for available lots.

**Piedmont Natural Gas must be used for primary heat and water heating. Owners/builders are responsible for payment of a system development fee (attached), purchase of a water meter and installing a five-foot sidewalk behind a three and one-half foot grass strip to match the existing sidewalks in the neighborhood.**

**Initials** \_\_\_\_\_ **Date** \_\_\_\_\_

Thanks for your interest in this great new neighborhood, and contact me with any questions!

Brant H. Godfrey

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