

FREQUENTLY ASKED QUESTIONS

1. How much are the POA Dues?

As of January 1st, 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 are \$285 per quarter.

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 at the first quarter following approval by the Architectural Review Committee (ARC) to begin construction. that construction is approved to begin by the Architectural Review Committee (ARC).

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 a year unless there are extenuating circumstances where the ARC approves and 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 the ARC Guidelines 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 Guidelines for more information.

6. Can I build a log house?

Log homes are allowed in Laurel Ridge. Every home must follow the Architecture Review Committee (ARC) Guidelines for square footage and all homes must have a two-car garage. See the ARC Guidelines for more information.

7. Can I build a modular home?

Modular homes are not permitted in Laurel Ridge. See the ARC Guidelines 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 Guidelines is available.

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.

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

See “Laurel Ridge Guidelines to Tree Trimming and Removal.”

11. Where do I get my gate remote?

Gate remotes can be purchased from the POA Gate Manager; 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. The ARC must be contacted in the event a homeowner wants to remove a tree in an established home site. 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.”

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 must be approved by the ARC prior to installation.

14. Are fences allowed to maintain my pet?

No. As a general rule, fencing is discouraged. Since we live in the woods, fencing in a beloved pet could prove to be dangerous to the animal. Wild animals can jump inside a fence but your pet may not and would be unable to flee to safety. Fences, if allowed, are permitted with the ARC approval only, shall be aesthetically consistent with a wooded environment or in close proximity to and consistent with exterior surfaces of the living unit. For more information, please see the ARC Guidelines.

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. 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.