

BLUE RIDGE VILLAS PROPERTY OWNERS ASSOCIATION, INC.

Professionally Managed By IPM CORP. • P.O. Box 580 • 2602 Hendersonville Road • Arden, NC 28704

A "55 and Older" Community

RULES AND REGULATIONS **BLUE RIDGE VILLAS**

1. Each unit when sold or ownership transferred, prior to closing, the potential buyer **must** obtain, complete and submit an application to the Board of Directors for approval. Proof of age of buyer 55 or older must be attached. A decision will be returned within 10 days.
2. For Sale sign: One sign may be placed in front of the unit but **not** in any other part of the community or the entrance.
3. No minors under age 19 may reside in Blue Ridge Villas as exempted by the Housing for Older Persons Act (HOPA) rules under HUD regulations.
4. Every unit owner is **required** to belong to the Community Association and pay the current monthly Association fee. A list of services paid by this fee is attached.
5. Pets: No more than two household pets per unit. They shall be housed inside the dwelling, kept on a leash and kept off other owner's property. Pet owners are responsible for picking up their pet's solid waste. The Association maintains the common areas and pets shall at all times be kept off these areas.
6. Any exterior additions or changes to a home or yard **must** be requested in writing via the management company to the Board for approval. This includes satellite dishes.
7. Plantings: The only plants on the unit owner's lot trimmed by the Association are the "boxwood" shrubs originally installed by the builder along each front foundation. All other plants and trees are the owner's responsibility.
8. Mailboxes shall be replaced, repaired or repainted by the Association when deemed necessary.

All homeowners shall be notified of the annual Association meeting to vote and elect new Board Members to the Community Association. In addition all owners are invited to attend the monthly meetings of the Board. Minutes of these meetings will be given to all owners.

The Association shall employ a management agency to provide management services.

At present the agent is IPM Corporation c/o Property Manager

P.O. Box 580, Arden, NC 28702-0580.

Phone 650-6875

TELEPHONE
828-650-6875

FAX
828-654-8270

TOLL FREE
800-789-1135

E-MAIL
IPM@IPM-CORP.COM

WEB-SITE
WWW.IPM-CORP.COM