

Orientation to High Peak Mountain Estates

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www.highpeakestates.com.

Introduction

High Peak Mountain Estates (HPME) is a neighborhood community of 100 properties—most are 10 to 14 acres in size—accessed by approximately eight miles of paved roads within its boundaries. Many properties have mountain vistas, while others nestled within the cozy confines of the forest. The community is self-governed by the High Peak Mountain Estates Property Owners' Association, Inc. (HPME POA), a non-profit corporation organized under North Carolina General Statutes Chapter 55A, *the North Carolina Nonprofit Corporation Act*, and Chapter 47F, *the North Carolina Planned Community Act*. Association membership is automatic when property is purchased within the neighborhood.

This orientation is provided primarily for prospective buyers of property in HPME to let them know upfront—prior to purchase—some of the expectations of HPME POA. HPME is a delightful place to live and as a self-governing Property Association (POA) has many benefits. However, living in HPME, a legally organized and recognized POA, involves voluntarily relinquishing some independence in order to abide by the governing documents. It is the desire of HPME POA that each and every owner in HPME enjoy the experience of living here, and it is the intent of the Board of Directors to help anyone interested in HPME to be well-informed about the expectations and requirements for owners.

All of the governing documents, and the actions associated with them, have this primary goal: **to protect and to enhance property values and to make HPME a safe, secure, attractive, pleasant, and enjoyable place to live.**

To this end, the Association is responsible for maintaining the roads and for providing compliance with the HPME Declaration of Covenants, Conditions, and Restrictions (the *Covenants*) and the other governing documents. Association members elect annually in October a Board of Directors (the Board), volunteers who serve to manage the needs of the community. The Board is responsible for the ongoing operation of the Association and enforcement of the provisions of all governing documents.

Assessments

The annual Base Assessment for 2021 is \$415.00 for each property. Three other assessments—Special, Emergency, and Specific—each with special conditions, are permitted by the *Covenants* (paragraph 16).

Building Standards

Construction in HPME is governed primarily by two documents: the *Covenants* (DOC-003) and the *Building Standards* (REC-002). Both documents are available online at www.highpeakestates.com. Anyone interested in buying property in HPME is strongly encouraged to read the *Covenants* and *Building Standards* prior to purchase, and prior to selecting house plans.

Very briefly, the major building requirements per lot are:

- One primary single-family house, not to exceed 2 and ½ stories in height, with no less than 1,200 square feet of enclosed floor area, and a minimum roof pitch of 6/12.
- Stick built, engineered, panelized, and insulated concrete forms (ICF) only. No mobile or modular homes are permitted.
- Construction escrow deposit of \$1,000.00 is required.
- All structures on any lot must generally conform in appearance, architecture, and materials used for the family dwelling. Exterior walls of wood, log, rock/stone, stucco, brick, in any combination is permitted. Vinyl/Aluminum is permitted as long as percentage of vinyl/aluminum does not exceed 50% of the exterior wall area. Exteriors of all structures shall be in earth tones.
- No livestock may be kept. Horses, ponies, (must be housed in barn or similar structure) and normal household pets are permitted.

Land Use (*Covenants*, paragraph 4)

No trade or business of any kind may be conducted on any lot.

- A business run from a home office is permitted.
- Lease or rental of a dwelling for residential purposes is also permitted.

Property Maintenance (*Covenants*, paragraph 9)

All lots, including easement areas (e.g., ditches and banks along roads), are to be maintained by each lot owner to prevent them from becoming unsightly, unsanitary, or a hazard to health. The flow of water through ditches and culverts must not be obstructed. Debris such as leaves and brush are to be removed by the lot owners.

Governance (*Bylaws*)

The ongoing operation of HPME is governed by the HPME [Bylaws](#) available on the HPME website.

HPME Board Mission Statement

Our mission is to enhance the quality of life in our community through:

- proactive, efficient, and effective management of available resources;
- helping to ensure the safety and security of the community;
- consistent, reliable, amicable enforcement of the Covenants, Conditions, and Restrictions; and
- providing fair, ethical, and fiscally responsible solutions that promote a strong sense of community in order to protect and to enhance property values and to make HPME an attractive, pleasant, and enjoyable place to live.

Who to contact

president@highpeakestates.com – for general questions about HPME

covenants@highpeakestates.com – for questions about building: requirements, restrictions, processes

secretary@highpeakestates.com

treasurer@highpeakestates.com

roads@highpeakestates.com