

# GOVERNORS CLUB

## Chapel Hill, NC



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**Governors Club** is a unique gated community located on and around Edwards Mountain, the highest point between its location and the North Carolina coast. The 27-hole Jack Nicklaus Signature Golf Course meanders through much of the property. Roads are named for former North Carolina governors.

Governors Club consists of multiple neighborhoods, each with its own special features. There are a total of 1209 properties ranging in size from .05 to 3.5 acres. Estate lots (the larger acreage sites) are scattered throughout the community and are often known by their geographic location, such as Upper Morehead, Lower Morehead, and Upper Governors.

There are also 16 townhome units (Vance Villas) and 20 Club Cottage properties. The remaining properties are detached single-family homes or lots designated for those types of structures. These are grouped in compact neighborhoods, some having their own distinctive architecture and amenities.

Water and emergency services are provided by Chatham County. Sewer service and trash pick-up are provided by independent organizations and paid for by homeowners. All other services and maintenance activities associated with common assets (roads, gates, sidewalks, property owners building, etc.) are managed and funded by the Property Owners Association.

### **THE GOVERNORS CLUB PROPERTY OWNERS ASSOCIATION**

All property owners are members of the Governors Club Property Owners Association, which is responsible for infrastructure throughout the community. This includes gates, roads, sidewalks, common area landscaping, storm water management, and many other services similar to those provided by a small town to its residents.

An annual property owner association assessment covers the expenses needed to run the community (property owner assessments and fees associated with specific neighborhoods are spelled out in an accompanying document).

## **Governance**

There are nine Directors that serve on the Board of the Governors Club Property Owners Association. Each Director is elected to serve three-year staggered terms. Residents volunteer their time freely, actively participating in the governance of the community, serving on 13 standing committees: Architectural Review Board, Bark Park, Communications, Community Activities, Community Appearance, Deer Management, Finance, Hearing Panel, Information Technology, Infrastructure, Marketing, Sales/Realtor Relations, and Safety.

## **Facilities**

The property owner building provides work and meeting space for the professional staff that manages property owner affairs. There are four full-time employees and one part-time employee. The building is located off Governors Drive, the first right after passing through the front gate from Mt. Carmel Church Road.

## **Meeting Room Reservations**

Property owners and neighborhood social groups often reserve the property owner building for events. The Property Owners Association Community Activities Committee also plans events here for the entire community, including quarterly open houses that encourage all to view resident-created art displayed in the property owner building. These events also welcome new residents to the community.

## **Bark Park**

The Bark Park (dog park) is available to all owners and their guests and is adjacent to the Property Owners Association building. Since there are no fences around the Governors Club properties, this park has been established that to allow owner dogs to run and socialize in a safe place. Special events happen during the year that allow the other dog owners in the community to meet.

# Governors Club Estate Lots

.50 to 4.0 acres



Note: all Estate lots are coded yellow on the community map.

**Governors Club Estate Lots** offer close access to the community sidewalk system. Some have golf course views and overlook the lakes. They are located on the higher elevations atop Edwards Mountain and some offer an extraordinary, panoramic 20-mile view of Chapel Hill, Durham, and Raleigh. The sunrises and sunsets are fabulous.

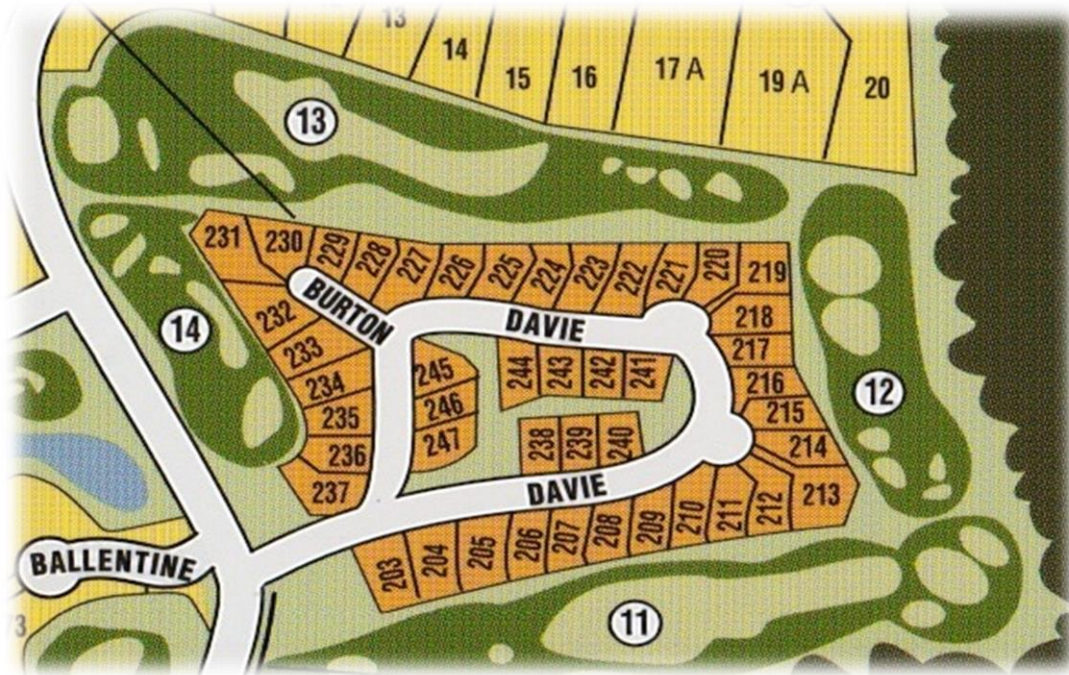
On the map these are identified as Franklin Ridge, Glenn Glade, and Governors Crest. There are additional lots located on Lower and Upper Morehead and Upper Governors Drive.

*Special Features: These properties feature large lots, many of an acre or more, and varied architecture. Estate lots offer extra space for terraces, water features, swimming pools, and landscaped gardens.*

See chart of community assessments

# Governors Square

.20 to .34 acres



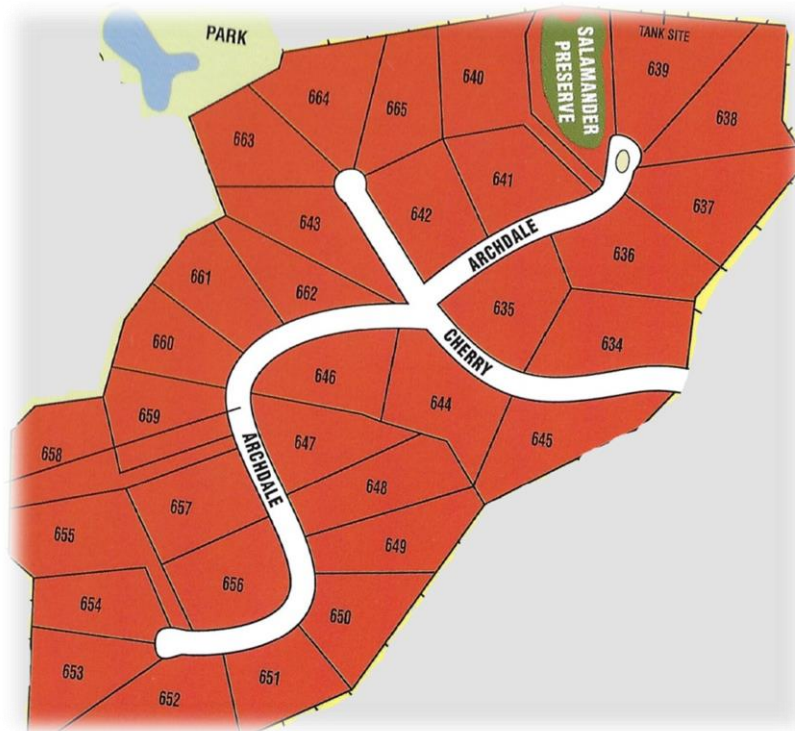
**Governors Square** is surrounded by the golf course, giving most homes lovely views from nearly every window. Property owners in this neighborhood pay sub-association dues for yard maintenance. They also pay an annual assessment levied by the Governors Club Property Owners Association on all properties in Governors Club.

*Special Features: Located close to the Mt. Carmel Church gate, most lots have great golf course views. The community sidewalk allows easy access to Governors Club Country Club amenities, biking, and walking.*

See chart of community fees

# Highland Pond

2.5 to 4.0 acres



**Highland Pond** is a neighborhood of grand estate lots characterized by its diverse and interesting architecture and wooded lots. It is located on one of the two high crests of Edwards Mountain with views of up to 15 to 25 miles.

Residents share their neighborhood with the Salamander Preserve, a pond managed by the North Carolina Botanical Foundation Conservation Department as a research and breeding area for spotted and marbled salamanders.

*Special Features: Highland Pond has large wooded lots with varied topography, beautiful views, and estate-sized homes.*

*See chart of community fees*

# Morehead Forest

.20 to .55 acres



**Morehead Forest** is the largest of the neighborhoods within Governors Club and perhaps the most diverse, with golf course, and lake views. The green spaces shown on the map are dedicated wooded open spaces. The community sidewalk system starts on the north side of Morehead Lake, thus providing easy access to Morehead Forest property owners. A future sidewalk connecting Morehead to Wilkinson Park is part of the Governors Club Long-Range Plan.

Some of these lots have beautiful water views with glorious sunrises and sunsets. Because this community is large, it is organized into three different neighborhood social groups.

**Special Features:** Morehead Lake is available for catch-and-release fishing or non-power boating. Homes on the north side of the lake are close to the community sidewalk system. Land is relatively flat. Some lots have lake, pond, and golf course views.

See chart of community fees

# Saddle Ridge

.30 to .48 acres



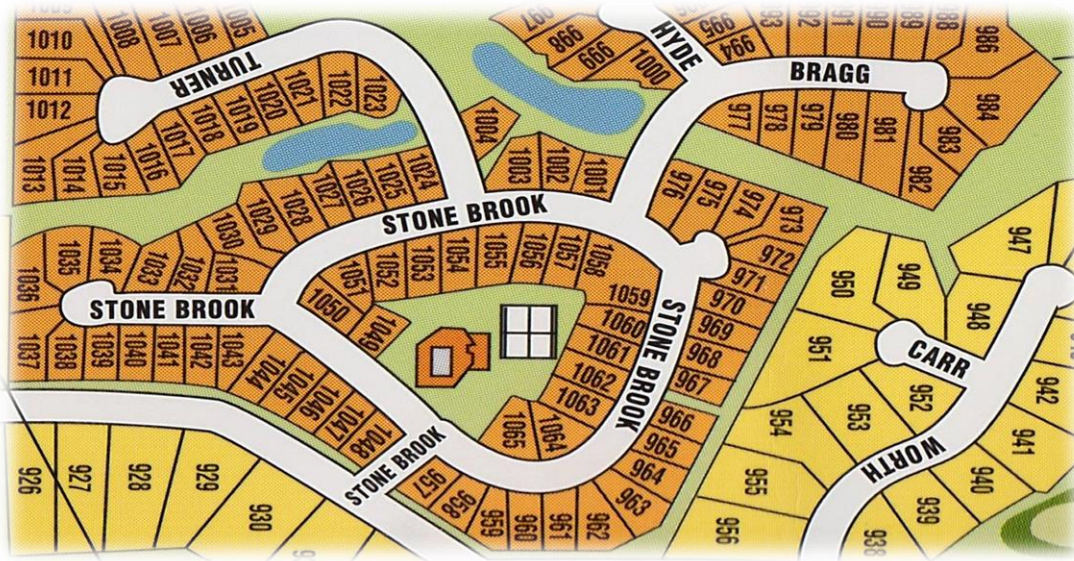
**Saddle Ridge** sits majestically at the northern section of the community and overlooks the valley between Edwards Mountain and Edwards Ridge. It features rolling hills with expansive views. The diverse architecture and interesting mountain-like topography give this neighborhood its own special feel.

*Special Features: Characterized by widely varied topography, some lots have golf course and distant vista views, with widely-varied topography.*

*See chart of community fees*

# Stone Brook

.24 to .51 acres



**Stone Brook** is characterized by Country French architecture with stacked stone and cedar exteriors that include window boxes and shutters. There are two ponds nestled at the base of rolling hillside lots. The neighborhood is located near the Lystra Road gate, which is close (1.5 miles) to shopping, banking, and UNC medical services.

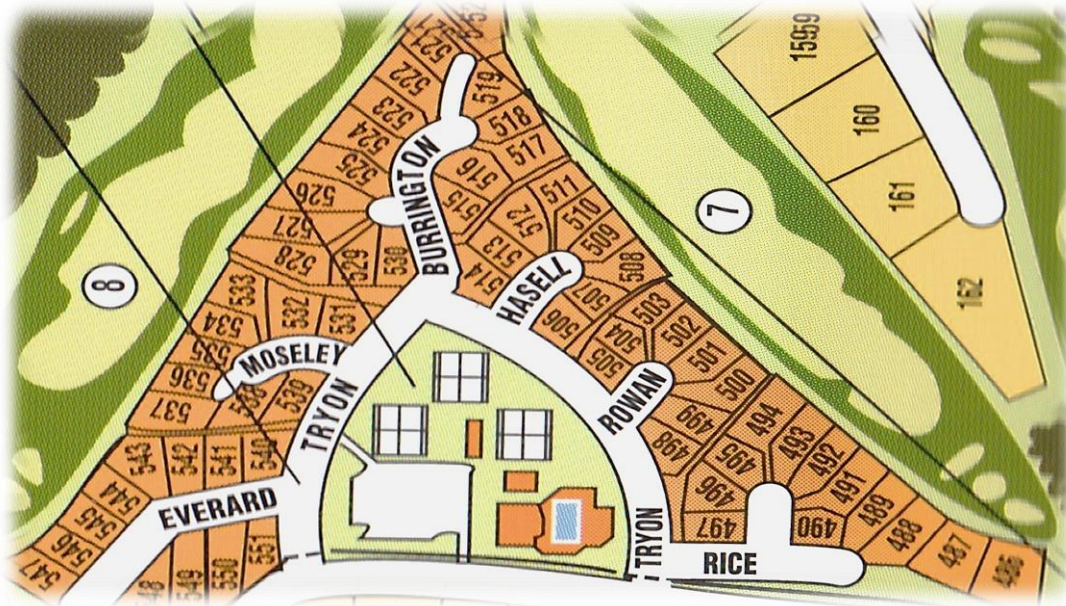
Stone Brook is unique because it is the only neighborhood with its own pool, tennis courts, fire pit, waterfall, playground, and pavilion area. These amenities are available only to Stone Brook residents and their guests and are often the center of frequent neighborhood social gatherings. To support these amenities, Stone Brook residents pay sub-association fees as well as the Governors Club Property Owners Association annual assessment. Stone Brook has its own Board of Directors which oversees the business of the neighborhood.

***Special Features: The architecture, rolling terrain, ponds, and private amenities give Stone Brook a unique identity.***

See chart of community fees

# Tryon Courte

.16 to .33 acres



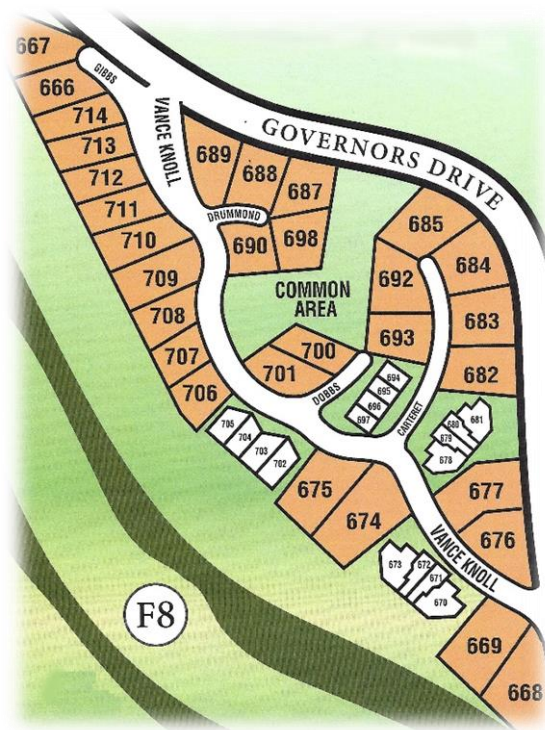
**Tryon Courte** is a horseshoe-shaped neighborhood bounded by the golf course on two sides. The homes surround the Governors Club Country Club wellness center (swimming pool, fitness, and tennis complex). To ensure continuity of architectural style, construction in this community is based on six customizable plans featuring red brick facades. Tryon Courte property owners pay an additional fee for yard maintenance and gutter cleaning. They also pay an annual assessment levied by the Governors Club Property Owners Association on all properties in the Governors Club community.

*Special Features: Yard maintenance is performed by professionals. Homes are close to the Governors Club Country Club Wellness Center. This community is adjacent to the community sidewalk for biking and walking. It also offers easy access to the Governors Club Country Club's golf and dining facilities.*

See chart of community fees

# Vance Villas

.05 to .44 acres



**Vance Villas** include 16 two-to-three bedroom condos and lots for 30 single-family homes. Many of the condos and villas border the 17<sup>th</sup> fairway. The other side of the street offers views of the Governors Club Country Club and the Lakes No.1 fairway.

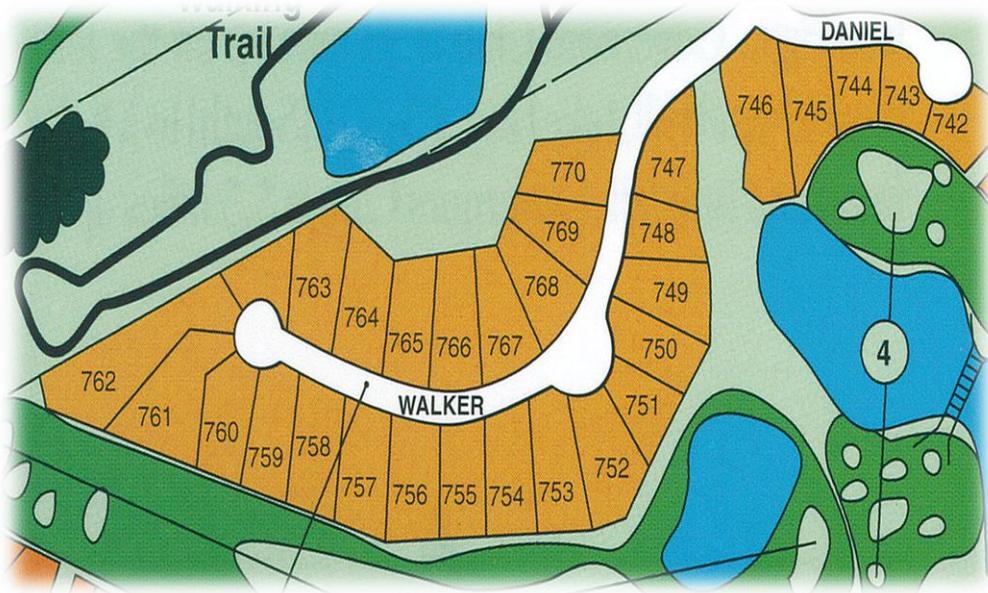
Condo residents pay a sub-association fee to cover upkeep of the building exteriors and parking areas. They also pay an annual assessment levied by the Governors Club Property Owners Association on all properties in Governors Club.

*Special Features: Close to the community sidewalks and the Governors Club Club community, Vance Villas are centrally located within the Governors Club community.*

See chart of community fees

# Walker Falls

.30 to .83 acres



**Walker Falls** stretches along golf holes No. 3 and No. 4. Those lots not fronting the golf course back up to community walking trails. Homes feature brick courtyards in the front, a feature unique to this neighborhood. Some owners and builders have added customizations. Walker Falls residents also have water views of two different golf course ponds.

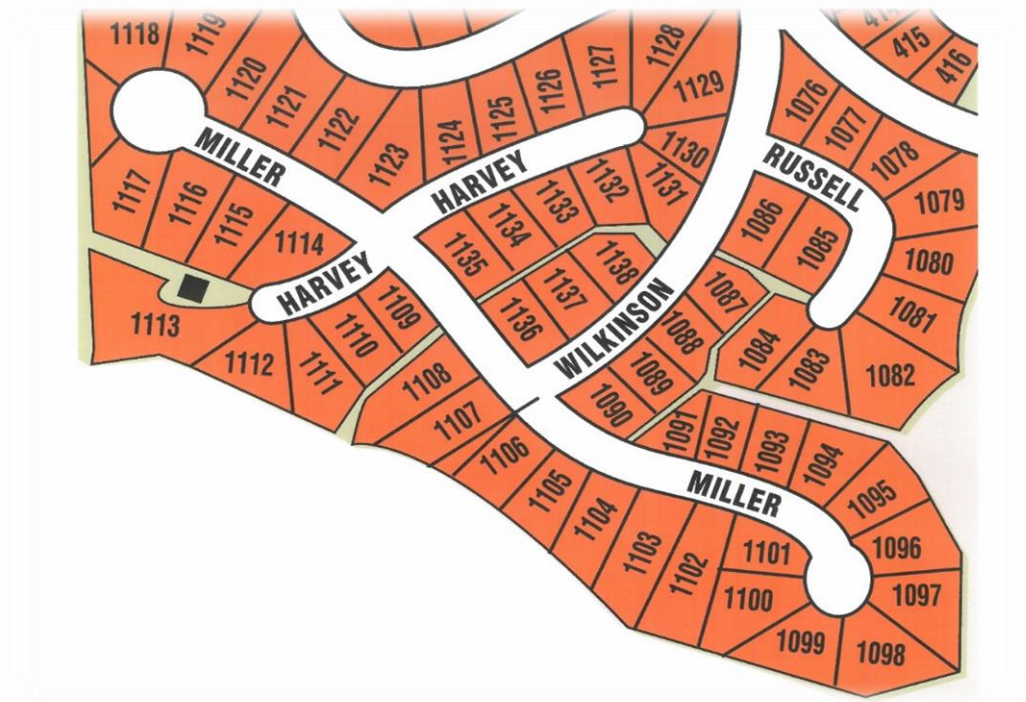
Residents in this neighborhood pay a sub-association fee for common ground maintenance in addition to the Governors Club Property Owners Association annual assessment. Like all Governors Club neighborhoods, Walker Falls residents enjoy participation in neighborhood get-togethers once or twice a year.

***Special Features: Properties have golf course and pond views as well as proximity to the community sidewalk system. It's an easy walk to the Governors Club Country Club Wellness Center from this neighborhood.***

See chart of community fees

# Wilkinson Park

.36 to .72 acres



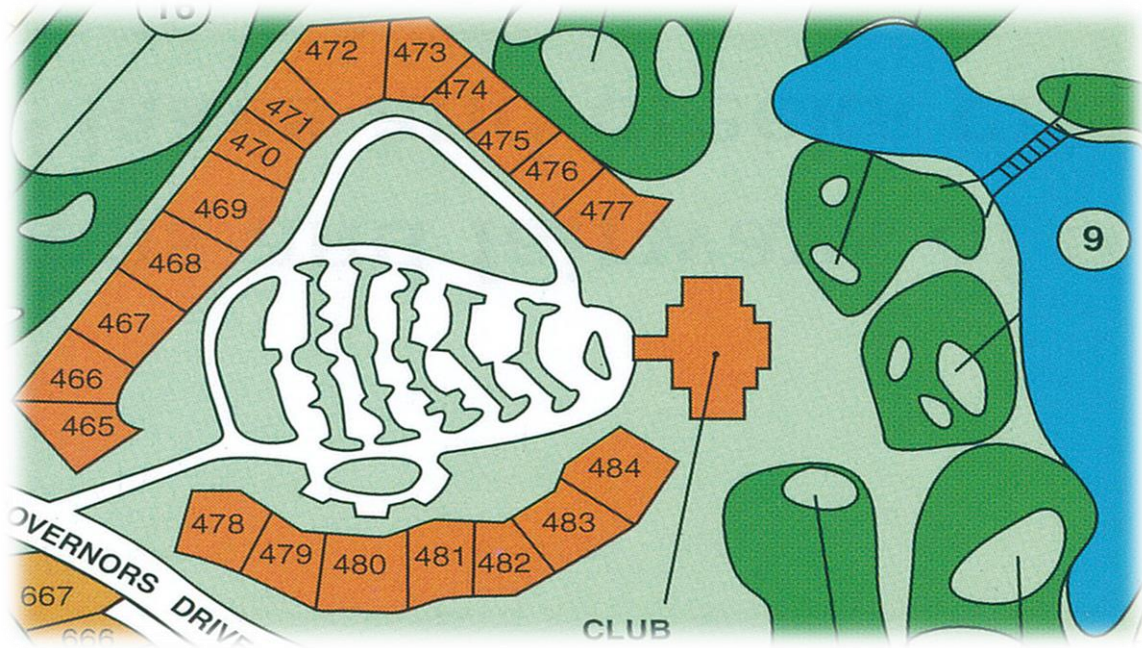
**Wilkinson Park** is on the central southern edge of Governors Club. Many lots are flat or have a slight roll, with steeper elevations at the western end of Miller. The varied architecture and topography add interest to the community. The Governors Club Long-Range Plan includes a sidewalk from this neighborhood that will connect to Morehead Forest and the current sidewalk system on the north side of Morehead Lake.

*Special Features: This is a great area for walking and biking with proximity to Morehead Lake for catch-and-release fishing or water-fowl watching.*

See chart of community fees

# Club Cottages

.18 to .30 acres



**The Club Cottages** were originally built near the Governors Club Country Club to house guests attending meetings and golf outings. The cottages are individually owned and have been turned into family homes. The Club Cottages have a separate Board of Directors but are governed by the covenants, bylaws, and rules of the Governors Club Property Owners Association.

*Special features: The homes are on the golf course and close to the walking trails. They have their own Board of Directors and have sub-association assessments fees.*

See chart of community fees

*Defined  
Neighborhoods*

*Size of Lots*

Club Cottages	.18 to .30 acres
Governors Square	.20 to .34 acres
Highland Pond	2.50 to 4.0 acres
Morehead Forest	.20 to .55 acres
Saddle Ridge	.30 to .48 acres
Stone Brook	.24 to .51 acres
Tryon Courte	.16 to .33 acres
Vance Villas	.05 to .44 acres
Walker Falls	.30 to .83 acres
Wilkinson Park	.36 to .72 acres

**Governors Club  
Property Owners Association  
Assessments  
Calendar Year 2018**

All Governors Club residents pay annual dues to the Property Owners Association (Master Association) for 24-hour gates, road and sidewalk maintenance, common area maintenance, storm water management, and many other services similar to those provided by a small town to its residents. Water and emergency services are provided by Chatham County. Residents enjoy community social gatherings and are encouraged to participate in POA committees and activities. The community's award-winning country club amenities are available to residents who choose to join the Governors Club Country Club. The cost of Governors Club Country Club membership is not included in POA dues.

**Master Association Dues**

Improved Lot—\$2,932 per year  
Unimproved Lot—\$2,199 per year

**Additional Dues, Services and Amenities in Select Neighborhoods**

Club Cottages

Each cottage receives lawn and landscape maintenance  
Improved Lot—\$179 per month  
Unimproved Lot—\$58 per month  
Some properties are charged an additional \$10 per month for reserved parking spaces.

Governors Square

Each property receives individual lawn and landscape maintenance  
Improved Lot—\$190 per month  
Unimproved Lot—\$380 per year

Stone Brook

Property owners share a neighborhood pool, tennis courts, pavilion, playground, and other park amenities which are available to Stone Brook property owners and their guests.  
Improved Lot—\$1,100 per year  
Unimproved Lot—\$825 per year

Tryon Courte

Each property receives individual lawn and landscape maintenance, roof and gutter cleaning two times a year, and lawn treatment seven times a year.  
Improved Lot—\$175 per month  
Unimproved Lot—\$270 per year

Vance Villas (single-family homes)

All properties receive common area maintenance  
Improved Lot--\$191.72 semi-annually (2 times per year).  
Unimproved Lot--\$191.72 semi-annually (2 times per year).

Vance Villas (townhomes)

Villa receives individual lawn and landscape maintenance, property insurance, and exterior building maintenance, including foundations.  
The base charge is \$358.91 per month and the reserve contribution is between \$23-\$41 depending on the square footage of the unit.

Walker Falls

Common area maintenance and upkeep on unimproved lots is provided.  
Improved Lot—\$0 per year  
Unimproved Lot—\$0 per year