



Broadmoor West

Dear New Homeowner,

Welcome to Broadmoor West! We extend our warmest greetings on behalf of the Broadmoor West Homeowners Association Board of Directors and your fellow homeowners. We're thrilled to have you join our community and look forward to getting to know you better in the coming months.

Here at Broadmoor West, our homeowners association operates with the guidance of volunteer directors and officers, all elected for three-year terms during our annual homeowners meeting in the fall. The Board takes care of day-to-day operations, manages financial responsibilities, and ensures that everyone adheres to our protective covenants, rules, and guidelines. You can find detailed information in the Declarations and Bylaws provided to you during your home purchase, conveniently accessible on our community website.

As you settle into your new home, you might have plans to make it your own. Just a friendly reminder that our Architectural Change Committee reviews exterior modifications such as landscaping, repairs, remodeling, and additions to maintain our neighborhood's quality. Be sure to seek approval from the Committee before making any changes to your property to avoid any unnecessary hassles.

Safety is paramount in our community. Please note that ATVs are not allowed on community roads, and parking or storing boats, RVs, trailers, or ATVs on driveways or streets is prohibited. Street parking is also not permitted, and our speed limit is set at 25 mph to ensure the safety of pedestrians and cyclists. Additionally, according to North Carolina regulations, golf cart drivers on public roads must be at least 16 years old, possess a valid driver's license, and carry liability insurance.

Your HOA Dues have been taken care of by the closing attorney, essential for the maintenance of our community. You'll receive an invoice for the following fiscal year in the fall. Your timely payment of the \$132 yearly dues is greatly appreciated and contributes to the well-being of our community.

For more information on upcoming events, announcements, Protective Covenants and Bylaws, architectural review forms, and volunteer committee details, be sure to explore our community website at www.broadmoorwest.com. It's a valuable resource that can provide answers to most homeowner queries.

Once again, welcome to Broadmoor West! We're confident that you'll find our community to be an excellent place to live, and your participation in our activities enriches our shared experience. We encourage you to get involved and make the most of your time here.

Sincerely,

Board of Directors

Broadmoor West Homeowners Association

Please sign and email us your form at broadmoorwesthoa@gmail.com.

Realtor

1st Homeowner

2nd Homeowner

Print Name

Print Name

Print Name

Signature

Date

Signature

Date

Signature

Date

To pay your annual HOA Dues, please provide an email address for your account setup. Each household has only one primary account for logging in.

Primary Email Address:

Phone Number:

Broadmoor West Home Page: broadmoorwest.com

Broadmoor West Contact Us Page: broadmoorwest.com/contact.html

Community Welcome Message: broadmoorwest.com/welcome.html

Covenants and Bylaws: broadmoorwest.com/covenants.html