



**396 LYNDFIELD CLOSE  
PROPERTY DOCUMENTS**

# 396 Lyndfield Close

Inside this booklet, you will find important documents and details related to the home, including:

- Residential Property Disclosure (RPD)
- Mineral and Oil and Gas Disclosure (MOG)
- Floor Plan
- Feature Sheet
- Seller Letter
- Other Community Documents (Bylaws, Rules, Regulations, etc)





# NORTH CAROLINA REAL ESTATE COMMISSION

## Residential Property And Owners' Association Disclosure Statement

*Protecting the Public Interest in Real Estate Brokerage Transactions*

Property Address/Description: 396 Lyndfield Close, Pittsboro, NC 27312

Owner's Name(s): Kristina L Vrabel and Joseph P J Vrabel

North Carolina law [N.C.G.S. 47E](#) requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

**OWNERS:** The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

**BUYERS:** The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

**BROKERS:** A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials  
Buyer Initials

|  |  |
|--|--|
|  |  |
|  |  |

Owner Initials  
Owner Initials

|                         |                          |
|-------------------------|--------------------------|
| <i>KLV</i>              | <i>JPV</i>               |
| 07/12/26<br>5:21 PM EDT | 07/12/26<br>12:46 PM EDT |

**SECTION A.**  
**STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Yes                                 | No                                  | NR                                  |                          |          |                          |                                     |                                     |                          |                         |                                     |                          |                                     |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|----------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| A1. Is the property currently owner-occupied?<br>Date owner acquired the property: <u>2023</u><br>If not owner-occupied, how long has it been since the owner occupied the property? _____                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |          |                          |                                     |                                     |                          |                         |                                     |                          |                                     |                          |
| A2. In what year was the dwelling constructed? <u>1986</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     | <input type="checkbox"/>            |                          |          |                          |                                     |                                     |                          |                         |                                     |                          |                                     |                          |
| A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |          |                          |                                     |                                     |                          |                         |                                     |                          |                                     |                          |
| A4. The dwelling's exterior walls are made of what type of material? (Check all that apply)<br><input type="checkbox"/> Brick Veneer <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard<br><input type="checkbox"/> Concrete <input type="checkbox"/> Aluminum <input type="checkbox"/> Wood <input type="checkbox"/> Asbestos <input type="checkbox"/> Other: _____ |                                     |                                     | <input type="checkbox"/>            |                          |          |                          |                                     |                                     |                          |                         |                                     |                          |                                     |                          |
| A5. In what year was the dwelling's roof covering installed? <u>2004-maintained by HOA</u>                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     | <input type="checkbox"/>            |                          |          |                          |                                     |                                     |                          |                         |                                     |                          |                                     |                          |
| A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |          |                          |                                     |                                     |                          |                         |                                     |                          |                                     |                          |
| A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |          |                          |                                     |                                     |                          |                         |                                     |                          |                                     |                          |
| A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |          |                          |                                     |                                     |                          |                         |                                     |                          |                                     |                          |
| A9. Is there a problem, malfunction, or defect with the dwelling's:                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                                     |                                     |                          |          |                          |                                     |                                     |                          |                         |                                     |                          |                                     |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | NA                                  | Yes                                 | No                                  | NR                       |          | NA                       | Yes                                 | No                                  | NR                       |                         | NA                                  | Yes                      | No                                  | NR                       |
| Foundation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Attached Garage         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Slab                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Doors    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fireplace/Chimney       | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Patio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ceilings | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Interior/Exterior Walls | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Deck     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other: _____            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Explanations for questions in Section A (identify the specific question for each explanation):**

Window: Window above kitchen sink does not open

Fireplace/Chimney: A gas log insert with a remote in the fireplace was added. It is 2 years old and has been maintained annually since installation. It is in good working order.

**SECTION B.**  
**HVAC/ELECTRICAL**

|                                                                                                                                                      | Yes                      | No                                  | NR                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|
| B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)                                         |                          |                                     | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Furnace [ <u>1</u> # of units ] Year: <u>2019</u>                                                                |                          |                                     |                          |
| <input type="checkbox"/> Baseboard [ _____ # of bedrooms with units ] Year: _____                                                                    |                          |                                     |                          |
| <input type="checkbox"/> Heat Pump [ _____ # of units ] Year: _____                                                                                  |                          |                                     |                          |
| <input type="checkbox"/> Other: _____ Year: _____                                                                                                    |                          |                                     |                          |



Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

☒ Central Forced Air: 1 \_\_\_\_\_ Year: 2013 ☐ Wall/Windows Unit(s): \_\_\_\_\_ Year: \_\_\_\_\_  
☐ Other: \_\_\_\_\_ Year: \_\_\_\_\_

B5. What is the dwelling's fuel source? (Check all that apply)

☒ Electricity ☒ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other: \_\_\_\_\_

*Explanations for questions in Section B (identify the specific question for each explanation):*

HVAC: Serviced the system annually since purchase in 2023, most recently 4/30/26.

Furnace: Serviced the system annually since purchase in 2023, most recently 10/20/25

**SECTION C.**  
**PLUMBING/WATER SUPPLY/SEWER/SEPTIC**

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

☒ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other: \_\_\_\_\_

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? \_\_\_\_\_

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☒ Other: Unknown

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☐ Gas: \_\_\_\_\_ ☒ Electric: \_\_\_\_\_ ☐ Solar: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

C4. What is the dwelling's sewage disposal system? (Check all that apply)

☐ Septic tank with pump ☒ Community system ☐ Septic tank ☐ Drip system

☐ Connected to City/County System ☐ City/County system available ☐ Other: \_\_\_\_\_

☐ Straight pipe (wastewater does not go into a septic or other sewer system) \*Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? \_\_\_\_\_ ☐ No Records Available

Date the septic system was last pumped: \_\_\_\_\_

C5. Is there a problem, malfunction, or defect with the dwelling's:

|               | NA                                  | Yes                      | No                                  | NR                       |                                                       | NA                       | Yes                      | No                                  | NR                       |
|---------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Septic system | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Plumbing system (pipes, fixtures, water heater, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sewer system  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water supply (water quality, quantity, or pressure)   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*Explanations for questions in Section C (identify the specific question for each explanation):*

**SECTION D.**  
**FIXTURES/APPLIANCES**

|                                                                                                                                               | Yes                                 | No                                  | NR                                  |                          |                                   |                                     |                          |                          |                          |                |                                     |                          |                          |                          |                    |                                     |                          |                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-----------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|----------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| D1. Is the dwelling equipped with an elevator system?<br>If yes, when was it last inspected? _____<br>Date of last maintenance service: _____ | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |                                   |                                     |                          |                          |                          |                |                                     |                          |                          |                          |                    |                                     |                          |                                     |                          |
| D2. Is there a problem, malfunction, or defect with the dwelling's:                                                                           |                                     |                                     |                                     |                          |                                   |                                     |                          |                          |                          |                |                                     |                          |                          |                          |                    |                                     |                          |                                     |                          |
|                                                                                                                                               | NA                                  | Yes                                 | No                                  | NR                       |                                   | NA                                  | Yes                      | No                       | NR                       |                | NA                                  | Yes                      | No                       | NR                       |                    |                                     |                          |                                     |                          |
| Attic fan, exhaust fan, ceiling fan                                                                                                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Irrigation system                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sump pump      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Garage door system | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Elevator system or component                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Pool/hot tub /spa                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gas logs       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Security system    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Appliances to be conveyed                                                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | TV cable wiring or satellite dish | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Central vacuum | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other:             | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Explanations for questions in Section D (identify the specific question for each explanation):**

**SECTION E.**  
**LAND/ZONING**

|                                                                                                                                                                                                              | Yes                                 | No                                  | NR                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?                                                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?)                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| E5. Does the property abut or adjoin any private road(s) or street(s)?                                                                                                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? <input type="checkbox"/> NA | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Explanations for questions in Section E (identify the specific question for each explanation):**

E4: Party wall  
E5 and E6: Roads maintained through the HOA

**SECTION F.**  
**ENVIRONMENTAL/FLOODING**

|                                                                                                                                                                                                                                       | Yes                      | No                                  | NR                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|
| F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                                                                                                                                      | Yes                      | No                                  | NR                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|
| F2. Is there an environmental monitoring or mitigation device or system located on the property?                                                                                                                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?                                                                                                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F5. Is the property located in a federal or other designated flood hazard zone?                                                                                                                                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?                                                                                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F8. Is there a current flood insurance policy covering the property?                                                                                                                                                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?                                                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F10. Is there a flood or FEMA elevation certificate for the property?                                                                                                                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**NOTE:** An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

**Explanations for questions in Section F (identify the specific question for each explanation):**

**SECTION G.  
MISCELLANEOUS**

|                                                                                                                                                                                                                                            | Yes                                 | No                                  | NR                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2. Is the property subject to a lease or rental agreement?                                                                                                                                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Explanations for question in Section G (identify the specific question for each explanation):**

G3: <https://fearringtonfha.org/architectural-covenants-2/>







# STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

## Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

## MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

|                                                                                                                                                                                                                                                                 | Yes                                                                                                                                                                   | No | No Representation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------------|
| <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div> <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div><br>Buyer Initials | 1. Mineral rights were severed from the property by a previous owner. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>           |    |                   |
| <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div> <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div><br>Buyer Initials | 2. Seller has severed the mineral rights from the property. <input type="checkbox"/> <input checked="" type="checkbox"/>                                              |    |                   |
| <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div> <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div><br>Buyer Initials | 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer. <input type="checkbox"/> <input checked="" type="checkbox"/> |    |                   |
| <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div> <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div><br>Buyer Initials | 4. Oil and gas rights were severed from the property by a previous owner. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>       |    |                   |
| <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div> <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div><br>Buyer Initials | 5. Seller has severed the oil and gas rights from the property. <input type="checkbox"/> <input checked="" type="checkbox"/>                                          |    |                   |
| <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div> <div style="display: inline-block; border: 1px solid black; width: 50px; height: 20px; vertical-align: middle;"></div><br>Buyer Initials | 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer. <input type="checkbox"/> <input checked="" type="checkbox"/> |    |                   |

## Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 396 Lyndfield Close, Pittsboro, NC 27312

Owner's Name(s): Kristina L Vrabel and Joseph P J Vrabel

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Kristina L Vrabel Date \_\_\_\_\_

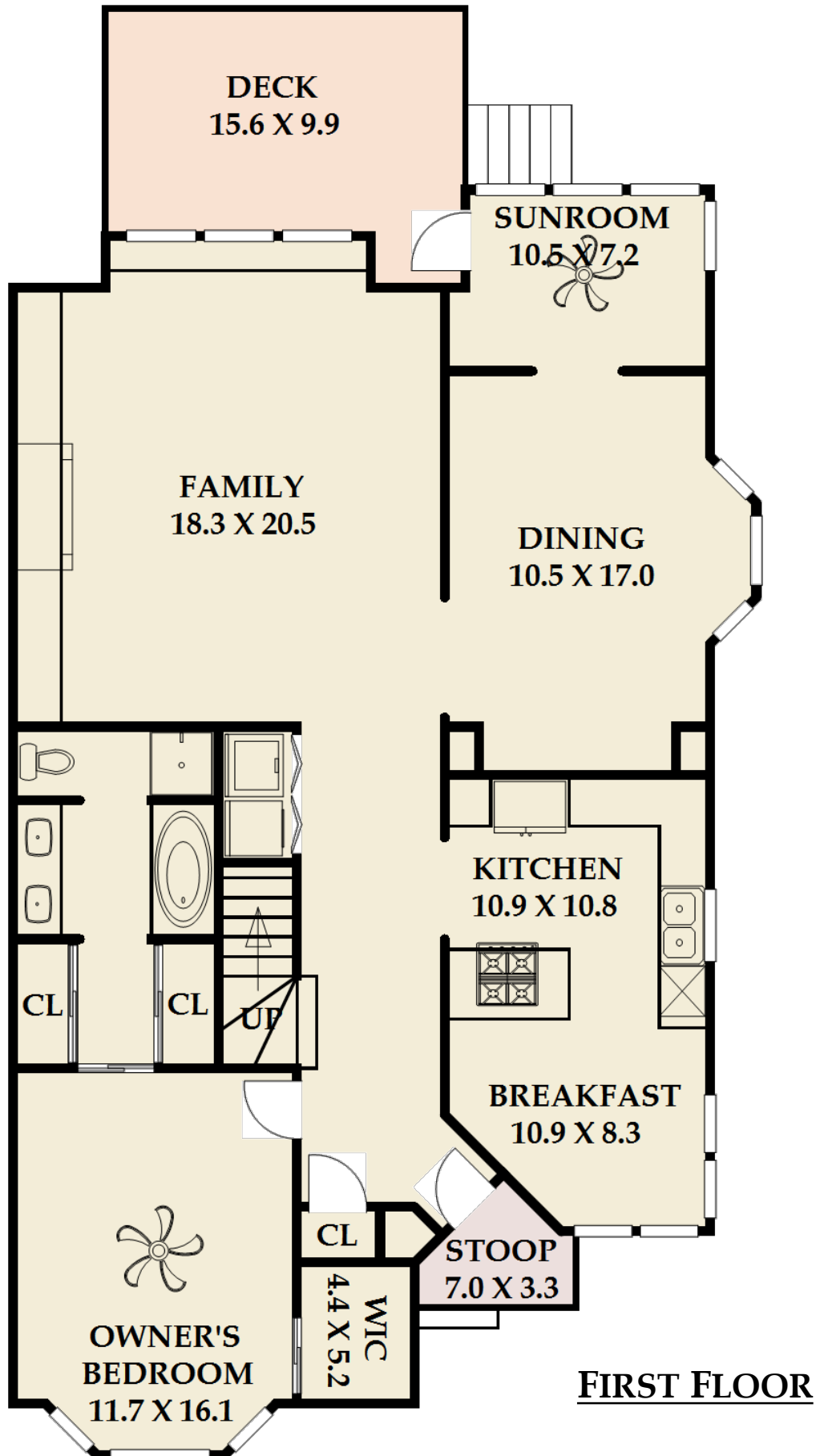
Owner Signature: Joseph P J Vrabel Date \_\_\_\_\_

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: \_\_\_\_\_ Date \_\_\_\_\_

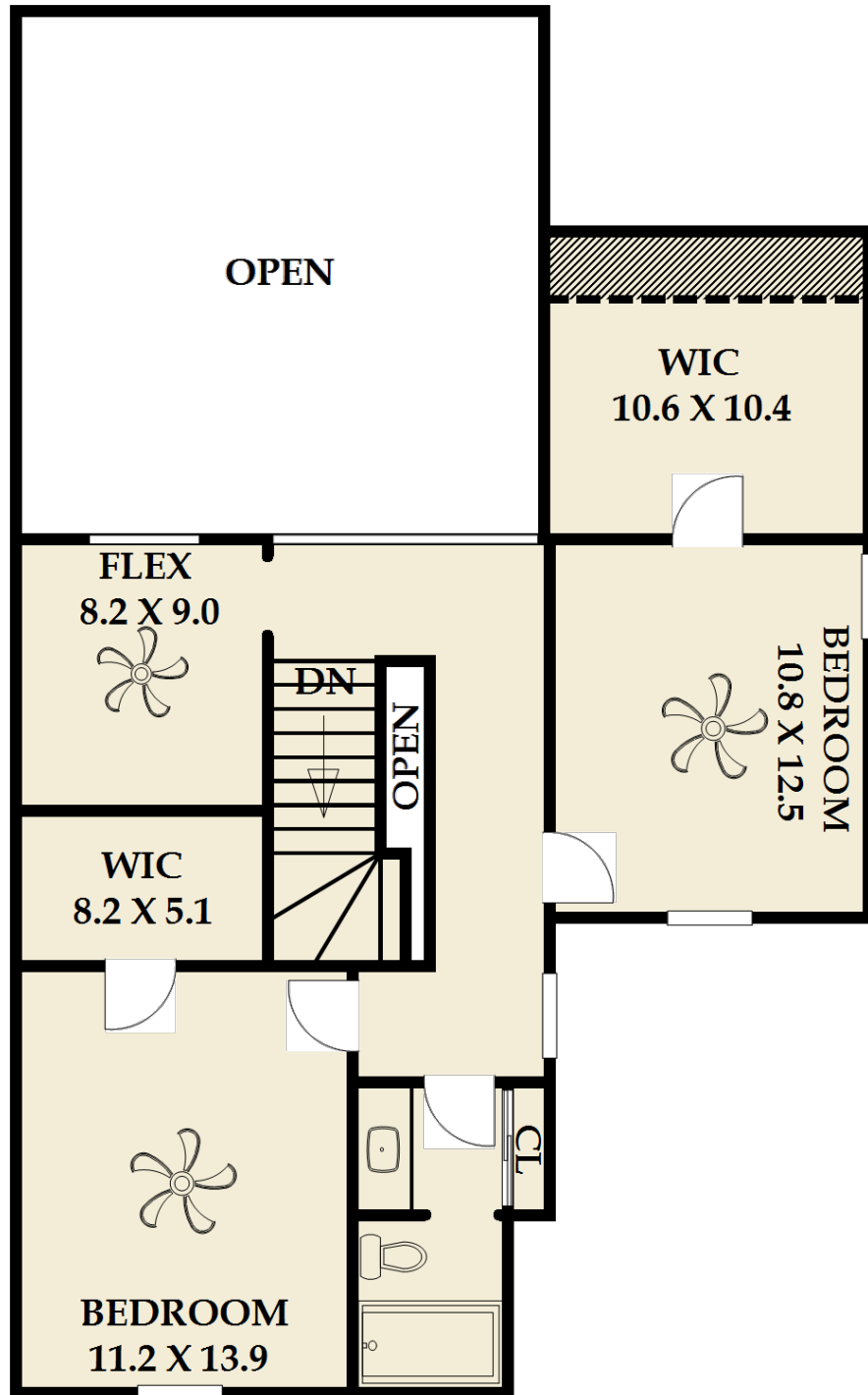
Purchaser Signature: \_\_\_\_\_ Date \_\_\_\_\_

## FLOOR PLAN & INTERIOR DIMENSIONS



# FLOOR PLAN & INTERIOR DIMENSIONS

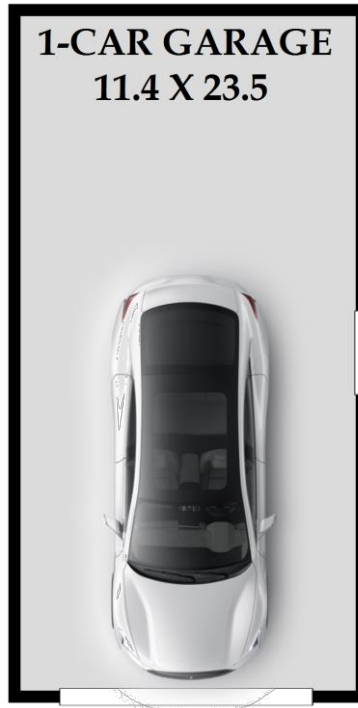
## SECOND FLOOR





# FLOOR PLAN & INTERIOR DIMENSIONS

## DETACHED GARAGE



## AREA CALCULATION DETAILS

| Living Area                  |               | Calculation Details             |         |
|------------------------------|---------------|---------------------------------|---------|
| First Floor                  | 1458.52 Sq ft | $0.5 \times 2.25 \times 2.25 =$ | 2.53    |
|                              |               | $0.5 \times 2.25 \times 2.25 =$ | 2.53    |
|                              |               | $5.5 \times 2.25 =$             | 12.38   |
|                              |               | $0.5 \times 2 \times 2 =$       | 2       |
|                              |               | $0.5 \times 2 \times 2 =$       | 2       |
|                              |               | $4.1 \times 2 =$                | 8.2     |
|                              |               | $11.5 \times 2.25 =$            | 25.88   |
|                              |               | $10.6 \times 4.25 =$            | 45.05   |
|                              |               | $30.2 \times 38.35 =$           | 1158.17 |
|                              |               | $2.5 \times 6.45 =$             | 16.12   |
|                              |               | $0.5 \times 2.5 \times 2.5 =$   | 3.12    |
|                              |               | $9.95 \times 17.4 =$            | 173.13  |
|                              |               | $0.5 \times 3.85 \times 3.85 =$ | 7.41    |
| Less than 5 ft Height        | -27.6 Sq ft   | $2.4 \times 11.5 =$             | 27.6    |
| Second Floor                 | 838.1 Sq ft   | $11.5 \times 10.9 =$            | 125.35  |
|                              |               | $13.4 \times 11.3 =$            | 151.42  |
|                              |               | $18.9 \times 23.9 =$            | 451.71  |
|                              |               | $6.3 \times 17.4 =$             | 109.62  |
| Open                         | -15.3 Sq ft   | $1.75 \times 6.8 =$             | 11.9    |
|                              |               | $4 \times 0.85 =$               | 3.4     |
| Total Living Area (Rounded): |               | 2254 Sq ft                      |         |
| Non-living Area              |               |                                 |         |
| Deck                         | 162.88 Sq ft  | $9.85 \times 11.5 =$            | 113.28  |
|                              |               | $4.1 \times 12.1 =$             | 49.61   |
| Stoop                        | 28.44 Sq ft   | $7 \times 1.95 =$               | 13.65   |
|                              |               | $0.5 \times 1.35 \times 1.35 =$ | 0.91    |
|                              |               | $5.65 \times 1.35 =$            | 7.63    |
|                              |               | $0.5 \times 5 \times 2.5 =$     | 6.25    |
| 1 Car Garage - Detached      | 303.8 Sq ft   | $24.5 \times 12.4 =$            | 303.8   |

## AREA SUMMARY

|                                  |                    |
|----------------------------------|--------------------|
| <b>TOTAL LIVING AREA:</b>        | <b>2,254 sq ft</b> |
| <b>First Floor Living Area:</b>  | <b>1,459 sq ft</b> |
| <b>Second Floor Living Area:</b> | <b>795 sq ft</b>   |
| <b>Deck Area:</b>                | <b>163 sq ft</b>   |
| <b>Covered Stoop Area:</b>       | <b>28 sq ft</b>    |
| <b>1-Car Garage Area:</b>        | <b>304 sq ft</b>   |

### **Usage License**

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# DEAR FUTURE HOMEOWNER

---

***Welcome to a home that has brought our family wonderful memories.***

Welcome to a home that has brought us so much comfort, joy, and wonderful memories. From the moment we arrived at 396 Lyndfield Close, we knew this was a special place. This home has given us the perfect combination of peaceful surroundings, thoughtful updates, and the incredible lifestyle that comes with being part of Farrington Village. One of the things we have loved most about this home is the feeling of privacy and tranquility while still being part of such a welcoming community. The natural light throughout the home, the beautiful trees surrounding the property, and the peaceful outdoor setting have created a place where it is easy to slow down and enjoy everyday moments.

The family room has been one of our favorite gathering spaces, with its custom built-in bookcases, bench seating, and cozy fireplace. The adjoining sunroom has provided a wonderful retreat—a quiet place to enjoy the views and appreciate the beauty of the setting.

We have also loved how thoughtfully this home has evolved over time. The renovated bathrooms have brought both comfort and functionality, with the redesigned primary bathroom featuring an oversized tiled shower, built-in bench seating, updated finishes, and accessibility features. The second bathroom was also refreshed with thoughtful improvements that enhance the everyday experience of the home.

Beyond the home itself, Farrington Village is what truly makes this place special. The sense of community, the beautiful walking trails, the village shops, restaurants, events, and activities create a lifestyle that is difficult to find anywhere else. The friendships, traditions, and natural beauty of Farrington make it more than just a neighborhood—it feels like home.

Some of the features we have especially appreciated include:

- End-unit townhome offering added privacy and a peaceful setting
- Main-level primary suite for convenient everyday living
- Open-concept floor plan with hardwood floors throughout the main level
- Multiple skylights bringing beautiful natural light into the home
- Family room with custom built-in bookcases, bench seating, and fireplace

- Sunroom overlooking the private outdoor setting
- Renovated primary bathroom with oversized tiled shower and updated finishes
- Renovated secondary bathroom with updated fixtures and finishes
- One-car garage providing secure parking and additional storage
- Oversized deck refreshed with new boards, updated railings, and fresh stain
- Updated landscape lighting system
- Replacement washer and dryer, updated dryer vent, and replacement gas fireplace logs with wireless remote.

What we have appreciated most is that this home offers an effortless lifestyle. It is comfortable for everyday living, welcoming when entertaining guests, and surrounded by a community that makes each day more enjoyable.

As you begin your own journey here, we hope this home brings you the same sense of comfort, happiness, and belonging that it has brought us.

We hope you create many wonderful memories here and enjoy everything that makes Farrington Village such a special place.

With our best wishes,

A handwritten signature in dark blue ink that reads "the Orapel family". The signature is written in a cursive, flowing style. The word "the" is in a smaller, simpler script, while "Orapel" and "family" are more elaborate and connected. A long, horizontal flourish extends from the end of the word "family".



# NOTABLE IMPROVEMENTS & INVESTMENTS

## 396 LYNDFIELD CLOSE

### Interior Enhancements

- Primary bathroom remodeled (2025): Layout redesigned for ease of access with an oversized tiled shower, dual shower heads (handheld and wall-mounted), built-in shower seat, grab bars inside the shower and beside the toilet, reinforced grab bar on the handheld shower bar, new toilet, vanity, hardware, faucets, sinks, mirrors, lighting, vent fan, glass shower enclosure, and fresh paint.
- Second bathroom remodeled (2025): Shower insert replaced with a new tub and tile, entry opened to allow natural light from the skylight, plus a new toilet, vanity, hardware, faucet, sink, mirror, light fixture, vent fan, and paint.
- Gas fireplace logs replaced, including a wireless remote (2023); cleaned annually since installation.
- Washer and dryer replaced (2023); dryer vent replaced and cleaned annually.
- Ceiling fan replaced in the upstairs guest bedroom (2023).
- Kitchen garbage disposal replaced (2026).

### Home Maintenance & HOA

- Quarterly pest control service maintained since 2023.
- HOA maintains the termite policy.
- HOA completed minor roof cap repairs (2023).
- HOA maintained and leveled the walkway.
- HOA removed an overgrown shrub at the corner (replacement scheduled for Fall 2026).
- HOA trimmed all shrubs.
- HOA scheduled to wash the siding in 2027.
- Roof replacement scheduled by the HOA in 2028.

### Exterior Maintenance

- Deck boards and railings replaced as needed; deck stained (2026).
- Landscape lights, wiring, and transformer replaced (2026).
- Interior and exterior windows professionally washed, along with the deck and porch (2026).

# Home Features

396 LYNDFIELD CLOSE

FEARRINGTON VILLAGE



## INTERIOR

- 3-bedroom, 2-bath end-unit townhome with a main-level primary suite.
- Open-concept floor plan with hardwood floors throughout the main level.
- Multiple skylights providing abundant natural light.
- Family room with custom built-in bookcases, window bench seating, and a gas fireplace.
- Sunroom overlooking the private outdoor setting.
- Fully remodeled primary bathroom with a redesigned layout.
- Oversized tiled walk-in shower with dual showerheads, built-in bench, frameless glass enclosure, and reinforced grab bars.
- Comfort-height vanity, new sinks, faucets, mirrors, lighting, vent fan, toilet, hardware, and fresh paint.
- Fully remodeled secondary bathroom with a new tub and tile surround.
- Expanded bathroom entry to bring in additional natural light from the skylight.
- New vanity, sink, faucet, toilet, mirror, lighting, vent fan, hardware, and fresh paint.
- Gas fireplace logs replaced with wireless remote.
- Washer and dryer replaced.
- Kitchen garbage disposal replaced.
- Updated ceiling fan in the upstairs guest bedroom.

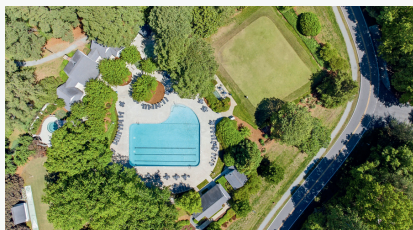


## EXTERIOR & SYSTEMS

- Attached one-car garage.
- Oversized deck with replacement boards, updated railings, and fresh stain.
- Landscape lighting with new wiring and transformer.
- Replacement dryer vent.
- Professionally cleaned interior and exterior windows, deck, and porch.
- Quarterly pest control service maintained since 2023.
- HOA-maintained termite bond.

## COMMUNITY

- Located in the award-winning Fearrington Village.
- Scenic walking trails and beautifully landscaped grounds.
- Boutique shopping and acclaimed restaurants.
- Community events and a thriving arts scene.
- Swimming, tennis, pickleball, and croquet amenities.
- Convenient to Chapel Hill, UNC, and Jordan Lake.
- HOA maintains landscaping and exterior maintenance.
- Community roof replacement scheduled for 2028.



All information is believed to be accurate but not guaranteed. Buyer to verify measurements, school assignments, membership details, and specifications.



### CHANEL HART D'APRIX

REALTOR®  
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chanel@hartandjahoo.com  
Hart & Jahoo Real Estate Group, LPT Realty  
hartandjahoo.com



**lpt**  
realty



1227  
0063

FILED  
CHATHAM COUNTY  
REBA G. THOMAS  
REGISTER OF DEEDS

FILED Dec 13, 2005  
AT 02:04:51 pm  
BOOK 01227  
START PAGE 0063  
END PAGE 0084  
INSTRUMENT # 16869

**BOOK 1227 PAGE 63**

Drafted by and return to: Wyrick Robbins Yates & Ponton LLP (Roger W. Knight)

NORTH CAROLINA  
CHATHAM COUNTY

*c/o Gueskam Yeager  
311 Fearrington Post  
Pittsboro, N.C. 27312*

**AMENDED AND RESTATED DECLARATION**

THIS DECLARATION, originally was made the 20th day of February, 1984, by Fitch Creations, Inc., a corporation organized under the laws of North Carolina, sometimes hereinafter referred to as "Declarant" and recorded in Book 468, Page 126, Chatham County Registry; as amended and updated pursuant to a vote of the Membership of the Association, as provided in Article XI, Section 4; and this Amendment supersedes, includes and/or incorporates all previous amendments, effective on November 6, 2005.

**WITNESSETH:**

THAT WHEREAS, Declarant was the original owner of certain property in Williams Township, Chatham County, North Carolina, which is more particularly described as:

BEING all of the area shown on plat entitled FEARRINGTON, Section V, Phase I prepared by Van Finch, Surveyor, dated February 1, 1984, and recorded in Plat Book 38, Page 1, Chatham County Registry. (See Section 3 in Book 468, page 127; Book 468, page 147 and Book

468, page 148 for the addition of 11 other stages that completed what is today Countryhouse Service Group V), and

WHEREAS, Countryhouse Service Group, Inc. (hereinafter sometimes referred to as "Service Group" or "Association") has succeeded to the rights of the Declarant pursuant to Article I, Section 6 herein. All references herein to "Declarant" shall also mean "Countryhouse Service Group V, Inc., and/or "Association."

NOW, THEREFORE, pursuant to the original Declaration and this Amendment, all of the properties described herein shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any rights title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

Further, pursuant to a vote of sixty-seven percent (67%) of the members, Countryhouse Service Group V, Inc., hereby voluntarily adopts and makes the Association and Community subject to the North Carolina Planned Community Act (Chapter 47 of the N.C. General Statutes), (hereinafter "the Act") and the properties herein shall be governed thereunder. In the event of a conflict between the Act and this Declaration, this Declaration shall control.

## ARTICLE I DEFINITIONS

### Section 1.

"Service Group" shall mean and refer to COUNTRYHOUSE SERVICE GROUP V., INC., a nonprofit corporation organized under the laws of North Carolina, its successors and assigns.

Section 2.

"Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the Properties, including contract sellers but excluding those having such interest merely as security for the performance of an obligation.

Section 3.

"Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may thereafter be brought within the jurisdiction of the Service Group or this Declaration.

Section 4.

"Common Area" shall mean all real property now or hereafter owned or leased by the Service Group for the common use and enjoyment of the owners.

Section 5.

"Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6.

"Declarant" shall mean "Countryhouse Service Group V, Inc." and/or "Association."

Section 7.

"Member" shall mean and refer to every person or entity who holds membership in the Service Group.

Section 8.

"Association" shall mean "Countryhouse Service Group V, Inc.," as defined in Section 1 above.



Section 9.

"Board" shall mean the duly elected Board of Directors of the Countryhouse Service Group V, Inc.

ARTICLE II  
PROPERTY RIGHTS

Section 1. Common Area.

Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- (a) The right of the Service Group to charge reasonable admission and other fees for the use of any common facility;
- (b) The right of the Service Group to suspend the voting rights and right to the use of any recreational facilities by an Owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;
- (c) The right of the Service Group to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of the members agreeing to such dedication or transfer has been recorded.
- (d) The right of the Service Group, in accordance with its Articles and By-Laws, to borrow money for the purpose of improving the Common Area and facilities and in aid thereof to mortgage said property, and the rights of such mortgage in said properties shall be subordinate to the rights of the homeowners hereunder.
- (e) The right of individual members to the exclusive use of parking spaces as provided in Section 3.

Section 2. Delegation of Use.

Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family or tenants. However the ultimate responsibility for complying with these covenants remains with the owner.

Section 3. Parking Rights.

The Service Group shall maintain upon the common properties at least one parking space and one garage unit for each living unit. Subject to reasonable rules and conditions, the Board shall designate at least one parking space and a garage space conveniently located with respect to each living unit for the exclusive use of the members residing therein, their families and guests. The use of such space by any other member or person may be enjoined by the Service Group or the members entitled thereto. The right to the exclusive use of such parking space and such garage space and to its maintenance by the Service Group shall be appurtenant to and shall pass with the title to each living unit. No boats, trailers, mobile homes or motor homes owned or leased by any member, tenant, family or guest of members shall be parked within the right of way of any public street or Common Area in Section V.

Section 4. Antennas.

No external radio or television antennas or "dishes" are permitted except as provided by FCC regulation or other Federal Law.

Section 5. Title to the Common Area.

The Declarant hereby covenants for itself, its successors and assigns, that it will convey fee simple title to the Common Area to the Service Group, free and clear of all encumbrances and liens, except easements necessary for the utilities, drainage and other common benefits including any type of communication cable or wirings, on the date of completion of construction of all townhouse buildings on all Lots or on the date that all Lots have been conveyed to third parties, whichever occurs first. The Declarant expressly reserves the right to alter and restructure existing lot lines and the open space designated on the plats and surveys prepared by Van Finch, Surveyor, dated February 1 1984, and recorded in Plat Book 38, Page 1, Chatham County Registry, provided that Declarant shall not increase or decrease the number of existing lots as shown on the

aforesaid recorded plats and provided that Declarant shall record a revised subdivision map or maps depicting said alterations.

### ARTICLE III

#### MEMBERSHIP AND VOTING RIGHTS

Every owner of a lot which is subject to assessment shall be a member of the Service Group. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment. All owners shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

### ARTICLE IV

#### COVENANT FOR MAINTENANCE ASSESSMENTS

##### Section 1. Creation of the Lien and Personal Obligation of Assessments.

The Declarant, for each Lot owned within the Properties, hereby covenants, and each owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Service Group: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

##### Section 2. Purpose of Assessments.

The assessments levied by the Service Group shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in the properties and in

particular for the improvement and maintenance of properties, services including but not limited to yard maintenance, garbage pickup, and facilities such as garages devoted to this purpose and related to the use and enjoyment of the common properties and of the homes situated upon the properties, and includes, but is not limited to, the payment of taxes and insurance and additions to the reserve fund thereon, as well as for repair, replacement, and for the cost of labor, equipment, materials, management and supervision thereof.

In addition each owner shall become a member of the Farrington Homeowners Association, Inc., as outlined in Article XI, Section 6 below and subject to its annual dues.

(a) The maximum annual assessment may be increased effective January 1 of each year without a vote of the membership in conformance with the riser if any, plus ten percent (10%) of such rise, of the Consumer Price Index of all prices for the standard metropolitan area closest to Farrington PUD for which the consumer price index is published by the Department of Labor, Washington, D.C. for the preceding month of July.

(b) The maximum annual assessment may be increased above that permitted in 3(a) by a vote of the members provided that any such change shall have received the consent of sixty seven percent (67%) of all the members either in person or by proxy at a meeting duly called for this purpose. Consent to any such action may be evidenced by written instrument signed by the members; by the record of the members voting in favor thereof at any meeting of members duly called and held in accordance with the provisions in this Section 3(b); or by a combination of written instrument and such record of a meeting of members. Written notice of any meeting of members at which an increase in assessment under either Sections 3(b) or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting, and such notice shall set forth the purpose of the meeting.

(c) After consideration of current maintenance costs and the necessary reserve funds addressing future needs of Countryhouse Service Group V, the Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 3. Special Assessments for Improvements and Special Needs.

In addition to the annual assessment authorized above, the Service Group may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of any capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of sixty seven percent (67%) of the vote of the members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 4. Notice and Quorum for Any Action Authorized Under Sections 3 and 4.

Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 above shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty one per cent (51 %) of all the votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 5. Uniform Rate of Assessment.

Both annual and special assessments must be fixed at a uniform rate for all Lots.

Section 6. Date of Commencement of Annual Assessments: Due Dates.

The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Service Group shall, upon request, for a reasonable charge, furnish a certificate signed by an officer of the Service Group setting forth whether the assessments on a specified Lot have been paid.

Section 7. Effect of Nonpayment of Assessments: Remedies of the Service Group.

Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate permitted by law on the date the assessment came due. The Declarant or the Service Group may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non--use of the Common Area or abandonment of his Lot.

Section 8. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage and ad valorem taxes. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to first mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 9. Exempt Property.

The following property subject to this declaration shall be exempt from the assessments created herein:

- (a) all properties dedicated to and accepted by a local public authority;
- (b) the Common Area;
- (c) all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of North Carolina. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

Section 10. Responsibility for Maintenance of Private Streets and Driveways.

The maintenance responsibility of the private streets and driveways within Section V as shown on the recorded plat, shall rest with the Service Group.



ARTICLE V  
ARCHITECTURAL CONTROL

No building or re-building, fence, wall or other structure shall be commenced, erected or maintained in Section V, nor shall any exterior addition to or change or alteration, including repairs and reconstruction due to fire or other casualty, therein be made by any owner until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Service Group, pursuant to a procedure set out in the Service Group By-Laws.

In the event said Board fails to approve or disapprove such design and location within ninety (90) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

The Board shall have authority to approve acceptable materials for exterior alterations, location of alterations and rooflines, color, and any condition or material otherwise as a matter of judgment. The following changes, however, would disrupt the harmony of the external design that each owner purchased with his his and the Board shall not recommend approval:

(a) artificial plants; (b) awnings; (c) clothes lines; (d) dog houses; (e) free standing flag poles; (f) outdoor statuary; (g) outdoor storage structures; (h) sports equipment including but not limited to basketball backboards., (i) temporary structures; or (j) unlined curtains. Antennas shall be erected only pursuant to federal law.

No enlargement to the structure shall be permitted with the exception of patios, decks and the enclosure of rear porches provided that these additions are approved by the Association. Further, it is understood that these additions (decks, patios and enclosed rear screen porches) in the future must be maintained by the owner and his/her successors and not by Countryhouse Service Group V. The By Laws contain the required terms and conditions for obtaining permission to build or enclose rear porches, patios and decks.

ARTICLE VI  
EXTERIOR MAINTENANCE

In addition to maintenance of the Common Area, the Service Group shall provide exterior maintenance upon each Lot as follows: paint, repair, replace and care of gutters, roofs (including skylights), exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements. Such exterior maintenance shall not include glass surfaces (with the exception of approved skylights on roofs). Further, the owner of any lot may at his election plant shrubs and flowers indigenous to the local area and in harmony with the surrounding area and maintain portions of his immediate yard provided that such maintenance by the owner does not hinder the Service Group in performing its maintenance of the exterior of the house and the remaining yard space. The By-Laws contain an apportionment of the responsibility between the Association and the individual homeowners for installing and maintaining gutters.

Fences, arbors and other structures as installed by the original Declarant as part of the overall landscape plan which may lie on or cross onto the line of individual lots are intended to be a part of the Common Area for matters of maintenance and thereby subject to exterior maintenance by the Association.

In the event that the need for maintenance or repair is caused through willful or negligent act of the homeowner, his family, or guests, or invitees, the cost of such maintenance or repairs shall be charged to the responsible homeowner as a special assessment.

The maintenance and repairs responsibility existing under this Article arises from normal usage and weathering. The maintenance responsibility do not include maintenance and repairs made necessary by fire or other casualty, damage, which is the subject of Article XI below. Each homeowner shall provide access at reasonable hours for the performance of maintenance and repair.

It is in the best interest of the entire Service Group that all units be maintained properly and despite the fact that some dwellings may require more maintenance than others because of differing amounts of exposure to the elements, the Service Group shall be required to provide such maintenance as shall be necessary and make a uniform charge without regard to the actual cost of maintaining individual buildings.

## ARTICLE VII

### PARTY WALLS, ROOFS, FOUNDATIONS AND FOUNDATION WALLS

#### Section 1. General Rules of Law to Apply.

Each wall, roof, foundation wall which is built as a part of the original construction of the homes upon the Section and placed on or traverse to the dividing line between the Lots and all reconstruction or extensions of such structures shall constitute party walls, roofs, foundations and foundation walls, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls, lateral support in below-ground construction and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Damage to party walls are insured by the Association's homeowners blanket insurance policy and for this purpose is to be viewed as an exterior wall.

#### Section 2. Cost of Repair.

The cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall in proportion to such use.

#### Section 3. Destruction by Fire or Other Casualty.

If a party wall, roof, foundation, or foundation wall is destroyed or damaged by fire or other casualty, any Owner who has used the structure may restore it, and if the other Owners thereafter make use of the structure, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule or law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing.

Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall, roof, foundation or foundation wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs with Land.

The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Certification by Adjoining Property Owner that No Contribution is Due.

If any owner desires to sell his property, he may, in order to assure a prospective purchaser that no adjoining property owner has a right of contribution as provided in this Article III, request of the adjoining property owner or property owners a certification that no right of contribution exists, whereupon it shall be the duty of each adjoining property owner to make such certification immediately upon request and without charge; provided, however, that where the adjoining property owner claims a right of contribution, the certification shall contain a recital of the amount claimed.

Section 7. Arbitration.

In the event of any dispute arising concerning a party wall, or under the provisions of this Article, such dispute shall be settled by arbitration as provided by the laws of North Carolina, relating to arbitration as then existing.

ARTICLE VIII  
INSURANCE

Section 1. Type of Insurance.

Insurance coverage on the property shall be governed by the following

provisions:

(a) Ownership of Policies. An insurance policy upon the properties shall be purchased by the Countryhouse Service Group V, Inc., for the benefit of the Association and the owners and their mortgagees as their interests may appear, and provisions shall be made for the issuance of certificates of mortgage endorsements to the mortgagees of townhouse owners. The policy will be an "all risks" policy which covers all risks except those that are specifically stated in the policy to be exceptions. Further the blanket policy is to be defined as covering all realty within Countryhouse Service Group V as opposed to personal property; that is, property one takes with one when one moves out. The Association also notes that for purposes of the blanket insurance carried by the Association, common interior walls between dwelling are considered "exterior" walls and thereby damage to them is covered by the same blanket policy.

Owners are strongly urged to obtain H06 (Home Owners VI) insurance coverage at their own expense upon their own personal property and for their personal liability and living expense as well as such other coverage as they may desire. **Any personal loss which would have been covered by an owner-purchased HO 6 Policy will not be covered by the Association's blanket policy. Further the homeowner concerned will be held responsible for such losses as well as obligated to repair any damage to inside his/her unit that otherwise might have been covered by an HO 6 policy had such a policy been in effect.**

(b) Coverage. All buildings and improvements upon the land and all personal property included in the common areas and facilities shall be insured in an amount equal to one hundred percent (100%) insurable replacement value as determined annually by the Service Group with such assistance as may be practical. Such coverage shall provide protection against:

- (1) Loss or damage by fire and other hazards covered by a standard extended coverage endorsement, and
  - (2) Such other risks as from time to time shall be customarily covered with respect to buildings on the land.
  - (3) Said policies shall contain clauses providing for waiver of subrogation.
- Public liability insurance shall be secured by the Service Group in such amount and with such coverage as shall be deemed necessary by the

Service Group, but in no case less than \$2,000,000 per occurrence, including, but not limited to, an endorsement to cover liability of the townhouse owners as a group to a single townhouse owner. There shall also be obtained such other insurance coverage as the Service Group shall determine from time to time to be desirable and necessary.

(c) Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association and charged on a pro rata basis to the townhouse owners as an assessment according to the provisions of Article IV above.

(d) Proceeds. All insurance policies purchased by the Association shall be for the benefit of the Association and the townhouse owners and their mortgages as their interests may appear, and shall provide that all proceeds thereof shall be payable to the Association as insurance trustees under this Declaration. The sole duty of the Association as insurance trustees shall be to receive such proceeds as are paid and to hold the same in trust for the purposes elsewhere stated herein or stated in the by-laws and for the benefit of the townhouse owners and their mortgages in the following shares:

(1) Proceeds on account of damage to common areas and facilities held for the Association.

(2) Proceeds on account of damage to townhouse shall be held in undivided shares for the owners of damaged townhouses in proportion to the cost of repairing the damage suffered by each townhouse owner, which cost shall be determined by the Association.

(3) In the event a mortgage endorsement has been issued to a townhouse, the share of the owner shall be held in trust for the mortgage and the owner as their interest may appear.

#### Section 2. Distribution of Insurance Proceeds.

Proceeds of insurance policies received by the Association as insurance trustee shall be distributed to or for the benefit of the beneficial owners in the following manner:

- (a) Reconstruction or Repair, as provided above,
- (b) Expense of loss settlement incurred by the Trustee.

(c) Any proceeds remaining after defraying such cost shall be retained by the Association.

ARTICLE IX  
USE RESTRICTIONS

Section 1. Rules and Regulations.

The Board of Directors of the Association shall have the power to formulate, publish and enforce reasonable rules and regulations concerning the use and enjoyment of the yard space of each lot and the Common Areas.

Section 2. Use of Properties.

No portion of the Properties shall be used except for residential purposes.

Section 3. Quiet Enjoyment.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to the neighborhood. No junk cars may be abandoned within the subdivision or otherwise parked on the lots. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant of a nature as may diminish or destroy the enjoyment of other property in the neighborhood by the owners thereof. In the event that any owner of any property in the subdivision shall fail or refuse to keep such premises free from weeds, underbrush, or refuse piles or other unsightly growths or objects, then the Association may enter upon such lands and remove the same at the expense of the owner and such entry shall not be deemed a trespass, and in the event of a removal, a lien shall be created in favor of the Service Group and against such lot for the full amount chargeable to such lot and such amount shall be due and payable within thirty (30) days after the owner is billed therefor.



Section 4. Pets.

No animals other than dogs and cats are permitted. Moreover, the number of dogs and cats permitted is restricted to no more than two dogs or two cats (or one cat and one dog) per single unit which shall be kept by the owners and occupants, and these pets shall be confined to the occupant's home unless on a leash and under the owner's care. Dogs and cats shall not be kept or maintained for commercial purposes. In addition to other remedies available for violation of this provision, the Association may, in its discretion, assess a fine not exceeding one hundred dollars (\$100.00) a day for a violation of this provision. Reasonable exceptions to the above ruling may be granted by the Board of Directors upon application of the same by the homeowner concerned. In addition, homeowners possessing pets in excess of the above numbers at the time this declaration comes into effect may keep those same pets (that is these are "grandfathered") for the rest of the natural lives of these same pets.

Section 5. Signs.

No commercial signs, including "for rent", "for sale" and other similar signs, shall be displayed by anyone including, but not limited to, the owner, a realtor, a contractor or subcontractor, except with the written permission of the Board of the Service Group or except as may be required by legal proceedings, it being understood that the Board of the Service Group will not grant permission for said signs unless their erection is reasonably necessary to avert serious hardship to the property owner. If such permission is granted, the Board of the Service Group reserves the right to restrict size, color and content of such signs.

Section 6. Number of Residents.

No more than five residents are permitted in each unit. Further, no more than two of these five may be unrelated by blood or marriage. The Board of the Service Group may, upon petition for good cause grant exception to this restriction.

Section 7. Rentals.

The Service Group strongly discourages the purchase of units solely for investment purposes where the buyer purchases and rents the unit without any intention to reside in it. No lot shall be leased for a term of less than 12 months without the approval of the Association, pursuant to an application and a response by the Association within thirty (30) days.

The lease on any unit however shall be in writing and a copy of any lease shall be placed on file with the Service Group through its current management company or otherwise with the secretary of the Board of Directors of the Service Group. The written lease for any lot within Countryhouse Service Group V shall provide, as a condition of default, that the lessee, his/her family, guests and invitees, shall be responsible for abiding by all the provisions of the declaration, the By-Laws of Countryhouse Service Group V, Inc., and all rules and regulations made by the same.

Prior to entering into any lease of a unit within Countryhouse Service Group V, the owner of the lot shall conduct a criminal background check of the proposed tenant, and a copy of the same must be supplied to the Service Group with the written copy of the lease.

No portion of any unit may be leased, no room rented, nor less than the entire dwelling on any lot be leased to any tenant.

No leased dwelling on any lot may be occupied by more than 5 (five) persons and by no more than 2 (two) persons who are unrelated by blood or marriage. In any event, the number of cars permitted to a lessee is restricted to one per person or per unit by the fact that each dwelling has only one parking space and one garage assigned to it by the Board of the Service Group.

Section 8. Garbage Cans.

Garbage cans shall be stored either in the garage or in places designated by the Association. Garbage cans should not be left outside of the garages on non-collecting trash days. Firewood may not be stored in the garages

Section 9. Common Area.

No horses or minibikes shall be permitted on any of the Lots shown on the plat referred to above, on the streets, or on the Common Area unless such Common Area shall be designated for such use by the Association.

Section 10. Trailers and Temporary Structures.

No house trailer, tents, mobile homes or motor homes or their like, or temporary structures of any kind may be placed on any lot at any time, either temporarily or permanently.

Section 11. Mailboxes.

No tubular or other receptacles for newspapers or advertising publications nor any mailboxes shall be placed in the front yards or within the street right-of-ways in front of any house.

Section 12. Trees.

No trees measuring six (6) inches or more in diameter (outside bark to outside bark) at four feet above the ground shall be removed without prior written approval of the Association.

Section 13. Maintenance of Lots.

Each lot owner within the development shall maintain and preserve his lot in a clean, orderly and attractive appearance within the spirit of the development.

ARTICLE X

DAMAGE AND DESTRUCTION

Except as hereinafter provided, damage to or destruction of a building shall be promptly repaired and restored by the Association using the proceeds of insurance on the building for that purpose and owners of damaged townhouses shall be liable for assessment of any deficiency; provided, however, if a building be so damaged or destroyed by fire or other casualty that the same is untenable, the building shall be reconstructed.

Any reconstruction or repair shall be in accordance with the plans and specifications of the original and including any changes made to the original building if these were done in accordance to the provision set forth in Article V above.

Further, all restoration must conform to the current architectural regulations of the Association as well as to the current building code being enforced when the restoration is carried out.

## ARTICLE XI GENERAL PROVISIONS

### Section 1. Easements.

All of the properties, including lots and common areas, shall be subject to such easements for driveways, walkways, parking areas, water lines, sanitary sewers, storm drainage facilities, gas lines, telephone and electric power lines and other public utilities as established by the Declarant or by the Service Group prior to the subjecting of the property to this declaration; and the Service Group shall have the power and authority to grant and establish upon, over, under and across the common areas conveyed to it, such further easements as are requisite for the convenient use and enjoyment of the property. In addition, there is hereby reserved in the Declarant and its agents and employees an easement and right of ingress, egress and regress across all Common areas, now or hereafter owned by the Service Group for the purpose of construction or improvements within the property.

### Section 2. Enforcement.

The Association or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Further, the Association shall have the authority to enforce this Declaration, the By-Laws and all duly enacted rules and regulations by fines not to exceed One Hundred Dollars per day (\$100/day) as provided by Chapter 47F of the North Carolina General Statutes. Failure by the Association or by any Owner to enforce any covenant

or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 3. Severability.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 4. Amendment.

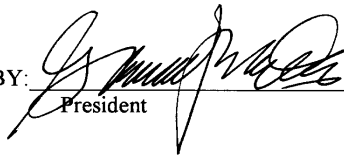
The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Restated Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by not less than sixty seven percent (67%) of the Lot Owners in Countryhouse Service Group V.

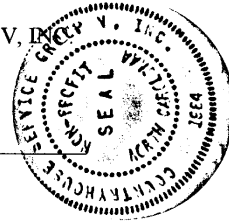
The supplementary Declaration may contain such complementary additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary or convenient in the judgment of Declarant to reflect a different character, if any, of the added properties and as are not inconsistent with the plan of this Declaration. Lot owners in such additions shall be entitled to all the rights and privileges of the original lot owners and shall also be subject to the same obligations and duties imposed upon lot owners by this Declaration or by rules and regulations adopted by the Service Group.

CERTIFICATION

By authority of its Board of Directors, Countryhouse Service Group V, Inc., certifies that the foregoing instrument has been duly approved or executed by the Owners of seven-five percent (75%) of the Lots in the Property and is therefore a valid amendment to the Declaration recorded in Book 468, Page 126 of the Chatham County Registry.

COUNTRYHOUSE SERVICE GROUP V, INC.

BY:   
President

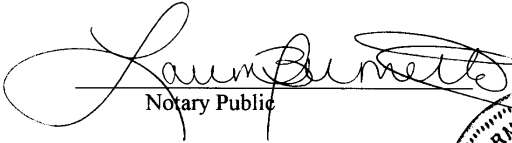


NORTH CAROLINA

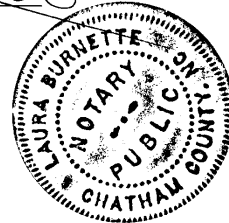
WAKE COUNTY

I, Laura Burnette, a Notary Public of the County and State aforesaid, do hereby certify that GRAHAM L. YEAGER personally came before me this day and acknowledged that he is the President of Countryhouse Service Group V, Inc., a North Carolina corporation, and being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 13<sup>th</sup> day of December, 2005.

  
Notary Public

My commission expires: June 27, 2007



| <b>MAINTENANCE RESPONSIBILITY CHART</b>                                                                                                                                    |                       |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------|
| <b>COUNTRYHOUSE SERVICE GROUP V, INC.</b>                                                                                                                                  |                       |            |
| <b>AREA OF RESPONSIBILITY</b> <i>(Please refer to the appropriate section of the <u>Guide</u> for additional explanation for each item)</i>                                | <b>Property Owner</b> | <b>HOA</b> |
|                                                                                                                                                                            |                       |            |
| <b>Utilities</b>                                                                                                                                                           |                       |            |
| Exterior water/sanitation lines (outside of foundation)                                                                                                                    |                       | X          |
| Interior water/sanitation lines (inside foundation)                                                                                                                        | X                     |            |
| Water supply line from meter to foundation                                                                                                                                 |                       | X          |
| Water supply line under foundation                                                                                                                                         | X                     |            |
| Water pressure valve                                                                                                                                                       | X                     |            |
| Electrical panel                                                                                                                                                           | X                     |            |
| Electrical supply                                                                                                                                                          | X                     |            |
| Cable                                                                                                                                                                      | X                     |            |
| Telephone                                                                                                                                                                  | X                     |            |
|                                                                                                                                                                            |                       |            |
| <b>Building Maintenance</b>                                                                                                                                                |                       |            |
| Garage                                                                                                                                                                     |                       | X          |
| Garage door/mechanical opening mechanism                                                                                                                                   |                       | X          |
| Garage hand-held remote opener (two), emergency lock, & keypad: if replaced when the mechanical opening mechanism is replaced (otherwise they are an owner responsibility) |                       | X          |
| HVAC unit and support slab                                                                                                                                                 | X                     |            |
| Asphalt maintenance & repairs                                                                                                                                              |                       | X          |
| Brick or mortar veneers                                                                                                                                                    |                       | X          |
| Chimney caps                                                                                                                                                               |                       | X          |
| Chimney cleaning                                                                                                                                                           | X                     |            |
| Chimney framing and flue                                                                                                                                                   | X                     |            |
| Doors: exterior, whether original or owner-added, including jambs, stops, weather-stripping & sill; including painting. Includes storm and screen doors.                   | X                     |            |
| All exterior alterations (need prior board approval)                                                                                                                       | X                     |            |
| Exterior handrails: installed by developer                                                                                                                                 |                       | X          |
| Exterior handrails: installed/altered by owner                                                                                                                             | X                     |            |
| Insulation                                                                                                                                                                 | X                     |            |
| Sheetrock on interior walls                                                                                                                                                | X                     |            |
| Shutters (please see VII.C.1.c. for exception to this)                                                                                                                     |                       | X          |
| Exterior painting of window frames                                                                                                                                         |                       | X          |
| Front porches & steps: installed by developer                                                                                                                              |                       | X          |
| Courtyard wall: interior                                                                                                                                                   | X                     |            |
| Courtyard wall: exterior                                                                                                                                                   |                       | X          |
| Courtyard gate & hardware                                                                                                                                                  |                       | X          |
| Screens & mullions on screened porch                                                                                                                                       | X                     |            |

| <b>AREA OF RESPONSIBILITY</b> <i>(Please refer to the appropriate section of the <u>Guide</u> for additional explanation for each item)</i>               | <b>Property Owner</b> | <b>HOA</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------|
|                                                                                                                                                           |                       |            |
| Decks installed by developer, other than those in courtyards: repairs and replacement, <b>excluding</b> sealing and cleaning maintenance (see Appendix E) |                       | X          |
| All decks & patios, installed/alterd by owner                                                                                                             | X                     |            |
| All decks & patios in courtyards, whether installed or altered by developer or owner                                                                      | X                     |            |
| All decks & patios: sealing and cleaning maintenance of both developer and owner-installed                                                                | X                     |            |
| Exterior siding & trim (cleaning/painting/repair)                                                                                                         |                       | X          |
| Sheathing & framing material beneath siding                                                                                                               | X                     |            |
| Window jambs stops & sills                                                                                                                                | X                     |            |
| Window sashes & supporting slide mechanisms                                                                                                               | X                     |            |
| Window glass & screens                                                                                                                                    | X                     |            |
| Window casing & apron                                                                                                                                     |                       | X          |
| Firewall between units                                                                                                                                    | X                     |            |
| Floor system, including all joints, band & subfloor                                                                                                       | X                     |            |
|                                                                                                                                                           |                       |            |
| <b>Foundation/Crawl Space</b>                                                                                                                             |                       |            |
| Foundation repairs (point up brick facing or patch stucco)                                                                                                |                       | X          |
| Foundation vents                                                                                                                                          |                       | X          |
| Foundation repairs from structural or settling problems                                                                                                   | X                     |            |
| Concrete footing, drainage tile & waterproofing                                                                                                           | X                     |            |
| Crawl spaces: vapor barrier and any moisture/mold problems                                                                                                | X                     |            |
| Crawl space drainage problems                                                                                                                             | X                     |            |
| Crawl space door                                                                                                                                          |                       | X          |
| Dryer vents                                                                                                                                               | X                     |            |
|                                                                                                                                                           |                       |            |
| <b>Roof Maintenance</b>                                                                                                                                   |                       |            |
| Roof vents for plumbing                                                                                                                                   |                       | X          |
| Homeowner-installed attic vents, flashing and satellite mounts                                                                                            | X                     |            |
| Exhaust fans: motor & duct work                                                                                                                           | X                     |            |
| Gutters, downspouts & splash block installation                                                                                                           | X                     |            |
| Gutters, downspout & splash block repairs & maintenance                                                                                                   |                       | X          |
| Gutter cleaning                                                                                                                                           |                       | X          |
| Roof cleaning/leaf removal                                                                                                                                |                       | X          |
| Roof shingles                                                                                                                                             |                       | X          |
| Roof sheeting and decking                                                                                                                                 |                       | X          |
| Skylights                                                                                                                                                 |                       | X          |



# Fearrington Countryhouse

## Rental Cap Policy



**Based on the “Amended and Restated Declaration — Countryhouse Service Group V” filed in Chatham County, NC on November 24, 2021**

**The cap on the number of units in Countryhouse Service Group V that may be rented by owners is 30 of the 201 units (#301-503).** All owners who were renting their units as of November 24, 2021, may continue to rent that unit as long as they own it. Upon sale or transfer of the unit, new owners must obtain permission from the Board if they would like to continue to rent the unit. That permission will be dependent on the number of units currently rented and the number of requests to rent property that are outstanding (the Association will maintain a list of requests).

**The Association has and will maintain a list of all properties being rented.** Any unit that was not rented as of November 24, 2021, may not be rented without formal permission from the Association Board of Directors. The Association will then determine whether the threshold has been reached and communicate to the requestor whether their unit is eligible to be leased.

# Fearrington Countryhouse

## Rental Cap Policy

**All owners must provide a copy of leases to the Association** within seven (7) days of a unit being initially rented, and within seven (7) days of any renewals or subsequent leases. Along with any copy of a lease provided to the Association, the owner must provide current contact information for themselves and for each adult tenant.

**All regulations pertaining to rentals are clearly stated in the Amended and Restated Declaration Countryhouse Service Group V**, and must be followed. Permission will not be granted more than three months prior to lease start date. To request permission of the Association to rent a unit in Countryhouse, please email the following information to Patsy Smith of Mill House Properties at [patsy@millhouseproperties.com](mailto:patsy@millhouseproperties.com):

- **Full name and contact information of owner or prospective owner**
- **Unit number**
- **Proposed start date of lease**

**Note:** Permission will not be granted more than three months prior to the lease start date.



## FEARRINGTON HOMEOWNERS ASSOCIATION

July/August 2026

Volume 45

Number 7



### President's Message

Welcome to July and mid-summer in the Village. Expect it to be quite hot and humid, with, hopefully, frequent showers. The drought is continuing and its effects show throughout the Village. Village life becomes more relaxed and slower for the next two months. In that vein, there is no *Gazette* in August, so your next issue will appear in September.

This month we celebrate the 250th anniversary of the founding of our country. An experiment that was labeled sure to fail has endured for two and one-half centuries. On July 4, and every day, I ask you to remember that first and foremost you are Americans, without any hyphens. Whatever your ethnic background, sexual orientation, or political affiliation, we are children of the greatest land in the world. Over time, we have made mistakes, as none of us is perfect, but I defy you to find a better and more benevolent country on this earth. Happy Fourth of July!

In this *Gazette* there is an article on [Farrington Village 2040](#), the long-range-planning group chartered this spring. This group has begun activities and may need the help of subject matter experts as they continue their work. We have more subject matter experts in the Village than most universities. If the group makes a request for help, please become involved.

Modifications continue in the Village, by Fitch Creations, the NC Dept. of Transportation, and the FFA. The whirligigs have been restored to entrance of the Village. A new pathway has been established along Millcroft extension. Stormwater drainage repairs have begun along Spindlewood, and Village Way and Weathersfield have been repaved. Electrical repairs have been made to the mail kiosks and The Gathering Place to bring them up to 21st century standards. Electric door openers are being installed in the restrooms at The Gathering Place.

I hope everyone enjoys the summer! Stay cool and hydrated.

—Steve Stewart, [president@fhboard.org](mailto:president@fhboard.org)

### Inside This Issue:

[FHA & Other Farrington News](#)

[This Month's Features](#)

[This Month's Announcements](#)

[Welcome to Our New Neighbors!](#)

[This Month's Calendar](#)

### A Reminder from the Editors

The deadline for announcements and calendar info is the 15th of the month preceding the month in which the announcement is to appear. The form to be used to submit information is available [here](#). Simply fill it out, save it to your computer, then attach it to an email and send it to the [editors](#).

With pre-arrangement with the features editors, feature articles are due the 10th of the preceding month in which the article is to be published. Thank you

for adhering to these deadlines!

*Please also remember that over the summer, we have a joint issue for July and August. The deadline for the September issue is August 15.*





## FHA & Other Fearington News

The First 72 Are on You!  
Introducing Fearington Village 2040  
Your Village Needs You!  
Community Affairs Report  
Fearington Cares Highlights  
Village Center Happenings

### The First 72 Are on You! By Chris Kaman, Director of Health, Safety and Security



Hurricane season began June 1. Over the Fourth of July weekend last year, tropical storm Chantal dropped about 12 inches of rain in just a few hours, causing widespread flooding and toppling trees across many roads and properties here in Fearington. Chantal demonstrated just how

damaging winds and rain from a storm of near-hurricane proportions can affect our community.

Hurricane Helene taught North Carolina residents new lessons in hurricane preparation and recovery. One of the first and most important lessons is that we should be prepared to sustain ourselves for at least 72 hours after a storm has passed. Are you prepared? For example,

- FEMA (Federal Emergency Management Agency) recommends having at least three days of food and water on hand. That's one gallon of water per person per day!
- Do you have battery-operated radios so you can get updates on news and weather? Do you have the correct extra batteries for those radios and for any other equipment essential to your well-being and safety?
- Do you have sufficient cash on hand in case electronic payment systems (credit cards and ATMs, for example) are down? When Hurricane Fran struck back in 1996, it took several days for systems to come back online.
- Most cars have the ability to charge your cell phones and tablets. Make sure you have sufficient gas (full tank) or charge on your electric vehicle for charging devices and for any other contingencies.

For a complete list of supplies you need to have on hand, check out <https://www.ready.gov/kit>.

## FHA Board Members

Our Fearington Homeowners Association (FHA) is a volunteer, nonprofit organization dedicated to the health, safety, and welfare of residents. In addition to fostering resident participation, the FHA is responsible for maintenance of common property and covenant enforcement. For additional details, including job descriptions, visit the FHA tab on our webpage, <https://fearingtonfha.org/>.

### Officers:

|                 |                |
|-----------------|----------------|
| President:      | Steve Stewart  |
| Vice President: | Ellen Shanahan |
| Secretary:      | Judy Graham    |
| Treasurer:      | Scott Blech    |

### Directors:

|                            |                 |
|----------------------------|-----------------|
| Communications:            | Pat Arnold      |
| Community Affairs:         | Maggie Tunstall |
| Facilities:                | Carl Angel      |
| Grounds:                   | Dale Minge      |
| Health, Safety & Security: | Chris Kaman     |

## The Belted Gazette

### Newsletter Staff:

|                                |                |
|--------------------------------|----------------|
| Features Editor & Copy Editor: | Diane Frazier  |
| Features Editor & Copy Editor: | Jackie Walters |
| FHA Advisor:                   | Pat Arnold     |
| Graphic Designer:              | Leslie Palmer  |
| Photo Editor:                  | Gordon Pitz    |
| Production Editor:             | Jan Kowal      |
| Proofreader:                   | Jenny Walker   |
| Contributing Correspondent:    | Tad McArdle    |

### Web Page:

|              |                |             |
|--------------|----------------|-------------|
| Alison Tozer | Steve Anderson | Gordon Pitz |
|--------------|----------------|-------------|

### Printing and Distribution:

|             |               |
|-------------|---------------|
| Carol Kurtz | Barbara Amago |
|-------------|---------------|

### Submissions:

Content deadlines are the 15th of the previous month. All persons submitting content will receive a confirmation email.

Email submissions to: [editors@fearingtonfha.org](mailto:editors@fearingtonfha.org).

Do you have content for an upcoming newsletter? Please read the Publishing Guidelines at <https://fearingtonfha.org/newsletter-guidelines-for-d-hb/>.

The Belted Gazette is produced by the FHA by and for the residents of Fearington Village in Pittsboro, NC.

The Belted Gazette contains community news, reports from the FHA Board members, items of interest to residents, and announcements of club and neighborhood activities.

The Belted Gazette is published electronically 11 times a year (July/August is a combined issue). A link to the current issue is emailed to all residents who have an email address in the FHA Directory. A PDF copy of the current issue and back issues can be found on the FHA website: <https://fearingtonfha.org/>.

The FHA has worked with our Village Community Emergency Response Team (CERT) volunteers to be prepared for hurricane season. They will be ready to help in the following ways:

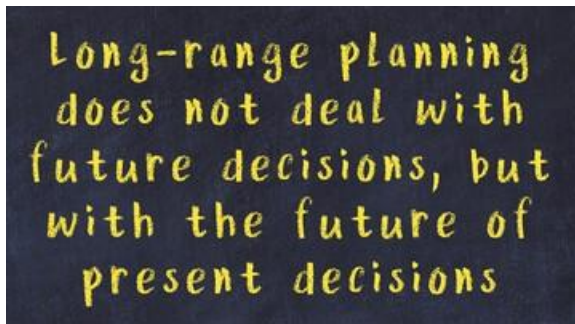
- The Gathering Place will be opened as needed as an Emergency Response and Information Center. It will be a place for you to charge your cell phones and tablets. If the internet and cell systems are down (as they were during and after Hurricane Helene), we can crank up our Starlink satellite system for texting with loved ones. The Gathering Place has a backup generator, so it should have power if it is not otherwise available in your home.
- We have a General Radio Mobile Service radio system in place, and radio operators for about half of the Village. We will utilize this resource if cell towers are not operational and if we have emergency conditions requiring communication in the Village and with Chatham County Emergency Management.



You can help make hurricane season safer by being prepared. You can also help in at least two other ways.

1. Keep the swale and driveway culvert in front of your home clear of debris, shrubs, etc., so that rain runoff does not flow into the street and cause flooding.
2. Volunteer to help our CERT team. You can find out more about what that means here: <https://bit.ly/49Mdw48>

Please contact Chris Kaman, director of health, safety, and security ([hss@fhboard.org](mailto:hss@fhboard.org)), for more information.



### **Introducing Fearington Village 2040 A Long-Range-Planning Committee for Our Future**

Fearington Village is special. Keeping it that way—and making it even better—takes planning. That's why the FHA Board has launched Fearington Village 2040, a new long-range-planning committee made up of residents with a range of backgrounds and perspectives who are charged with looking ahead and asking the big questions about our community's future.

#### **One of a Kind**

Fearington Village is one of a kind—and the people who choose to live here know it. Our residents are drawn to this community precisely because it offers something no other neighborhood in the region can replicate. There is no competition here, only a commitment to preserving and building on the qualities that make Fearington Village distinctly and proudly itself. Our goal is not to keep up with anyone else; it is to stay true to who we are.

#### **What We're Here to Do**

Guided by the formal charter proposed by the FHA Board, we want to hear your perspectives in the months ahead. Whether through neighborhood meetings, meetings with the Board and our committee, or through a community-wide survey, please contribute your thoughts and ideas about the future of Fearington Village.

#### **How We Plan to Work**

We're committed to doing this work in the open. That means regular monthly updates right here in *The Belted Gazette*, opportunities for residents to weigh in along the way, and clear reporting on our committee's progress. We hope you'll join us.

Warm regards,  
The Fearington Village 2040 Long-Range-Planning Committee  
*A Committee of the Fearington Homeowners Association*

Co-Chairs: Richard Clark | Dave Taylor

Committee Members: Brad Bishop, Brigitte Condoret, Tony Daniels, Casey Douglas, John Eckblad, Gail Friedman, Carol-Ann Greenslade, Geoffrey Irvine, John Palermo, Mary Roodowsky, Melissa Tomich

FHA Board Liaison: Ellen Shanahan, VP, FHA Board

Questions or comments? Contact us through the FHA office.

## Your Village Needs You!

It's hard to believe, but right now, when our country is celebrating its 250th birthday, Fearington Village can say that we have existed for more than 50 of those years. RB Fitch signed the paperwork in 1974 to acquire Fearington and has been building homes ever since. Most of us are delighted that we live here, but this is the time of year when the nominating committee is looking for a few volunteers to step up to fill some open positions on the Board. We are currently seeking someone to run for president and someone to serve as director of health, safety and security starting this November, as well as someone to fill the recently vacated communications director position. Two new members of the nominating committee are also needed.



The Board of Directors has nine members who serve staggered two-year terms following their election at the FHA annual meeting in November. Our president, Steve Stewart, was just elected last November to a new two-year term, but is unable to continue in this position past this coming November. The person who steps forward will only be making a one-year commitment, although that person could certainly choose to run for a full two-year term. Chris Kaman, our current director of health, safety and security, will be taking on the position of secretary in November, since our current secretary is term-limited and cannot serve again. We need a new communications director to be appointed by the Board to fill the existing vacancy. The Nominating Committee started meeting in May to look for people to fill all the open positions.

We know that many of our residents have moved here to have more leisure time and to enjoy all that Fearington has to offer. Others are already serving on the boards of either their service groups or of one of the many clubs we have in the Village. However, among our approximately 2500 residents, we are certain that there are individuals who want to ensure Fearington's continued success. This is a sincere personal ask that you will step up to join a dedicated team that could benefit from your professional background and life experiences. The good news is that you will have support from the management company, from our wonderful Board members and other volunteers working with you at various levels, and from the past president and directors, who will be happy to work closely with you as you become familiar with your position.

Please give this some thought. Serving on the Board is a great way to learn about Fearington Village and contribute to its well-being. If you have a personal interest at any level, please let me know. I will be happy to meet with you to answer any questions you may have. Thank you!

—Tony Daniels, Chair, FHA Nominating Committee, [tdanielsuk@icloud.com](mailto:tdanielsuk@icloud.com)



## Community Affairs Report

The FHA Hospitality Office, located in the back of The Gathering Place is staffed from 9:30 to noon weekdays by *volunteers*. They can help you with faxes and small copying jobs at no cost. They can help you with renting a room in The Gathering Place, or registering a new club. They can provide information on village life, including trail maps.

The Hospitality Office is also looking for volunteers. We need substitutes and someone who can do Wednesdays either on a regular basis or twice a month. Contact Maggie Tunstall at 919-636-0741 or [hospitality@fhboard.org](mailto:hospitality@fhboard.org).

## Fearington Cares Highlights

### Papermaking Workshop July 25, 1-3 pm at The Gathering Place

Join artist Becca Barra for a hands-on papermaking workshop and demonstration. Learn the process, create your own sheets, and explore this beautiful craft. \$10 materials fee payable to Becca. Registration required.

### Save the Date: Dance Party



## Friday, August 7, 7-9 pm at The Gathering Place

Enjoy a lively evening of music for everyone, including oldies, classic rock, Motown, Latin, and swing. Come with a friend or make new ones on the dance floor. Stay tuned for ticket and other information.

Don't forget about **Film Nite on Thursday, July 16, at 7 sharp at The Gathering Place.** Email us at [FilmNite@FarringtonCares.org](mailto:FilmNite@FarringtonCares.org) to learn the title of the upcoming movie.

Additional information about Farrington Cares programs and services can be found on its website, <https://farringtoncares.org>.

## FARRINGTON VILLAGE® **What's Happening in the Village Center**

**The Farrington Farmers Market** is held **every Tuesday afternoon next to the Fitch Creations offices from 4 to 6 during daylight saving time** (from 3 to 5 during standard time). Additional information about the market and its vendors can be found at <https://farringtonfarmersmarket.com/>.

As a service to our readers, here is a link to the Village Center calendar, showing events at McIntyre's Books, The Roost, and the Village Center shops: <https://www.farrington.com/calendar/>.

We also remind readers that **The Belted Goat is open Wednesday through Sunday, 9 am to 5 pm**, and other **Village Center shops are open on those days from 10 am to 5 pm**.

**Galloway's Wine & Beer Bar is open Wednesday through Saturday from 5 to 8 pm, with live music from 5 to 7 pm.** Patrons can enter through the downstairs door near McIntyre's. On Fridays, people can order pizza online from The Roost for pickup from 4 to 6 pm and can enjoy their order at Galloway's. More details can be found at [www.farrington.com](http://www.farrington.com).

**The Roost Beer Garden** is now open on Fridays 4:30-7 pm. Ordering can be done **online** or in person. For more information, go [here](#).

## This Month's Features

Scene Around Farrington  
Blue Zone Living  
Food Trucks for July & August



**Scene Around Farrington: Adventures with *Conium maculatum***  
**Article and Photos by Gordon Pitz**

**Click on relevant part of caption to see enlarged view of photo.**





Left: *Shrubs seen on Macon in South Camden*. Right: *Close-up of leaves and flowers*. Photos by Gordon Pitz

Taking a stroll one evening last May, I saw two shrubs I had not noticed before. They were growing across the road from our house in South Camden. The larger was about 6 feet tall, the smaller about 4 feet. Each had clusters of small white flowers arranged on stems in umbrella-like shapes.

I had no idea what they were. I opened my plant ID app, *Seek by iNaturalist*, and was taken aback when I saw the result: poison hemlock, otherwise known as *Conium maculatum*. I double-checked with Google to remove any doubt.

A poison hemlock plant is not what one wants to have growing just a few yards from the house. As one might conclude from the story of Socrates, it is highly toxic. The only plant in North Carolina that is more toxic is water hemlock, a similar species that grows in wetlands. A very small amount of either, if ingested, can kill people and animals, as can the smoke if you are unwise enough to burn the plant. The plant also exudes an oil that causes nasty lesions when it comes in contact with the skin. To get rid of it safely, wear clothing that covers all your skin, including your face. Then dig it out by the long tap root, place it in a plastic bag, seal the bag, and throw it in the trash.

I warned other residents of South Camden of the hazard. The landscape company that services the Camden area took care of both shrubs a few days later.

Poison hemlock grows from seeds; the seeds can be carried by wind, water, or birds, and they readily take root on freshly disturbed ground. The two shrubs I found were in an area where shrubs had been removed two years ago. Quite possibly, these plants grew from seeds that came from somewhere in Fearington or nearby. In any event, more may arrive and take root. So, if you see a flowering bush like these and think the flowers would make a nice bouquet for the dinner table, it would be wise to leave it alone until you confirm what plant it came from. If it's poison hemlock, warn your neighbors and make arrangements to have it removed. Read on for more you might need to know.

### **What to Know About Poison Hemlock**

Poison hemlock is not common, but it has been recorded in 29 of the 100 counties in North Carolina (see [https://auth1.dpr.ncparks.gov/flora/species\\_account.php?id=86](https://auth1.dpr.ncparks.gov/flora/species_account.php?id=86)). Make that 30 counties now. Until the shrubs in South Camden were identified, there had been no recorded instance in Chatham County. However, there have been instances in five adjacent counties, so it is not surprising to find it here.

The plant has a two-year growth cycle. The first year, it appears as a low-growing rosette, a few feet wide; the second year, it can reach eight feet in height. The flowers go to seed in late summer and are released to the wind.

There are several features that can help with identification. The flowers are small, white, and grow in clusters that resemble an umbrella. The stem is smooth, with maroon or purple blotches. The leaves are triangular in shape, finely divided, and lacy.



Other plants that can be confused with poison hemlock have features that are usually quite different. The most similar plant is *Queen Ann's lace*. However, its stems are hairy with no blotches, and the flower clusters often have a single dark purple flower in the center. *Yarrow* typically has hairy stems with no spotting; the leaves are feathery and more finely divided. *Cow parsley*, or *wild chervil*, has slightly hairy stems that are grooved. *Wild parsnip* has broader leaves, and the flowers are yellow. Finally, *water hemlock*, the most toxic plant you are likely to find in the wild, has leaves that lack the lacy character of poison hemlock. See the two references at the end of this article for more details.

Fortunately, there are few accidental deaths attributable to poison hemlock since it has an unpalatable taste and strong odor. However, to see what can happen if you try to clear dense vegetation without checking to see what grows there, see the following video, *Near Fatal Encounter*: <https://youtube.com/shorts/ScMGUMG41Wk>.



Left: **Poison Hemlock stems**. Right, **Poison Hemlock leaves**. Photos from Wikipedia.



**Poison Hemlock flowers**. Left: **Early summer**. Right, **Late summer**, after they have gone to seed. Photos from Wikipedia.

## References

How to Identify and Remove Poison Hemlock. The Spruce, <https://www.thespruce.com/poison-hemlock-identification-removal-6265664>

*Conium maculatum*. Wikipedia, [https://en.wikipedia.org/wiki/Conium\\_maculatum](https://en.wikipedia.org/wiki/Conium_maculatum)

# Blue Zone Living: Ferrington Village, Galloway Ridge, & Ferrington Cares

By Mary Edmonds



## A Brief History of Blue Zones

The phrase “blue zone” formally entered the public vernacular in 2004 with the publication of Gianni Pes and Michel Poulain’s article, “Identification of a geographic area characterized by extreme longevity in the Sardinia island: the AKEA study.” Based on their demographic research in the 1990s, Pes and Poulain highlighted in blue every area on a map of Sardinia where men and women lived to be 100 years or older. In 2000, journalist and National Geographic Explorer and Fellow Dan Buettner engaged in a similar study of aging in Okinawa, Japan. Buettner accepted a Nat Geo assignment to visit Okinawa, Japan, where reports of citizen above-average life expectancy had been noted. Supported by the National Geographic Society and charged with

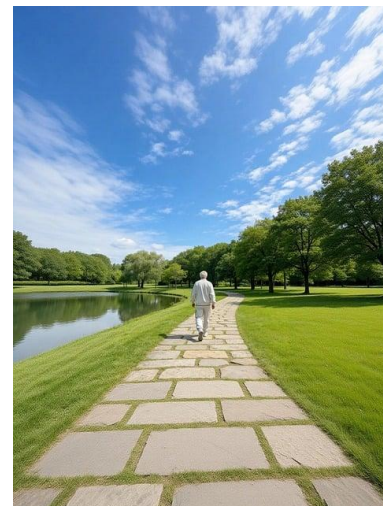
investigating areas known for “age-defying elders,” Buettner invited Pes and Poulain to join him. With Pes and Poulain’s help, Buettner put together the research team that would ultimately identify, research, and study areas in the world where people lived longer, better: the Blue Zones.

Intrigued by the healthy longevity found first in Sardinia and then in Okinawa, Buettner and his colleagues discovered three additional Blue Zones: Ikaria, Greece; Nicoyo, Costa Rica; and Loma Linda, California. The researchers then asked the crucial question “why?” Why were people enjoying a longer, healthier, better quality of life in these areas? Did these people share any particular daily habits that could inform a better way of living for the rest of us? Buettner et al.’s research culminated in the November 2005 *National Geographic* article entitled “The Secrets of Long Life” ([https://www.bluezones.com/wp-content/uploads/2015/01/Nat\\_Geo\\_LongevityF.pdf](https://www.bluezones.com/wp-content/uploads/2015/01/Nat_Geo_LongevityF.pdf)). A savvy entrepreneur, Buettner trademarked the term “blue zone,” and the interest in what is now known as “Blue Zone Living” was born (see <https://www.bluezones.com/>).

The focal point of Blue Zone Living is what Buettner calls “the Power 9.” The Power 9 is a grouping of four healthy living habits—the right outlook, wise eating, connecting with others, and natural movement—that the researchers found in each of the five blue zones. Right outlook simply means having a sense of purpose and being able to lower your stress levels. Under wise eating, the researchers highlight the benefits of a plant-based diet, eating until you are only 80% full, and sharing mealtime with others. Under connecting with others, the Power 9 emphasizes family, belonging to a community, and socializing with others. And natural movement is just that—moving naturally as one does when one gardens, cleans the house, climbs stairs, or walks to places instead of driving.



In short, Buettner’s trade-marked Blue Zone Living seems to come down to purposeful, engaged living in a community that you love as you simultaneously take care to eat, drink, and exercise moderately. In other words, while you cannot control your genetics, you can control your life choices; you have the power to initiate the habits that make living and aging well possible. (See the *American Journal of Lifestyle Medicine* article from July 7, 2016, for a further explanation of Buettner’s work <https://pmc.ncbi.nlm.nih.gov/articles/PMC6125071/>.)



## Where do Ferrington Village, Galloway Ridge, and Ferrington Cares Fit into the Blue Zone Framework?

A 2018 *Washington Post* analysis estimated the average life expectancy in Ferrington Village at 97.5 years—far above the US average of 79. While neither Ferrington nor Galloway Ridge is an officially certified blue zone, both communities already reflect many of the habits found in the world’s longest-living places. Here, healthy living is part of the landscape and is a significant reason why people choose to reside in Ferrington. Ferrington’s walking trails, Village Center, and strong culture of neighborliness encourage natural movement and daily connection. The weekly Ferrington Farmers’ Market encourages healthy eating. Galloway Ridge offers shaded nature paths, a communal garden, and plentiful opportunities to gather, learn, and stay active. Programs



through Fearington Cares and the Duke Center for Living—from yoga and tai chi to stress-reduction workshops—further support residents' wellbeing.

And in response to residents' continued desire to live well, this summer Fearington Cares is taking a major step forward with the launch of *BE WELL*, a Fearington Cares blue zone-inspired initiative. Both the Blue Zones' Power 9 and the strengths of traditional Western medicine undergird what this initiative will offer Village residents. The two approaches complement each other: Blue Zones research shows how long-living communities build healthy habits into everyday life, while Western medicine provides the clinical tools that help people stay strong, mobile, and independent. At the heart of both traditions is a simple truth: aging well and living long grow out of small, daily habits that support the body, mind, and spirit.

As *BE WELL* takes shape, residents can expect to see more programs and activities inspired by blue zone principles beginning this summer—including expanded opportunities for natural movement, social connection, wellness, and purpose-driven engagement. These offerings will build on what our community already does well while making it even easier for residents to live well today and age well tomorrow.

Fearington Village and Galloway Ridge may never appear on an official blue zones map, but the spirit of blue zone-living is already here—and *BE WELL* is helping it flourish.

### Food Trucks for July & August By Deborah Repplier



As we head into the summer heat, indulge yourselves with kitchen-free nights every Wednesday. Takeout available from 5 to 7:30 pm at The Gathering Place, with ordering available on our hotspot page unless otherwise specified:

[www.streetfoodfinder.com/fearingtonvillage](http://www.streetfoodfinder.com/fearingtonvillage). Why not pick up your food and head to the Swim & Croquet to dine poolside?! The lineup includes

these yummy delights:

**July 1: The Blue Window** (Mediterranean, Greek, Moroccan) From the spicy falafel plate to the gyro wrap to Blue Window smashed cheeseburger, with sides of stuffed grape leaves, Greek loaded fries, and tzatziki.

**July 8: Death by Taco** (Tacos, Mexican) Chicken taquitos, braised beef tacos, veggie quesadilla, loaded fries with veggies, nachos with pulled chicken—something for everyone!

**July 15: Ta Contento Mex Fresh Food** Healthy, fresh Mexican food with pollo, carne, camarons—and even vegan options! Salads, quesadillas, burritos, tacos, and more. Send your taste buds south of the border! Steak fries, empanadas, arepas, cachapa (thin pancake with ground corn, Venezuelan cheese & protein), yuca fries and more.

**July 22: (New!) Panas Flavor** (Latin American, South American, Caribbean) Steak fries, empanadas, arepas, cachapa (thin pancake with ground corn, Venezuelan cheese & protein), yuca fries and more. Enjoy this wonderful cuisine and support this new vendor!

**July 29: Cousins Maine Lobster** (Seafood) Lobster bisque, chowder, lobster rolls—including the new garlic butter roll, lobster tacos, lobster tail & tots, lobster quesadilla, shrimp tacos, whoopie pies. Trust me when I say I spent part of August in New England, and Cousin's is on par with the fresh offerings up north! Order through the app available via <https://www.cousinsmainelobster.com>.

**August 5: Arepa Culture NC** (Health Food, South American, Latin American) Award-winning local family-owned Venezuelan arepa food truck & restaurant is 100% gluten-free with fresh, handcrafted, scratch-made vegetarian & vegan options—allergy-friendly! Ordering available through <https://arepa-culture-online-ordering.square.site> only.

**August 12: (New!) Dalat Streets of Vietnam** (Vietnamese) Crispy summer rolls, spring rolls, banh mi, vermicelli noodle bowl, seasoned tofu & French fries. Something for vegetarians and carnivores alike. They've promised to have ordering set up through Streetfoodfinder for us!

**August 19: Gussy's Greek Truck** (Greek, Mediterranean, Wraps) Soup, chicken pita, chicken souvlaki platter, veggie pita, pasticcio (Greek lasagna), falafel, yemista (large stuffed pepper). One of our long-time favorites!

**August 26: Cousins Maine Lobster** (Seafood) Lobster bisque, chowder, lobster rolls—including the new garlic butter roll, lobster tacos, lobster tail & tots, lobster quesadilla, shrimp tacos, whoopie pies. Order through the app available via <https://www.cousinsmainelobster.com>.

Food trucks are located at **The Gathering Place parking lot on Wednesdays from 5 to 7:30 pm**. You may order and pick up at the truck. Or, you can visit our hotspot page and place your preorder for pick-up at the truck. (Arepa Culture NC and Cousins Maine Lobster have their own apps for preordering.)

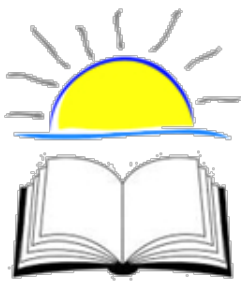
Our hotspot page, <https://streetfoodfinder.com/fearringtonvillage>, is where you'll find the most up-to-date information, links to menus and pre-ordering, and a sign-up for weekly emails.

For more info, please contact Deborah Repplier at [drepplier@gmail.com](mailto:drepplier@gmail.com).

## This Month's Announcements

Please use the **Announcement/Calendar Submission Request** form to submit club and organization announcements. Email the form, after saving it first so we do not get a blank form, to [editors@fearringtonfha.org](mailto:editors@fearringtonfha.org).

If you need assistance, one of our editorial team members will work with you if you email us at [editors@fearringtonfha.org](mailto:editors@fearringtonfha.org).



### AM Book Club

**On Wednesday, July 15, at 10:15 am**, the AM Book Club will discuss *The Lost Apothecary* by Sarah Penner **at McIntyre's Books**. This dual-timeline novel follows Nella, an 18th-century London apothecary who dispenses poisons to women who want to get revenge on abusive men, and present-day Caroline Parcell,

who, on her wedding anniversary, stumbles upon an apothecary vial while mudlarking on the Thames. Caroline's discovery leads her to the unsolved "apothecary murders" and connects her to Nella and her young, precocious apprentice, Eliza Fanning, uncovering a centuries-old mystery of female solidarity, revenge, and survival.

**On Wednesday, August 19, at 10:15 am**, the AM Book Club will discuss *The Granddaughter* by Bernhard Schlink **at McIntyre's Books**. In May 1964, in East Berlin, a young couple, Birgit and Kaspar, meet, fall in love, and marry. Before the wall is completely up, Birgit gets Kaspar to West Berlin. After learning of her death, Kaspar travels to East Berlin, taking him to a community of neo-Nazis and a young girl who accepts him as her grandfather. This novel takes readers from the divided Germany of the 1960s to contemporary Australia, asking what might be found when all seems lost, helping readers to understand German reunification and today's Germany.

For more information contact Deborah Zimo, [zimoda@hotmail.com](mailto:zimoda@hotmail.com).

### Bocce Club

Bocce—it's easier than you think—is great exercise, provides socialization, and is playable year-round! Mixed men's and women's open play takes place on **Tuesdays and Thursdays at 2 pm in the winter and 10 am the rest of the year. The bocce pitches are at the end of Benchmark off Creekwood in the Historic District**. For more information, contact Jim Rudbeck at 919-444-3117 or [jprudbeck40@gmail.com](mailto:jprudbeck40@gmail.com).



## Clubs & Organizations

AM Book Club  
Bocce Club  
Concert Series  
Duplicate Bridge Club  
Fearrington Cares Film Nite  
Fearrington StoryCorps  
Fearrington Village Singers  
Genealogy Group  
Golf Club  
Havurah  
Mah Jongg Dragons  
NEW! Outdoor Adventure Club  
Poker Knights  
PORCH Fearrington  
Swim & Croquet Club  
Tennis & Pickleball Association  
Women of Fearrington  
**Community Opportunities**  
Chatham County Historical Association



## Concert Series

The Farrington Concert Series is pleased to announce its *2026-2027 season*, one which will bring another stellar lineup of both veterans and new faces to our concert home at The Gathering Place.

A program of piano and cello music by Duo Arpeggione will open our season on **Sunday, September 13**. On **October 11**, pianist Solomon Eichner, a familiar artist to our series, will appear in recital. **November 15** will feature the Niketopoulos Trio, an ensemble featuring Baroque horn duo Rachel Niketopoulos and Chris Caudill, who will perform with horn player and pianist Monet Jowers.

After the New Year, the series will resume on **January 17** with a program by the David Dash Trio. Dash, who is the principal trumpet of the Chamber Orchestra of the Triangle, will perform with violinist Katherine Gilger and pianist Anatoly Larkin. **March 14** will showcase talented young artists from the University of North Carolina School of the Arts. Our season will conclude on **April 4** with Duo Beaux Arts, featuring internationally renowned pianists Catherine Lan and Tao Lin in a program for piano four hands.

All concerts take place **at 3 pm on Sundays at The Gathering Place**. Season tickets are \$100 per person. Subscribers for the 2025-2026 season have been mailed a ticket order form for the 2026-2027 season. Previous subscribers will be guaranteed tickets only if their order is received before August 1, 2026. Additional 2026-2027 subscription ticket order forms are available at each of the mail kiosks and will also be available at [Farrington Homeowners Association, Inc. | Farrington Concert Series](#).

Individual tickets at \$25 each may be purchased at the door on a space-available basis 10 minutes before each concert begins.

Please direct any questions to Jo Bolig by email at [jobolig@gmail.com](mailto:jobolig@gmail.com).

## Duplicate Bridge Club

Come join us for an enjoyable afternoon playing duplicate bridge.

We play **every Wednesday in July & August from 1 to 4 pm at The Gathering Place**.

We're always looking to add new players.

Play the first time for free; after that, the fee is \$7 to defray costs.

To sign up to play or if you have questions, please contact Dianne Hale at [haledianne@gmail.com](mailto:haledianne@gmail.com).



## Farrington Cares Film Nite

Join us at **The Gathering Place for Film Nite at 7 pm on Thursday, July 16**, as we honor the legacy of Robert Redford with one of the most entertaining and acclaimed films of his career—a charming, Oscar-winning tale of cons, revenge, and unexpected twists that has delighted audiences for generations.

The film title is available by emailing [FilmNite@FarringtonCares.org](mailto:FilmNite@FarringtonCares.org), which provides an immediate automated reply.

Enjoy a full movie-night experience with complimentary theater-style popcorn, candy, and beverages. Admission is free, and donations to Farrington Cares are always appreciated—your support keeps Film Nite rolling and supports many other community programs throughout the year.

*All films are captioned, and hearing assistance is available through the AudioFetch app, compatible with smartphones and Bluetooth-enabled hearing aids.*

## Farrington StoryCorps

This summer, Farrington StoryCorps recorded its 100th story from our neighbors and friends. Our project applies professional standards to collect and preserve for posterity stories that are cherished by family members and friends. You can listen to excerpts online at [Farrington StoryCorps](#). Some recent samples:

**FarringtonStoryCorps**  
Everyone has a story.



John & Mandy Goodman

After a career as a non-fiction writer, [Nancy J. Hall](#) wrote a novel at age 85. Her inspiration came from a letter by her great-great-grandmother, Louisa, that tells of a journey from Pennsylvania to Iowa in 1837. Nancy shares her experiences writing and self-publishing her historical fiction novel, *Sweet Fields Beyond*.

John Goodman was too curious about his blind date to wait. He drove his motorcycle right up to Mandy's front door. When Mandy answered, their eyes met, and "[the rest is history](#)."

To tell your story, or to join the StoryCorps team, send an e-mail to [FearringtonStoryCorps@gmail.com](mailto:FearringtonStoryCorps@gmail.com).

## Fearrington Village Singers



# Fearrington Village Singers

## Join Us and Make Music 🎵

No tryouts required, vocal placement available.  
Variety of music genres performed.  
Singing is good for your health!

## Friends 🎵

Two semesters - fall and spring.  
Two rehearsals a week.  
Social events during the year.

## A Difference 🎵

The FVS supports Chatham County high school musicians through grants and scholarships.

For more info, visit [www.fearringtonvillagesingers.org](http://www.fearringtonvillagesingers.org).

## Genealogy Group



"Got ancestors?" Interested in developing a family tree but don't know where to begin? Family Search, My Heritage, Ancestry, WikiTree, Find My Past? What genealogy site is best? What site should I join? How much does it cost? The Fearrington Genealogy Group (FGG) Summer Workshops can help you get started. They also provide members with the opportunity to share their family history, learn about a variety of genealogy topics, and assist one another in overcoming "brick walls" in our research. The workshops are held on the **fourth Tuesday of each month from 3 to 5 pm in the small meeting room at The Gathering Place**. The remaining workshops will be held on **July 28 and**

**August 25**, and are open to members and guests. Each workshop has FGG members available to assist you. Join us and learn how to get started on your family history and solve challenges as you continue your genealogy research.



## Golf Club

Hot weather challenges, including sun protection and maintaining hydration, are not unique to golf as Fearrington Cup points continue to accumulate. Despite the heat, Steve McCain carded a 76 at Quail Ridge last month—truly impressive!

July's Tuesday/Thursday outings include:

- 7/2 9 am Bryan Park Players, Greensboro**
- 7/7 9:10 am Longleaf, Southern Pines**
- 7/9 9:03 am Oak Hollow Golf Course - Dye, High Point**
- 7/14 9 am Holly Ridge, Archdale**
- 7/16 8:30 am Quail Ridge, Sanford (\$45)**
- 7/21 9 am Mill Creek, Mebane (\$45)**
- 7/23 9 am The Valley, Burlington**
- 7/28 8:30 am Quail Ridge, Sanford (\$45)**
- 7/30 10 am Sanford Golf Course, Sanford**



Fearrington Golf Club organizers prioritize interesting course selection across the region, including tee options to match differing distance and skill levels and reasonable green fees. Those wanting to try as a guest or join the club, contact Chris Horn, membership chair, [fearringtongolfclub@gmail.com](mailto:fearringtongolfclub@gmail.com) or visit our website [here](#).



## Havurah

Over the past years we have ended our season with an annual picnic at Jordan Lake. It is covered (no sitting in the hot sun or a light rain). It includes a bathroom, BBQ pits, fireplace, benches, and tables—a really fun way to end the season. Due to lack of participation, we decided to cancel this event.

We will start our 2026/2027 season on **Tuesday, September 8, 7 pm at The Gathering Place.**

Looking forward to seeing everyone in September.

In the meantime, have a great summer.

## Mah Jongg Dragons

Our Mah Jongg games will be played on **Saturdays, July 11 and August 8, at The Gathering Place from 1 to 4 pm.**

Our games are open to members and non-members, both living in Fearrington or outside the Village. Guests from outside Fearrington must be invited by a Fearrington resident. All guests will need to register and pay \$5.00 each month or join the Dragons and pay a membership fee of \$30 per year. We will be playing with our 2026 card!

If you know of anyone who would like to learn how to play MJ, please contact Mary Donna Pond at [mdpond@gmail.com](mailto:mdpond@gmail.com).

Join us on July 11 and August 8 for fun-filled afternoons; snacks and drinks provided.

May the jokers be ever in your favor!!





## NEW! Outdoor Adventure Club

### Organizational Meeting

**Wednesday, July 8, 10 am, The Gathering Place**

The purpose of this club is to identify well-vetted outdoor adventures that club members can participate in individually or with other club members. Examples include deer, elk, pig, waterfowl, and upland game-bird preserve hunting; trout, large- and small-mouth bass, crappie, surf, near and offshore fishing; pistol and rifle target practice; shotgun five-stage and sporting clays; kayaking, white water rafting, and tube floating; native plant identification and eco walks. For additional information, please contact Bob Maestro at

[rjmaestro@gmail.com](mailto:rjmaestro@gmail.com).

## Poker Knights

Poker Knights is a Fearrington Village club for poker players. All adult Fearrington residents are welcome to join. We meet **every Monday evening at 7 at The Gathering Place** for Dealer's Choice games (no wild cards, no high/low games). Games played are five-card draw, seven-card stud, Omaha and their derivatives, as well as Texas Hold 'em.

We also meet **every 1st, 2nd, and 4th Thursday at 7 pm at The Gathering Place** for a Texas Hold 'em tournament.

If you are interested in joining us, please contact Bob Spillane at 919-742-0744 or [weathersfield1@gmail.com](mailto:weathersfield1@gmail.com) for details.



## PORCH Fearrington

Starting to fill in your summer calendar? Please pencil in the following **Mondays** for summer PORCH collections: **July 27 and August 24**. CORA, our recipient, will happily take your nonperishables (no glass containers, please) for their pantries. If it is too hot to shop, a check of

any amount is a good alternative.

CORA has a summer program, SNACK, that provides breakfasts and lunches to students when school is in recess and these meals are not available. Again, any amount is helpful, and to direct your check to this endeavor, write "snack" on the memo line. \$175 covers one child for the summer; last year CORA provided for over 1400 children.

Questions about PORCH? Please contact Beth Essington at [essingtonb@gmail.com](mailto:essingtonb@gmail.com).

## Swim & Croquet Club

Fearrington Swim & Croquet Club is off to a wonderful start for the 2026 season! We are thrilled to welcome members back for another summer of swimming, croquet, social gatherings, and community fun.

Seasonal events and club activities are already underway, with more planned throughout the summer. Be sure to watch for upcoming announcements and participation opportunities.

Our new membership portal remains open and accepts both ACH and credit card payments. ACH payments are encouraged, as they avoid credit card processing fees. If you have not yet activated your account or renewed your membership, there is still time to do so.

We look forward to another great season together and hope to see you at the Club soon!

Questions? [fearringtonswimcroquet@gmail.com](mailto:fearringtonswimcroquet@gmail.com).







## Tennis & Pickleball Association

Join us on the courts for some fun in the sun! Want to learn pickleball? Want to get out the tennis racquet?! Join us to improve your game and enjoy time on the court.

For information on tennis, contact Karen Vaca at [karenallenvaca@gmail.com](mailto:karenallenvaca@gmail.com); for pickleball, contact Nancy Roman at [nancyellenroman55@gmail.com](mailto:nancyellenroman55@gmail.com).

## Women of Farrington

*Women of Farrington thanks everyone for their generous support of our fundraising events and the Wonderful Options Fund this past year. We awarded a record-setting \$60,737 in grants to nonprofits serving Chatham County women and children. WOW!!! We are so thankful to everyone who attended a fundraiser, shopped the Holiday Bakery & Market or The Great Estate Sale, donated to the Wonderful Options Fund, served as a business sponsor, or volunteered to make all of these events happen. Your generosity powers our efforts and enthusiasm. It truly takes a Village!*



*It's Time to Renew Your WoF Membership for 2026-2027! Make a connection with other dynamic women; support our mission focus on Chatham County women and children; expand your joy by gathering with other Village women to explore a variety of program topics and visit Triangle area places of interest. Our new year begins on July 1, and we have another great year of programs, social activities, and fundraising events ahead. Please join us as we move toward celebrating 40 years of WoF making a difference!*

- Membership is open to women who are Farrington Village & Galloway Ridge residents
- Dues are \$35/year (July 1, 2026-June 30, 2027)

For more information or to see renewal details, go to our website at <https://www.WomenOfFarrington.org/membership> or look for a colorful WoF membership flyer with a QR code posted in your mail kiosk.

*WoF Publicity seeks a team leader (or co-leads) and other support roles. It's how we communicate with members, neighbors, and those outside our Village. Creative? Organized? Want to make a difference and support the ongoing WoF mission? Send an email to [WomenOfFarrington@gmail.com](mailto:WomenOfFarrington@gmail.com) and a member of the executive committee will answer your questions.*

*Buy a WoF BELTIE license plate and take an Oreo cow wherever you drive. Women of Farrington is the only source for this popular Village accessory. Only \$20 each. Proceeds benefit Wonderful Options, our grants program supporting Chatham County women and children. Contact Kate West, [klwest1977@gmail.com](mailto:klwest1977@gmail.com).*

## Community Opportunities



### Chatham County Historical Association

On **Sunday, July 5, at 2 pm**, the Chatham County Historical Association will welcome back **Jim Morgan** to tell us about North Carolina's role in the war that won America's freedom from Britain.

Morgan is a creator of [AmRevNC](http://AmRevNC.com), a website devoted to the history of the battles of the American Revolution that happened here in North Carolina. He is a writer and journalist with a deep knowledge of the American Revolution and the fateful role North Carolina played in it. He will recount some of the historic battles that took place from the mountains to the sea in our colony-turned-state and introduce us to some of the passionate Loyalists and Patriots who fought for control of this land. Admission to this talk is free, and all are welcome.

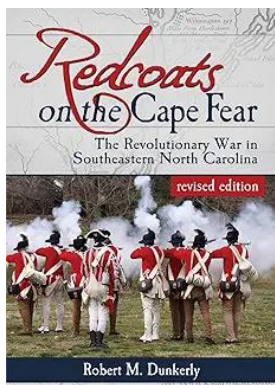


*Painting of The Battle of Guilford Court House by H. Charles McBarron, courtesy of the Center of Military History*

**When: Sunday, July 5, 2026, 2 pm**

**Where: Chatham County Historic Courthouse, 9 Hillsboro Street, Pittsboro**

The Chatham County Historical Association invites you to join "NC History: Between the Lines," a monthly book club exploring North Carolina's rich past. Our next meeting is **Saturday, July 18, at 9:30 am at the Chatham County Historic Courthouse** in Pittsboro.



This month, we'll be discussing *Redcoats on the Cape Fear: The Revolutionary War in Southeastern North Carolina* by Robert M. Dunkerly. The city of Wilmington, NC, played a pivotal role in the Revolutionary War for both sides. While British troops patrolled the Cape Fear River, local farmers and townspeople faced danger, disruption, and difficult choices. Through in-depth research and local accounts, the author shows how ordinary people helped shape the fight for independence right here in North Carolina.

For more information, go to [www.chathamhistory.org](http://www.chathamhistory.org). This meeting is open to all and is free. For questions or to borrow a copy of the book, contact [Volunteers@chathamhistory.org](mailto:Volunteers@chathamhistory.org).

## Welcome to Our New Neighbors!

The following villagers were added to the *Fearrington Village Directory & Handbook* between May 15 and June 14, 2026, either as new residents or existing residents with new addresses. Want to reach out to your new neighbor? You will find their contact information on our community webpage: <https://fearringtonfha.org/> (click "Find People" under the "Directory" tab).



| Name                                 | Address               |
|--------------------------------------|-----------------------|
| Avery & Brooke Dobbins               | 378 Wintercrest West  |
| Joseph (Joe) & Serena Fenton         | 14 Caswell (1157*)    |
| Mimi Gredy                           | 37 Speyside Circle    |
| Jayma McGann & David Smith           | 223 Windlestraw       |
| Christopher (Chris) & Janice McGough | 260 Clover Thatch     |
| Aaron & Melissa Sobel                | 4123 The Knolls Close |
| Nicholas (Nick) Tomich               | 175 Wintersage        |
| Lori Valentine                       | 182 Hedgerow          |
| Dan Wall                             | 4 Macon (4004*)       |

\*Fearrington Post number

*Are you a new resident?* To register your information in the *Directory*, please visit the FHA website at <https://fearringtonfha.org>. From the left menu (top right on a mobile device), choose "Directory," then select "New Residents." To confirm you are not a spambot, answer the two questions (answers: "Cow" and "Fitch"), and select "Check answers." This should take you to the new resident directory registration page.

To obtain full access to website features, you must also create a website account (available only to residents or non-resident owners). You can do this by selecting the "Login/Register" link in the top menu. Enter your information and select "Register." Once your status as a resident or non-resident owner is confirmed by the Website Resource Team, you will receive an account-activation email.

*Are you an existing resident whose contact information has changed?* Don't forget to update your listing on the <https://fearringtonfha.org> website. Use the "Login/Register" link in the top menu if you aren't logged in yet. Then, click the "Directory" tab on the left menu (top right on a mobile device), then select "Edit My Directory Info." Directory updates can also be sent to [directory@fearringtonfha.org](mailto:directory@fearringtonfha.org). When you update your contact

information online, the updates will be included in the *Ferrington Village Directory & Handbook* printed in January of each year. Stay in touch with your fellow residents by keeping your contact information current.

*Moving Away?* If you're leaving Ferrington Village permanently, please let us know by emailing [admin@ferringtonfha.org](mailto:admin@ferringtonfha.org).

*Death Notices:* Residents may sign up to receive email notices of the deaths of current and former Village residents by emailing [notices@ferringtonfha.org](mailto:notices@ferringtonfha.org). Survivors wishing to submit a notice or obituary can use the same email address. Notices or obituaries should include the name of deceased, survivors (optional), date (and optionally, cause) of death, particulars about funeral or memorial service, and any donations in memoriam.



## July/August 2026 Calendar

All activities are held at The Gathering Place unless otherwise noted.

The links below will bring you to the online Combined Village Calendar, which is updated periodically from multiple sources.

[View Calendar by Month](#)

[View Calendar as a List](#)

The following link shows events that are scheduled by shops in the Village Center:

[Other Events at McIntyre's & Village Center Shops](#)

The table below contains the calendar compiled by the editors from announcements that are submitted for publication.

| Day/Date/Time                                                                                         | Organization                             | Event                                                         | Contact                                                                                               |
|-------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Wednesday<br>July 1<br>5-7:30 pm                                                                      | Food Truck                               | The Blue Window<br>(Mediterranean, Greek,<br>Moroccan)        | Deborah Repplier<br><a href="mailto:drepplier@gmail.com">drepplier@gmail.com</a>                      |
| Thursday<br>July 2<br>9 am<br><b>Bryan Park</b> Players<br>Greensboro                                 | Ferrington Golf Club                     | Golf                                                          | Mark Stafford Smith<br><a href="mailto:staff002@mc.duke.edu">staff002@mc.duke.edu</a><br>919-971-6999 |
| Sunday<br>July 5<br>2 pm<br>Chatham County Historic<br>Courthouse<br>9 Hillsboro Street,<br>Pittsboro | Chatham County<br>Historical Association | "North Carolina in the<br>American Revolution"—<br>Jim Morgan | Mary Cullen Carroll<br><a href="mailto:Mculencarroll@outlook.com">Mculencarroll@outlook.com</a>       |
| Tuesday<br>July 7<br>9:10 am<br><b>Longleaf</b><br>Southern Pines                                     | Ferrington Golf Club                     | Golf                                                          | Mark Stafford Smith<br><a href="mailto:staff002@mc.duke.edu">staff002@mc.duke.edu</a><br>919-971-6999 |
| Wednesday<br>July 8<br>5-7:30 pm                                                                      | Food Truck                               | Death by Taco (Tacos,<br>Mexican)                             | Deborah Repplier<br><a href="mailto:drepplier@gmail.com">drepplier@gmail.com</a>                      |

| Day/Date/Time                                                                     | Organization                          | Event                                                                                                                                                          | Contact                                                                                               |
|-----------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Thursday<br>July 9<br>9:03 am<br><b>Oak Hollow Golf Course-</b> Dye High Point    | Fearrington Golf Club                 | Golf                                                                                                                                                           | Mark Stafford Smith<br><a href="mailto:staff002@mc.duke.edu">staff002@mc.duke.edu</a><br>919-971-6999 |
| Saturday<br>July 11<br>1-4 pm                                                     | Mah Jongg Dragons                     | Mah Jongg                                                                                                                                                      | Polly Williams<br><a href="mailto:pw82550@gmail.com">pw82550@gmail.com</a><br>919-478-4260            |
| Tuesday<br>July 14<br>9 am<br><b>Holly Ridge,</b> Archdale                        | Fearrington Golf Club                 | Golf                                                                                                                                                           | Mark Stafford Smith<br><a href="mailto:staff002@mc.duke.edu">staff002@mc.duke.edu</a><br>919-971-6999 |
| Wednesday<br>July 15<br>10:15 am<br>McIntyre's Books                              | AM Book Club                          | <i>The Lost Apothecary</i><br>by Sarah Penner                                                                                                                  | Deborah Zimo<br><a href="mailto:zimoda@hotmail.com">zimoda@hotmail.com</a>                            |
| Wednesday<br>July 15<br>5-7:30 pm                                                 | Food Truck                            | Ta Contento Mex Fresh Food (Mexican)                                                                                                                           | Deborah Repplier<br><a href="mailto:drepplier@gmail.com">drepplier@gmail.com</a>                      |
| Thursday<br>July 16<br>8:30 am<br><b>Quail Ridge,</b> Sanford                     | Fearrington Golf Club                 | Golf                                                                                                                                                           | Mark Stafford Smith<br><a href="mailto:staff002@mc.duke.edu">staff002@mc.duke.edu</a><br>919-971-6999 |
| Thursday<br>July 16<br>7 pm                                                       | Fearrington Cares                     | Film Nite                                                                                                                                                      | <a href="mailto:FilmNite@FearringtonCares.org">FilmNite@FearringtonCares.org</a>                      |
| Saturday<br>July 18<br>9:30 am<br>Chatham County Historic Courthouse<br>Pittsboro | Chatham County Historical Association | NC History Book Club:<br>Between the Lines—<br><i>Redcoats on the Cape Fear: The Revolutionary War in Southeastern North Carolina</i><br>by Robert M. Dunkerly | Mary Cullen Carroll<br><a href="mailto:mcullencarroll@outlook.com">mcullencarroll@outlook.com</a>     |
| Tuesday<br>July 21<br>9 am<br><b>Mill Creek,</b> Mebane                           | Fearrington Golf Club                 | Golf                                                                                                                                                           | Mark Stafford Smith<br><a href="mailto:staff002@mc.duke.edu">staff002@mc.duke.edu</a><br>919-971-6999 |
| Wednesday<br>July 22<br>5-7:30 pm                                                 | Food Truck                            | Panas Flavor (New)<br>(Latin American, South American, Caribbean)                                                                                              | Deborah Repplier<br><a href="mailto:drepplier@gmail.com">drepplier@gmail.com</a>                      |
| Thursday<br>July 23<br>9 am<br><b>The Valley,</b> Burlington                      | Fearrington Golf Club                 | Golf                                                                                                                                                           | Mark Stafford Smith<br><a href="mailto:staff002@mc.duke.edu">staff002@mc.duke.edu</a><br>919-971-6999 |

| Day/Date/Time                                                         | Organization                   | Event                                                                | Contact                                                                                               |
|-----------------------------------------------------------------------|--------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Saturday<br>July 25<br>1-3 pm                                         | Fearrington Cares              | Paper Making Workshop—<br>Becca Barra                                | Beth Coulombe<br><a href="mailto:lisbeth.coulombe@gmail.com">lisbeth.coulombe@gmail.com</a>           |
| Tuesday<br>July 28<br>8:30 am<br><b>Quail Ridge</b> , Sanford         | Fearrington Golf Club          | Golf                                                                 | Mark Stafford Smith<br><a href="mailto:staff002@mc.duke.edu">staff002@mc.duke.edu</a><br>919-971-6999 |
| Tuesday<br>July 28<br>3-5 pm                                          | Fearrington Genealogy<br>Group | Workshop                                                             | Barbara Ashby<br><a href="mailto:gjwl@aol.com">gjwl@aol.com</a><br>401-952-4426                       |
| Wednesday<br>July 29<br>5-7:30 pm                                     | Food Truck                     | Cousins Maine Lobster<br>(Seafood)                                   | Deborah Repplier<br><a href="mailto:dreplier@gmail.com">dreplier@gmail.com</a>                        |
| Thursday<br>July 30<br>10 am<br><b>Sanford Golf Course</b><br>Sanford | Fearrington Golf Club          | Golf                                                                 | Mark Stafford Smith<br><a href="mailto:staff002@mc.duke.edu">staff002@mc.duke.edu</a><br>919-971-6999 |
| Wednesday<br>August 5<br>5-7:30 pm                                    | Food Truck                     | Arepa Culture NC (Health<br>Food, South American,<br>Latin American) | Deborah Repplier<br><a href="mailto:dreplier@gmail.com">dreplier@gmail.com</a>                        |
| Friday<br>August 7<br>7-9 pm                                          | Fearrington Cares              | Dance Party                                                          | Beth Coulombe<br><a href="mailto:lisbeth.coulombe@gmail.com">lisbeth.coulombe@gmail.com</a>           |
| Saturday<br>August 8<br>1-4 pm                                        | Mah Jongg Dragons              | Mah Jongg                                                            | Polly Williams<br><a href="mailto:pw82550@gmail.com">pw82550@gmail.com</a><br>919-478-4260            |
| Wednesday<br>August 12<br>5-7:30 pm                                   | Food Truck                     | Dalat Streets of Vietnam<br>(New!) (Vietnamese)                      | Deborah Repplier<br><a href="mailto:dreplier@gmail.com">dreplier@gmail.com</a>                        |
| Wednesday<br>August 19<br>10:15 am<br>McIntyre's Books                | AM Book Club                   | <i>The Granddaughter</i><br>by Bernhard Schlink                      | Deborah Zimo<br><a href="mailto:zimoda@hotmail.com">zimoda@hotmail.com</a>                            |
| Wednesday<br>August 19<br>5-7:30 pm                                   | Food Truck                     | Gussy's Greek Truck<br>(Greek, Mediterranean,<br>Wraps)              | Deborah Repplier<br><a href="mailto:dreplier@gmail.com">dreplier@gmail.com</a>                        |
| Tuesday<br>August 25<br>3-5 pm                                        | Fearrington Genealogy<br>Group | Workshop                                                             | Barbara Ashby<br><a href="mailto:gjwl@aol.com">gjwl@aol.com</a><br>401-952-4426                       |



| Day/Date/Time                                | Organization          | Event                              | Contact                                                                                                                                                                  |
|----------------------------------------------|-----------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wednesday<br>August 26<br>5-7:30 pm          | Food Truck            | Cousins Maine Lobster<br>(Seafood) | Deborah Repplier<br><a href="mailto:dreplier@gmail.com">dreplier@gmail.com</a>                                                                                           |
| <b>Meeting Multiple Days in July/August</b>  |                       |                                    |                                                                                                                                                                          |
| Wednesday<br>July 1, 8, 15, 22, & 29<br>1 pm | Duplicate Bridge Club | Duplicate Bridge                   | Jo Anne Rosenfeld<br><a href="mailto:jorosenfeld@yahoo.com">jorosenfeld@yahoo.com</a><br>or<br>Dianne Hale<br><a href="mailto:dhale352@gmail.com">dhale352@gmail.com</a> |
| Thursday<br>July 2, 9, 23, & 30<br>7 pm      | Poker Knights         | Texas Hold'em<br>Tournament        | Bob Spillane<br><a href="mailto:weathersfield1@gmail.com">weathersfield1@gmail.com</a>                                                                                   |
| Monday<br>July 6, 13, 20, & 27<br>7 pm       | Poker Knights         | Dealer Choice                      | Bob Spillane<br><a href="mailto:weathersfield1@gmail.com">weathersfield1@gmail.com</a>                                                                                   |
| Wednesday<br>August 5, 12, 19, & 26<br>1 pm  | Duplicate Bridge Club | Duplicate Bridge                   | Jo Anne Rosenfeld<br><a href="mailto:jorosenfeld@yahoo.com">jorosenfeld@yahoo.com</a><br>or<br>Dianne Hale<br><a href="mailto:dhale352@gmail.com">dhale352@gmail.com</a> |
| <b>Upcoming Events in September</b>          |                       |                                    |                                                                                                                                                                          |
| Tuesday<br>September 8<br>7 pm               | Havurah               | General meeting                    | Art Lituchy<br><a href="mailto:artlituchy@gmail.com">artlituchy@gmail.com</a>                                                                                            |
| Sunday<br>September 13<br>4 pm               | Concert Series        | Pianist Solomon Eicher             | Jo Bolig<br><a href="mailto:jbolig@gmail.com">jbolig@gmail.com</a>                                                                                                       |

