

WELCOME TO INLAND GREENS!

We are pleased you have purchased {or rented} a villa in Inland Greens Homeowners Association ("IGHOA"). We are sure you will enjoy the quality of life here. Each owner is a member of the IGHOA, which is governed by its Board of Directors.

As a new resident, it is our goal to communicate helpful and important information to you. **Read this information packet and keep it handy for reference. Visit our website (www.inlandgreens.net) and register for our IG/CR Update Newsletter on the "About" page!** IGHOA and our property management company communicate via email with our residents.

Our website (www.inlandgreens.net) has important forms, FAQ's (answers to common questions), pool and sport court rules, maps, documents, HOA Rules and Regulations, etc. Sign up on the "About" page of our web site for our IG/CR Newsletter to get timely community information! The monthly IG/CR Newsletter is emailed to subscribers and is also posted on the website and at the clubhouse. It contains important and official HOA news and information. Make sure you (tenants and owners!) subscribe to the IG/CR Newsletter on the homepage of our website!

Take time to read the rules for the pool and sport courts and view the various forms for items such as renting the clubhouse or a storage space, installing a satellite dish or a new deck, or any landscape changes near your villa, etc. All property outside your courtyard belongs to the HOA.

Association Management: The current association management company for Inland Greens is **GO Property Management Co.** Our HOA management company carries out the policies of the Board of Directors and manages the Association's day-to-day business, collects dues, etc.
Their website is: www.gopropertymgt.com. Phone #: 910-509-7281.

Community Overview: Inland Greens is a community of 192 villas and is located adjacent to Cedar Ridge, which is a community of 86 single-family patio homes. Both communities have their own separate Board of Directors and governing documents. These two communities are joined together under a separate association known as "Third Corp" (IG/CR, Inc.). The Board of Directors of "Third Corp" consists of members from each of the Inland Greens and Cedar Ridge Boards. Third Corp is responsible for all the common amenities such as the streets, perimeter fences, pool, clubhouse, sport courts, storage corrals, and other common areas/facilities. There are separate documents specifying the Rules and Guidelines for these Third Corp areas of responsibility (see our website).

A portion of your monthly dues funds the operation of Third Corp.

Association Governing Documents: There are three important governing documents for our community: the Declaration of Covenants with Amendments, the By-Laws and IGHOA Rules and Regulations. The IGHOA Rules and Regulations are very important for all residents and their guests! They are available on our website. Every new owner should have received a copy of the first two documents prior to closing on the purchase of your villa. Copies are available on our web site or from our property management company.

We hope you enjoy living in Inland Greens! This is an active and vibrant community where neighbors care about the quality of life and help to maintain it. We are primarily an owner-occupied community, but welcome a limited number of conscientious and responsible tenants. The following pages will help you and your guests enjoy our lifestyle.