



To: Listing Agent
From: Board of Directors

We understand that you are representing the owner(s) noted below and helping with the sale of their Beaverdam Run home. We will be happy to work with you in your efforts.

As you know, Beaverdam Run is one of Asheville's unique condominium communities. We offer our owners beautiful, well-kept grounds and well-maintained common elements. Part of what makes this work well is a strong collaboration between Owners and the Association.

We find that one of the things that makes this relationship work is for buyers to have a clear picture of what the Association does and what buyers are required to do when they become owners. On occasion, we find a new owner who is unaware of these requirements and has inaccurate expectations, causing discontent with the Association, the seller who painted an incomplete picture, and the seller's agent (all of whom they view as assisting in their lack of timely awareness).

Therefore, we encourage you, when a contract has been signed and the period of due diligence is ongoing, to be proactive in encouraging prospective buyers to read as much as possible of our governing documents – found in our community's Handbook – which they can find online by visiting BeaverdamRun.org.

The following are of significance in relating the responsibilities they will have as owners:

Declaration

- Section 4.2: Unit Boundaries
- Section 11.3: Common Expenses Attributable to Fewer than All Units
- Section 12.5: Maintenance Responsibilities
- Article 15: Architectural Standards and Control

Rules and Regulations

- Section 2: Alterations

Building Maintenance Policy & Guidelines

- Section 8.8.5: Crawlspace Insulation
- Section 8.10.5: Attic Insulation
- Section 9.1: Common Alteration Items
- Section 9.2: Other Alterations
- Section 9.3: Stains and Paints

Landscape Policy and Guidelines

- Sections 11 & 12: Ponds, Water Features, Underground Irrigation Systems
- Section 18: Steps, stepping stones and/or walkways to rear or lower level of Unit
- Section 19: Sidewalk edging

This list is not complete, but a review of it by prospective buyers will go a long way towards understanding how they and the Condominium interrelate, so they can be prepared to smoothly integrate into the community and get a head start enjoying the many things Beaverdam Run has to offer.

Address: _____

Owner(s): _____