Dear Prospective Elk Creek Mountain Property Owner,

Thank you for your interest in purchasing property or a home within the Elk Creek Mountain at Todd community. We welcome your interest and hope that this short communication will provide you with helpful information as you consider your purchase.

Elk Creek Mountain at Todd was originally developed in 2006 by several of the developers of the Echota community in Foscoe, NC. All lots have been sold by the original developer. There are 89 lots in the community. (Of note, one group owns 5 lots, several own 3 and almost all remaining are single lot owners.) Several lots are currently on the market.

Elk Creek Mountain is governed by a Board of Directors that is generally made up of five property owners. The community has a mix of primary and 'second home' property owners.

Several documents govern development in our community that you may wish to inquire about including:

1. Articles of Incorporation
2. By Laws
3. Declaration of Covenants, Conditions & Restrictions

Of particular interest are the architectural guidelines which govern construction and architectural style. While details should be reviewed in the Declarations prior to purchasing property, a short outline of the requirements are noted here for your convenience.

The purpose of the Architecture standards are to maintain and protect the community lifestyle and property values while affording the property owners the opportunity to build and improve their homes. All requests for building and alterations must be submitted to the Architectural Review Board, a committee of the Elk Creek Mountain POA Board. All plans and specifications for all construction, modifications and tree removal are subject to the standards outlined in our covenants. Construction style must be in harmony with the environment and the existing style of the homes as to style, shape, color, size and materials used. All plans and specifications must be submitted prior to the commencement of construction. All dwellings must be a minimum of 1,500 square feet of heated area, exclusive of decks, porches and garages. A minimum of 1,000 heated square feet must be on the main level. All utilities are below grade.

As for POA fees, we have two tiers to our fee structure:

1. Operations – The 2026 annual fee is $1,197 per lot owned. Over the past 20 years, this fee has increased annually at a maximum of 10% per year. Our intentions are to stay within this framework.
2. Reserve Practices and Capital Expenses – In 2025, we conducted an asset reserve study and the intention of the community is to finalize a plan by 2027 to work together to fund our long term needs to limit the need for any surprise assessment to the community. We are working through a group conversation over 2026 on this topic. We encourage you to ask questions about how this will work so that as a future property owner, we incorporate your thoughts into our conversation as well.

While no one loves fees, we think that a well-thought through plan that contemplates the interests of the property owners long term is in everyone's best interests.

Members of our ECM Property Owners Board would welcome a conversation with you. We can be reached through contact with Kuester Management, our Property Manager.

Thank you for your interest in Elk Creek Mountain!

Sincerely,

The Elk Creek Mountain Property Owners Association Board