

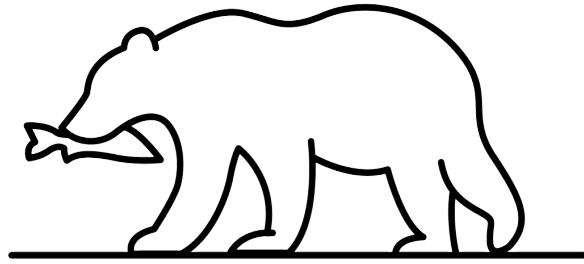
HOMEOWNERS WELCOME GUIDE

Beaver Creek



Prepared By:

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Ver. 04-2025



LITTLE BEAR CREEK
P R O P E R T I E S

Dear New Homeowner,

Congratulations on the purchase of your new home!

We want to thank you on behalf of the developer, builders, and the realty team and welcome you to Beaver Creek!

Your new home sits on a section of land once owned by one of following local families.

Phase 1, 2, & 3 - The Strickland Family

Phase 5 - The Farmer Family

Phase 6 - The Mathews Family

Local land developers, David & Karen Geiger, fell in love with the peacefulness and serenity of the land and wanted to share this feeling with others.

The Beaver Creek project was certainly a project from the heart and built with love. We hope that you and your families can create lifelong memories and stories to share with your future generations.

Welcome and God Bless!

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YOUR HOMETOWN

Middlesex is located in Nash County on US Highway 264, approximately 20 miles from the capital city of Raleigh and lies in the coastal plain section of North Carolina at approximately 200 feet above sea level. The climate is favorable for both work and play with an average annual temperature of 60 degrees, with July being the hottest month and January being the coldest. It is close enough to the seashore (Atlantic Beach – 103 miles) and the Blue Ridge Mountains (less than 200 miles) to enjoy the recreational advantages of both.

The Town Of Middlesex , with a current population of approximately 915, has its origins in what began, at the turn of the nineteenth century, as a small community in southwest Nash County. The town is primarily an agricultural community but is home to five major manufacturing industries employing around 500 people.

Transportation: Middlesex is located on the main North and Southern Norfolk Southern Railroad. The major North-South Interstate 95 is just 15 miles to the East. Major North-South Highways, NC 231 and NC 222 run directly through the Town. One major airport and two smaller ones are within 35 miles, with the major one, Raleigh-Durham International Airport about 45 minutes driving time.

Government: Middlesex is governed by council- type of Government, consisting of a Mayor and five Commissioners.



NC

★ Designed by TownMapsUSA.com

*Information gathered from <https://townofmiddlesexnc.com/>

YOUR HOMETOWN

TOWN OF MIDDLESEX - IMPORTANT CONTACTS

TOWN HALL

10232 S. Nash Street
Middlesex, NC 27557
252-235-5761
townofmiddlesexnc.org

MIDDLESEX POLICE DEPARTMENT

10201 S. Nash Street
Middlesex, NC 27557
252-235-4077
**For emergencies please dial 911

NASH COUNTY SHERIFF'S OFFICE

222 W Washington Street
Nashville, NC 27856
For all non-emergency calls and general Sheriff's Office inquiries,
please call 252-459-4121.

MIDDLESEX VOLUNTEER FIRE DEPARTMENT

11636 W Finch Avenue
Middlesex, NC 27557
252-235-3209
**For emergencies please dial 911

EDUCATION & HEALTHCARE



Education: Middlesex Elementary School for grades K-5 is located within the City Limits, with the middle school, Southern Nash Junior High, and the high school, Southern Nash Senior High, being less than 15 miles away.

Go to <http://www.nrms.k12.nc.us> for more information on Nash County Public Schools.

NC State University and several four year colleges are within a 30 minute drive.

Library: Middlesex Public Library is open daily Monday through Friday from 11:00 am – 5:00 pm. We have a full range of books and full internet access. Call 252-235-6001 for details or other inquiries.



Health Care: Primary medical needs are served by Middlesex Powell Clinic. There are numerous hospitals within a thirty mile radius, the closest being within seven miles. There are nationally and internationally recognized medical research facilities within easy driving distance in Raleigh and Chapel Hill.

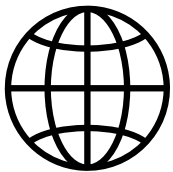
UTILITIES



Electric Service

Duke Progress Energy

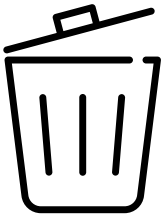
800-452-2777 / www.duke-energy.com



Internet - Fiber

Brightspeed Internet

833-692-7773 / www.brightspeed.com



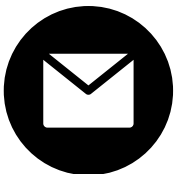
Trash / Recycling

GFL Enviromental

252-291-6635 / www.gflenv.com

APlus+ Disposal

252-371-3144



Mail

At closing, you will receive a key to your mailbox at the mail kiosk. Your lot # will correspond with your mailbox number.

ex: Lot 50 = Mailbox #50

YOUR MAILBOX # IS: _____

FROM YOUR HOA

Welcome to Beaver Creek!

We are thrilled you have chosen to make your home in our community. As your Homeowners Association (HOA), we aim to maintain a friendly and fair environment—enforcing the rules just enough to keep things running smoothly, while making sure you love where you live.

Page 8 of this welcome packet offers a brief overview of key community rules. We have also included a few important sections from our full CC&R (Covenants, Conditions, and Restrictions) document for your reference. These cover things in more detail, but if you ever have questions, we are happy to help.

IRJ Property Management oversees the day-to-day operations of the HOA. Your annual dues were paid at closing and will cover you through May 1 of next year. These funds help maintain and repair common areas such as the neighborhood signs, mail kiosks, and walking trails, as well as provide insurance for those amenities.

If you have any questions or concerns, please do not hesitate to reach out to us at info@irjpm.com. Whether you need clarification, want to share feedback, or have an issue to report, we do our best to respond promptly and professionally.

Thinking about adding a fence, shed, pool, or other structure? Most of these are allowed with prior approval of the style and placement. While many of the guidelines are outlined in the HOA documents, we've made a few updates and exceptions over time, so please check with us directly to ensure you have the most current information.

Once again, welcome to Beaver Creek—we are so glad you are here!

HOA INFO

IRJ Property Management
919-322-4680
Community Questions/Concerns:
info@irjpm.com

Beaver Creek Homeowners Association of Nash County, LLC
Managed by: IRJ Property Management

Basic Guidelines

- Trash containers shall be stored or screened from street view.
- No burning of debris, including yard debris.
- No freestanding flag poles. Attached flag poles shall not exceed 6 feet in length.

Pets & Animals

- No animal, livestock, or poultry of any kind shall be raised, bred, or maintained on any lot.
- Three (3) dogs or cats per lot may be kept inside or outside.
- No animal shall run at large.
- Any pet not on premises of homeowner shall be on a leash.

Parking & Vehicles

- Vehicles shall be parked in designated parking areas.
- No large commercial tractor trailers, farm tractors, go-carts, ATVs, or motorbikes.
- RVs, trailers, campers, boats, and other watercraft shall be parked only in an enclosed garage.

Landscaping

- No artificial vegetation
- Trees, shrubs, & bushes must be placed not to create traffic or sight problem.
- No fence, wall, hedge shall obstruct view of traffic.

Architectural Review

- Prior written approval is needed for installation of:
 - Pools
 - Fences
 - Outbuildings
 - Basketball goals

This document does not supersede any information in
HOA Covenants, Conditions & Restrictions

THINGS TO DO

Right in your own backyard, you can enjoy the Beaver Creek Nature Walking Trail. Take a stroll around the 3/4 mi walking path or enjoy a picnic lunch by the quiet creek while listening to the sounds of the water.

Walking trails were designed and benches constructed by the Girl Scout Troop #640 for their Gold Service Award.

You can access the trailhead from S. Beaver Creek Way at the gravel pathway lined with trees. Entrance sign coming soon!

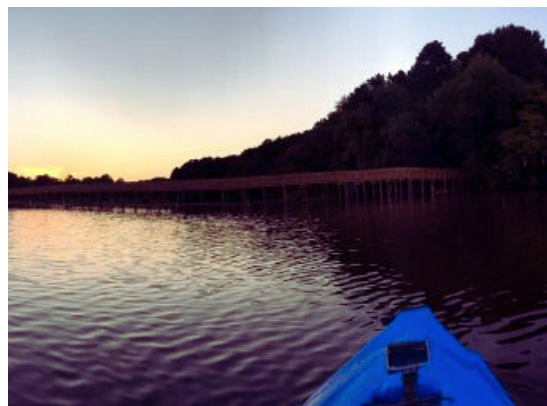


The Carolina Mudcats are a Minor League Baseball team of the Carolina League and the Single-A affiliate of the Milwaukee Brewers.

Five County Stadium
1501 NC-39
Zebulon, NC 27597
<https://www.milb.com/carolina-mudcats>

Wilson's gem, more than 2,100 acres of water and land. The reservoir holds more than 7 billion gallons of water. It is open to power boats, personal watercraft, water skis, canoes and kayaks. The lake's docks are open to fishermen seeking largemouth and smallmouth bass, crappie, walleye and more.

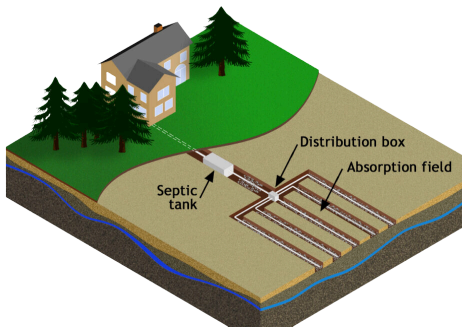
Buckhorn Reservoir
8177 Rock Ridge School Road
Wilson, NC 27893



HELPFUL HINTS

Septic Systems

- **Pump your septic tanks regularly.**
 - One of the most important things you can do to keep the system functioning properly is to have the septic tank pumped regularly. If you don't pump regularly, scum and sludge could build up and be carried to the drainfield.
- **Use water efficiently.**
 - As a gallon of wastewater flows into the tank from the house, a gallon of effluent (liquid waste) flows out of the tank into the drainfield. If wastewater moves in and out of the tank too rapidly due to constant or heavy water flow, solids remaining in the wastewater may move out of the tank into the drainfield, clogging it.
- **Manage what goes down drains.**
 - Never wash things like coffee grounds, eggshells, medication, produce stickers, flour, etc. down the sink drain. All can clog pipes or block screens.
 - Also, do not discard any type of oil like cooking oil or paint, grease and fat because it will clog your septic system. Even dairy products like milk, cream and butter are bad to send down the drain. It's hard for dairy to break down in a septic tank because of the lack of oxygen.
- **Protect your drainfield.**
 - Never drive or park vehicles over your drainfield. Make sure gutters and sump pumps empty water far away from the drainfield. Avoid planting trees and shrubs close to the drainfield, as roots could interfere with pipes.



Well Water

- Keep hazardous chemicals, such as paint, fertilizer, pesticides and motor oil away from your well.
- Periodically check the well cover or well cap on top of the casing (well) to ensure it is in good repair.
- Take care in working or mowing around your well. A damaged casing could jeopardize the sanitary protection of your well. Don't pile snow, leaves or other materials around your well.

