



THE CEDARS  
OF CHAPEL HILL  
A Life Plan Community



## LOCATION, LOCATION, LOCATION.

The Cedars is part of the Meadowmont community in Chapel Hill, so you have access to a whole new world of opportunity and activity every day.

Getting older does not necessarily mean being put out to pasture. In fact, The Cedars was designed for a more active, independent lifestyle, so it's fitting that we are a part of the Meadowmont community with its idyllic Main Street and bustling Town Square just a short stroll away. Nearby is historic downtown Chapel Hill and the University of North Carolina at Chapel Hill, providing a wealth of educational and cultural opportunities for Cedars Members.

Chapel Hill is located in the Research Triangle area of North Carolina, which provides a quality of life that attracts the nation's best and brightest. With three major universities, world-class health care facilities, fine dining from around the world, a vibrant cultural scene, exciting sporting events at both the college and professional levels, and a moderate climate, the Raleigh, Durham and Chapel Hill area is an exciting place for resort retirement living. With the beach and the mountains within a couple hours drive, The Cedars Members truly have it all.

### CULTURE:

Durham Performing Arts Center  
N.C. Museum of Art  
N.C. Museum of History  
American Dance Festival  
Carolina Ballet  
Ackland Art Museum  
PlayMakers Repertory Co.  
N.C. Symphony  
Carolina Performing Arts and Memorial Hall

### HOSPITALS:

UNC Health Care  
Duke Regional Hospital  
Duke University Health System

### GREEN SPACES:

Battle Park  
Coker Arboretum  
Meadowmont Park

# ALL THE COMFORTS OF HOME AND MORE.

Living at The Cedars entitles you to quite a bit more than a house key. Our services and amenities are designed to make your life that much more rewarding. The monthly fee includes these services and amenities.

## SERVICES

- 30 dining credits each month per person
- Weekly housekeeping service
- Weekly linen service
- Utilities included (except telephone) for Villa and Veranda homes. Cottage homes pay for gas and electricity.
- High-speed internet and Wi-Fi
- Water, sewer and trash removal
- Transportation
- Interior and exterior maintenance
- Grounds care
- 24-hour security guard
- Emergency call system in all residences
- Health and exercise programs
- Building insurance
- DuBose Health Center
- 90 days in the health center at no additional charge, except for extra meals and special services
- Social and cultural activities

## AMENITIES

- Walking distance to Meadowmont Village Center
- Indoor lap pool
- Gracious clubhouse dining
- Postal service
- Beauty/barber shop
- Spa and fitness center
- Business center
- Library
- Billiards room
- Art studio
- Lounge
- Classrooms
- Croquet and bocce
- Ponds and water features
- Flower gardens and walking paths



## MONTHLY FEES

VILLAS	Sq.Ft.	1 Person	2 Person
Glenview	900	\$3,283	\$4,820
Henley	1,000	\$3,494	\$5,030
Highland	1,050	\$3,611	\$5,148
Holly	1,075	\$3,639	\$5,175
Inverness - Phase 1	1,250	\$3,795	\$5,331
Inverness - Phase 2	1,300	\$4,009	\$5,545
Madison	1,325	\$4,023	\$5,560
Tanglewood	1,350	\$4,060	\$5,596
Jackson	1,375	\$4,207	\$5,743
Jasmine	1,400	\$4,277	\$5,813
Jefferson	1,450	\$4,348	\$5,885
Jordan	1,500	\$4,391	\$5,927
Kendall	1,650	\$4,556	\$6,092
Kenyan	1,675	\$4,558	\$6,094
Kingston	1,700	\$4,768	\$6,305
Lakewood	1,800	\$5,094	\$6,631
Meadowlark	1,900	\$5,408	\$6,944
Nightingale	2,300	\$5,987	\$7,524

### VERANDAS

Prestwick	1,075	\$3,474	\$5,010
Nottingham	1,250	\$3,792	\$5,328
Turnberry	1,275	\$3,831	\$5,368
Berkshire	1,300	\$3,904	\$5,440
Sommerset	1,300	\$3,904	\$5,440
Lincoln	1,325	\$3,947	\$5,483
Essex	1,350	\$4,045	\$5,582
Oakmont	1,500	\$4,404	\$5,940
Preston	1,750	\$4,822	\$6,358
Monroe	1,950	\$5,236	\$6,772
Quincy	2,200	\$5,758	\$7,294

### COTTAGES

Archdale	1,500	\$4,283	\$5,820
Benton (Badin)	1,950	\$5,127	\$6,663
Calloway	2,000	\$5,464	\$7,001
Dogwood	2,250	\$5,646	\$7,182
Carolina	2,275	\$5,648	\$7,184
Evergreen	2,350	\$5,833	\$7,370
Evergreen Lake	3,000	\$6,787	\$8,323
Franklin	2,775	\$6,619	\$8,156

### PENTHOUSE VILLAS

Hampton North	3,450	\$7,249	\$8,785
Hampton South	2,700	\$5,984	\$7,520

\* In addition to the monthly fees, member is responsible for telephone, HO6 condo insurance policy and property taxes.

*Rates effective January 1, 2022*



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## EMBERSHIP DEFINITELY HAS ITS PERKS.

The financial model at The Cedars is based on home ownership. When you own your home here, you're much more than a resident. You're a Member, and it's the Members who own The Cedars. To be a Member of The Cedars, you or your spouse must be at least 60 years of age, have the income and resources sufficient to meet the financial requirements, and be capable of active, independent living. So, at the time you decide to purchase a home at The Cedars, we ask that your personal physician complete a medical questionnaire confirming your independent health status. Needless to say, it's best to consider The Cedars before a health problem arises that might affect your ability to qualify for membership.

Members pay a nonrefundable, nontransferable club and community membership fee equal to 10% of the purchase price of their home. So, as each Member of The Cedars purchases his or her own residence and secures the economic benefits of home ownership, it becomes an asset which can be sold.

The entire community, including the health center, is debt-free, operated on a not-for-profit basis and offers a high quality of life. All in a friendly, social environment that includes health care, financial security and home ownership. Of course, because you own your own home, you will pay property taxes.\*

### THE FIRST STEP IS GETTING ON OUR PREFERRED FUTURE OWNER LIST.

The Preferred Future Owner List is not a priority list. At The Cedars, Members own their homes so that when their home is no longer needed, it's in their best interest to sell it as quickly as possible at the highest possible price. Sellers, therefore, are not interested in waiting for us to wade through a priority list. They simply establish their asking price and sell their homes to whomever they wish, as long as the buyers meet the age, health and financial qualifications established by The Cedars.

As a potential buyer on our Preferred Future Owner List, you're called first whenever a home that meets your preferences becomes available — and before it's made available to the general public. As you well know, timing is all important and, of course, sellers have every right to agree to the first offer they find acceptable. We've found that most buyers appreciate the opportunity to have the first look when a home with their desired floor plan becomes available. Our Preferred Future Owner List makes that possible.

*\* The Cedars of Chapel Hill is located in Durham County and the town of Chapel Hill.*

