



LIFE HAS BEEN GOOD TO YOU. NOW IT GETS EVEN BETTER.



THE CEDARS
OF CHAPEL HILL

A Life Plan Community



WELCOME TO THE CEDARS

Here, you own your own home without all the upkeep and responsibilities. Here, you have the highest quality health care at every life stage. Here, you have the social contact and activities that not only lengthen, but enhance life. Here, you'll discover that a life that's been good to you does indeed get even better. All in a place you can call home because it is home. Welcome to The Cedars.

The Cedars of Chapel Hill is a Life Plan Community committed to meeting the needs of seniors seeking new possibilities, planning active lives and maintaining excellent health. Licensed as a Continuing Care Retirement Community (CCRC), The Cedars embraces the Life Plan Community designation as the next step in the evolution of our commitment to the new generation of younger older adults.

Table of CONTENTS

LOCATION AND AMENITIES

| | |
|--------------------|---|
| Amenities..... | 6 |
| Monthly Fees | 7 |

THE DUBOSE HEALTH CENTER

| | |
|-----------------------|----|
| Wellness Center | 9 |
| Home Care Agency..... | 10 |
| Continuing Care..... | 11 |

CAMPUS AND HOME PLANS

| | |
|-----------------|----|
| Campus Map..... | 14 |
|-----------------|----|

THE VILLAS

| | |
|------------------|----|
| Glenview | 16 |
| Henley | 16 |
| Highland..... | 17 |
| Holly | 17 |
| Inverness..... | 18 |
| Madison | 18 |
| Tanglewood | 19 |
| Jasmine..... | 19 |
| Jackson | 20 |
| Jefferson | 20 |
| Jordan | 21 |
| Kenyan | 21 |
| Kendall | 22 |
| Kingston | 22 |
| Lakewood | 23 |
| Meadowlark | 24 |
| Nightingale..... | 25 |

THE VERANDAS

| | |
|------------------|----|
| Prestwick..... | 27 |
| Nottingham | 27 |
| Turnberry..... | 28 |
| Berkshire..... | 28 |
| Somerset..... | 29 |
| Lincoln..... | 29 |
| Essex | 30 |
| Oakmont..... | 30 |
| Preston | 31 |
| Monroe | 31 |
| Quincy..... | 32 |

THE COTTAGES

| | |
|-----------------|----|
| Archdale | 34 |
| Benton..... | 35 |
| Badin..... | 36 |
| Calloway | 37 |
| Dogwood..... | 38 |
| Carolina | 39 |
| Evergreen | 40 |
| Franklin..... | 41 |

THE CLUBHOUSE VILLA

| | |
|---------------|----|
| Hampton | 42 |
|---------------|----|



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

- Preferred Choice Dining Plan
- 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
- Beauty/barber shop
- Spa and fitness center
- Business center
- Billiards room
- Art studio
- Lounge
- Classrooms
- Croquet and bocce
- Ponds and water features
- Flower gardens and walking paths



MONTHLY FEES

Rates effective January 1, 2026

VILLAS

| | Sq.Ft. | 1 Person | 2 Person |
|---------------------|--------|----------|----------|
| Glenview | 900 | \$4,016 | \$5,894 |
| Henley | 1,000 | \$4,274 | \$6,152 |
| Highland | 1,050 | \$4,416 | \$6,295 |
| Holly | 1,075 | \$4,449 | \$6,328 |
| Inverness - Phase 1 | 1,250 | \$4,640 | \$6,518 |
| Inverness - Phase 2 | 1,300 | \$4,902 | \$6,780 |
| Madison | 1,325 | \$4,920 | \$6,799 |
| Tanglewood | 1,350 | \$4,966 | \$6,844 |
| Jasmine | 1,375 | \$5,145 | \$7,024 |
| Jackson | 1,400 | \$5,230 | \$7,108 |
| Jefferson | 1,450 | \$5,318 | \$7,196 |
| Jordan | 1,500 | \$5,371 | \$7,249 |
| Kenyan | 1,650 | \$5,570 | \$7,449 |
| Kendall | 1,675 | \$5,573 | \$7,452 |
| Kingston | 1,700 | \$5,831 | \$7,710 |
| Lakewood | 1,800 | \$6,231 | \$8,109 |
| Meadowlark | 1,900 | \$6,614 | \$8,492 |
| Nightingale | 2,300 | \$7,322 | \$9,200 |

VERANDAS

| | | | |
|------------|-------|---------|---------|
| Prestwick | 1,075 | \$4,249 | \$6,127 |
| Nottingham | 1,250 | \$4,637 | \$6,515 |
| Turnberry | 1,275 | \$4,685 | \$6,564 |
| Berkshire | 1,300 | \$4,773 | \$6,652 |
| Sommerset | 1,300 | \$4,773 | \$6,652 |
| Lincoln | 1,325 | \$4,826 | \$6,705 |
| Essex | 1,350 | \$4,947 | \$6,826 |
| Oakmont | 1,500 | \$5,385 | \$7,264 |
| Preston | 1,750 | \$5,896 | \$7,775 |
| Monroe | 1,950 | \$6,403 | \$8,281 |
| Quincy | 2,200 | \$7,042 | \$8,921 |

COTTAGES

| | | | |
|----------------|-------|---------|----------|
| Archdale | 1,500 | \$5,238 | \$7,117 |
| Benton (Badin) | 1,950 | \$6,269 | \$8,148 |
| Calloway | 2,000 | \$6,682 | \$8,560 |
| Dogwood | 2,250 | \$6,904 | \$8,783 |
| Carolina | 2,275 | \$6,908 | \$8,786 |
| Evergreen | 2,350 | \$7,133 | \$9,012 |
| Evergreen Lake | 3,000 | \$8,299 | \$10,177 |
| Franklin | 2,775 | \$8,095 | \$9,973 |

PENTHOUSE VILLAS

| | | | |
|---------------|-------|---------|----------|
| Hampton North | 3,450 | \$8,864 | \$10,742 |
| Hampton South | 2,700 | \$7,318 | \$9,197 |

* In addition to the monthly fees, member is responsible for telephone, HO6 condo insurance policy and property taxes. Rates are subject to change at any time. All square footage is approximate.

MEMBERSHIP 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.*





The DUBOSE HEALTH CENTER

Our on-site health center is the centerpiece of a comprehensive care plan that gives you and your family the sense of security, well-being and peace of mind that come with knowing that virtually every conceivable healthcare need has been anticipated. From wellness, home care and assisted living to skilled nursing and Alzheimer's services, the care delivered by The DuBose Health Center is seamless, continuous and compassionate. All provided by an experienced team of physicians, nurses and medical personnel. And all backed by the extensive clinical capabilities and vast technological resources of UNC Hospitals and the UNC Division of Geriatric Care.

The WELLNESS CLINIC

This on-site Wellness Clinic is staffed by UNC-affiliated physicians and a nurse practitioner who are all part of the UNC Division of Geriatric Medicine. It's easy and convenient to become a patient of the clinic.

There is no fee to be a patient, and Members are not required to use the clinic, but Members must be a patient of the clinic to be seen by a provider. Should you decide you would like to take advantage of our on-campus healthcare, you will simply fill out a brief medical questionnaire and sign a release form allowing access to your medical records.

You will have seamless and continuous care from the clinic to our home care agency, The DuBose Health Center, and other UNC medical offices, if needed. We are part of the UNC medical record network, which means we have access to all UNC medical records.

OTHER SERVICES INCLUDE:

- Ability to contact your physician and review lab results through an online portal
- Close relationship with two nearby pharmacies; one of which will deliver to The Cedars
- Monthly podiatry services
- Weekly clinical pharmacist visits
- Diabetes management, INR/Coumadin clinic, medication plans and review
- Nursing visits – dressing changes, blood pressure checks and lab work with orders from an outside physician



HOME CARE AGENCY

One of the features that sets The Cedars of Chapel Hill apart from other continuing care retirement communities is the ability of our Members to remain in their home for as long as possible through the services of our home care agency, on a fee-for-service basis. Listed below are some, but not all, of the services.



PERSONAL CARE AND NURSING CARE

- Unpacking Assistance
- Light Housekeeping
- Laundry
- Grocery
- Meal Preparation
- Transportation
- Memory Care
- Personal Hygiene
- Medication Reminders
- Alzheimer's Care
- Assistance with Medical Equipment
- Accompanying to Doctor Visits

| Home care (3 hour minimum) | Weekday | Weekend |
|----------------------------|-------------|-------------|
| CNA | \$33.00/hr. | \$34.00/hr. |
| LPN | \$40.00/hr. | |

Skilled Nursing Visit

| | |
|----|-------------------|
| RN | \$65.00 per visit |
|----|-------------------|

| | |
|-----------------------|--|
| Medication Management | \$65.00 weekly |
| Admission Assessment | \$65.00 (one-time charge to open a new case) |
| Case Management | \$65.00 weekly |
| Dressing Change | \$20.00 |

C

ONTINUING CARE

The DuBose Health Center on The Cedars' campus is Medicare-certified and offers assisted living and skilled nursing care. The highly trained and professional staff provides progressive rehabilitation. These services include physical therapy, speech therapy, occupational therapy and aquatic therapy. The DuBose Health Center also provides an extensive array of healthcare services, including memory care, short-term recuperation, respite services and long-term care.

ASSISTED LIVING – Assisted living is for those who require assistance with some day-to-day activities such as dressing, bathing and meals.

MEMORY CARE – Memory care staff specialize in improving the quality of life of those with cognitive impairments such as dementia. Activities, dining and everyday living are geared toward understanding the challenges these Members face.

SKILLED CARE – Skilled care is designed to provide all necessary service to persons who do not require hospitalization, but are chronically ill or need 24-hour continuous care.

Assisted Living

| <i>Suite</i> | <i>Per Diem</i> | <i>Member Rate</i> | <i>Prepaid Days*</i> |
|-----------------------|-----------------|--------------------|----------------------|
| Semi-Private | \$400.00 | \$200.00 | \$15.00 |
| Private | \$450.00 | \$250.00 | \$65.00 |
| Private W/ Bath | \$500.00 | \$300.00 | \$115.00 |
| Double Occupancy Flex | \$600.00 | \$400.00 | \$215.00 |
| Single Occupancy Flex | \$700.00 | \$500.00 | \$315.00 |

Skilled Nursing

| <i>Suite</i> | <i>Per Diem</i> | <i>Member Rate</i> | <i>Prepaid Days*</i> |
|-----------------------|-----------------|--------------------|----------------------|
| Semi-Private | \$480.00 | \$240.00 | \$15.00 |
| Private | \$530.00 | \$290.00 | \$65.00 |
| Private W/ Bath | \$580.00 | \$340.00 | \$115.00 |
| Double Occupancy Flex | \$680.00 | \$440.00 | \$215.00 |
| Single Occupancy Flex | \$780.00 | \$540.00 | \$315.00 |

*\$15 per day for meals

*\$50 per day for a private room

*\$50 per day for a private bath

*\$200 per day for a flex room

*Each Member of The Cedars is entitled to 90 prepaid days of care, which includes one meal per day. The cost of two meals per day is additional during that 90-day period. After 90 days, the member rate applies and includes three meals per day.

CAMPUS AND HOME PLANS





The overall design of The Cedars takes into account the beautiful surroundings of our 50-acre site, easy accessibility to every facility and a sense of privacy that is natural to our enclosed campus.

The Cedars - a Life Plan community planned for you to thoroughly enjoy.

ALL CEDARS HOMES INCLUDE THE FOLLOWING:

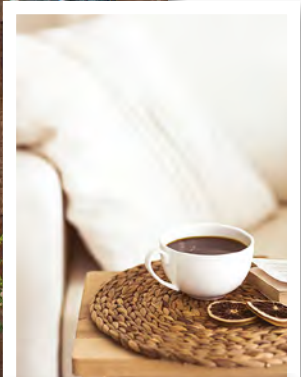
- Crown molding in all public rooms
- Individual thermostat controls
- Emergency response system
- Smoke and fire alarms
(with sprinklers in Villa and Veranda buildings)
- Smooth ceilings ranging from 9 to 11 feet
- Separate storage areas
- Grab bars in all tubs and showers
- Cultured marble countertops in all baths with integral sink
- Call buttons for emergency help in all bathrooms
- Cable TV in all bedrooms, living room and den areas
- High-speed internet/Wi-Fi
- Under building and covered parking
- Carbon monoxide detectors

***All square footages shown within this booklet are approximate.
Modifications may be made in some individual units.***

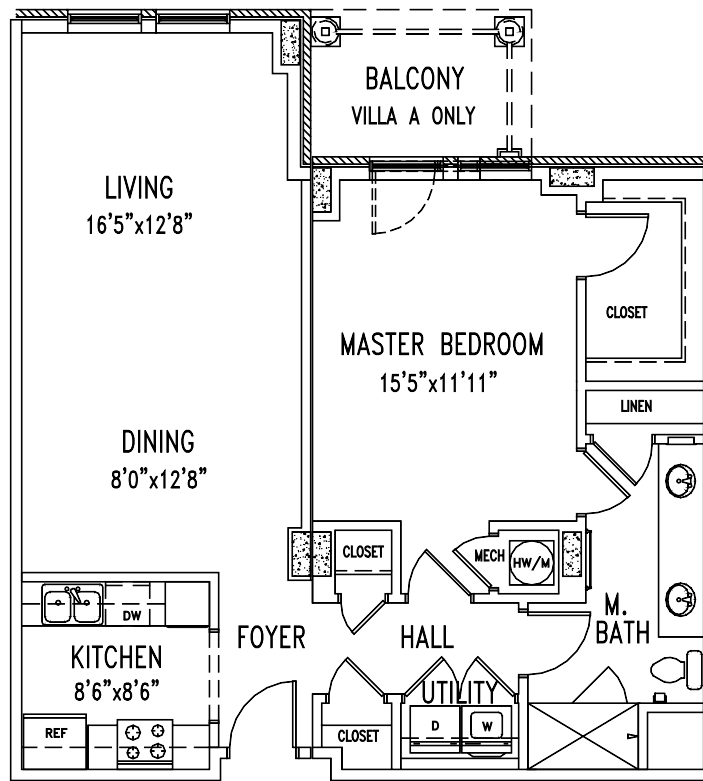


The VILLAS

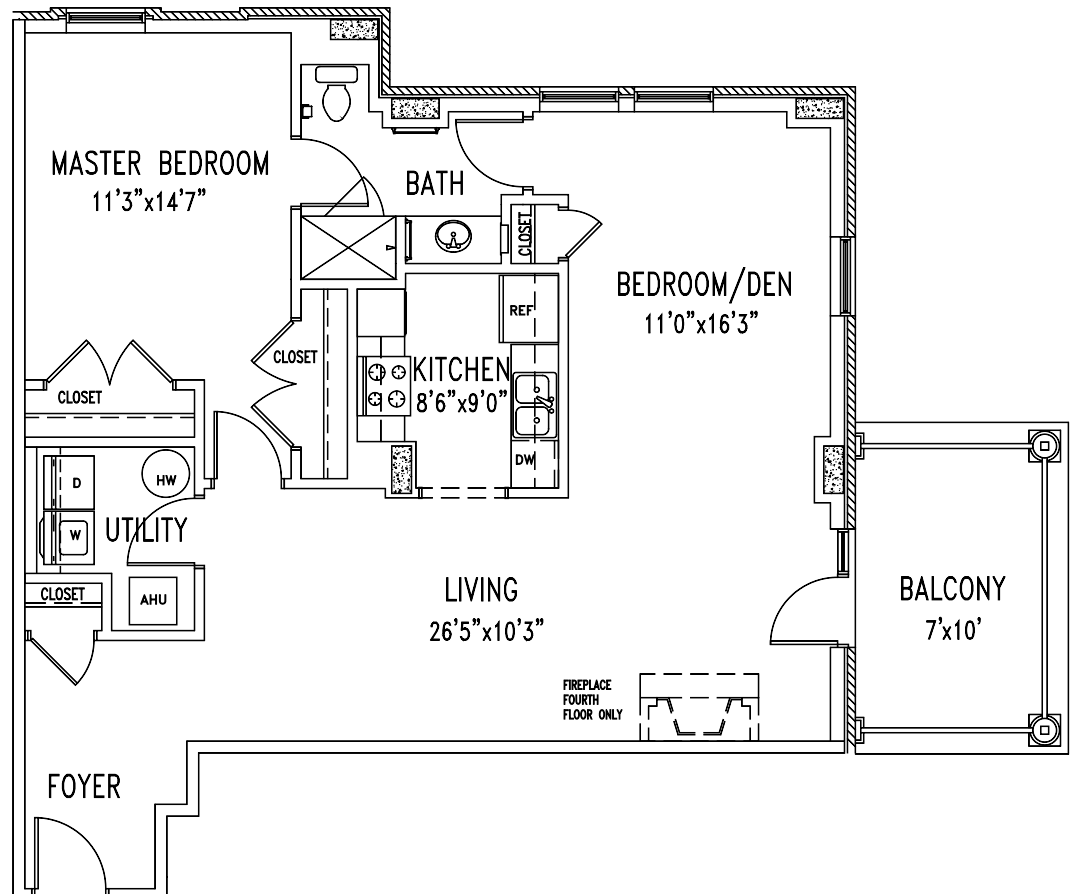
Cedars Villas are available in a variety of distinctive designs that range in size from 960 to over 2,400 square feet. Features include a lovely view of The Great Lawn, beautifully appointed, light-filled interiors and convenience to The Clubhouse. Ownership includes parking in a well-lighted garage under the building. All villas are serviced by two elevators and designed to not only maximize space, but address your every need in a comfortable manner.



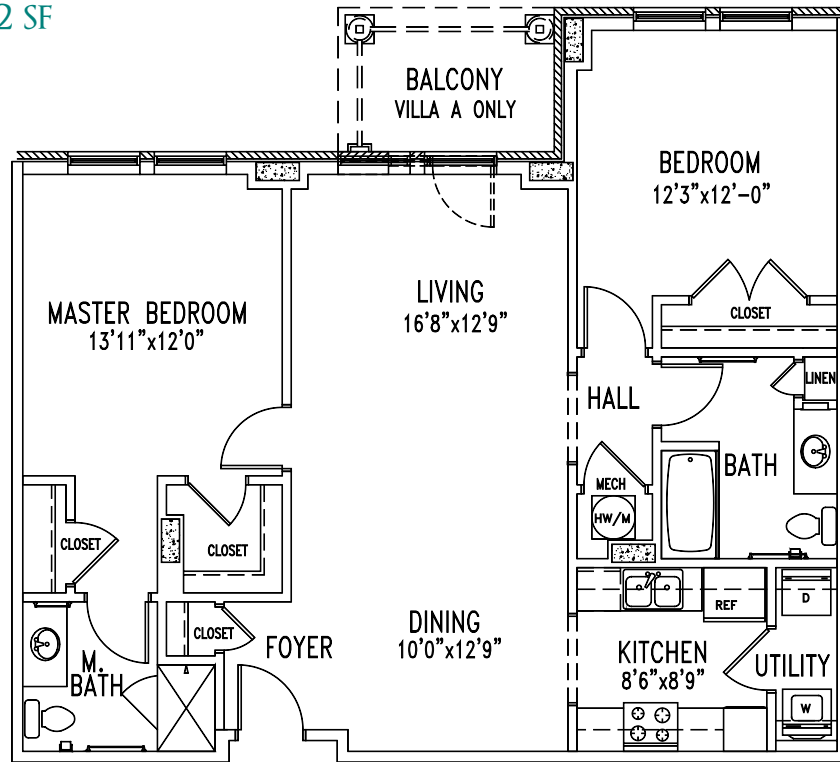
GLENVIEW | 961 SF



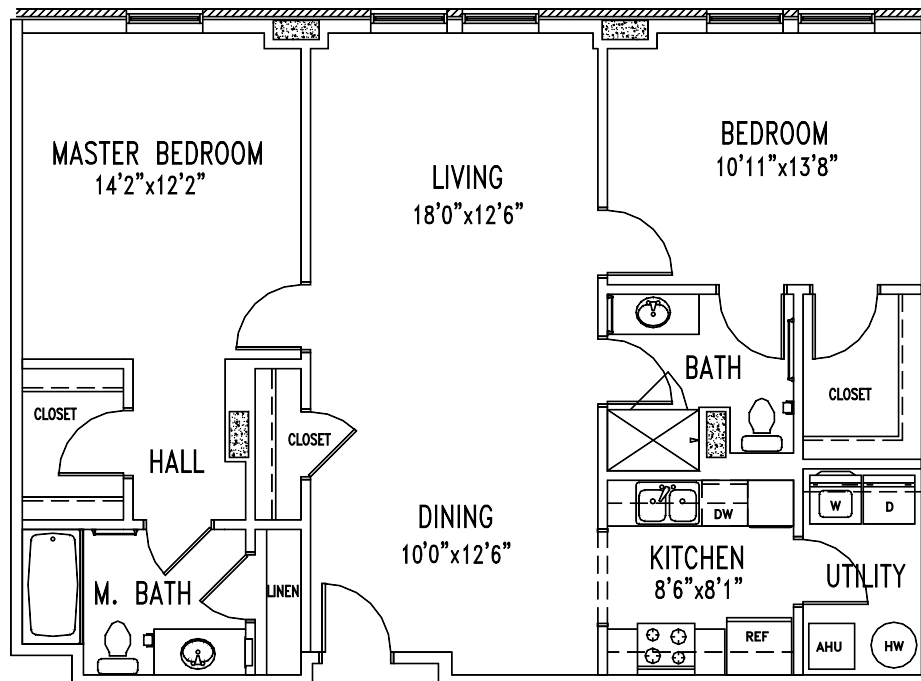
HENLEY | 1,105 SF



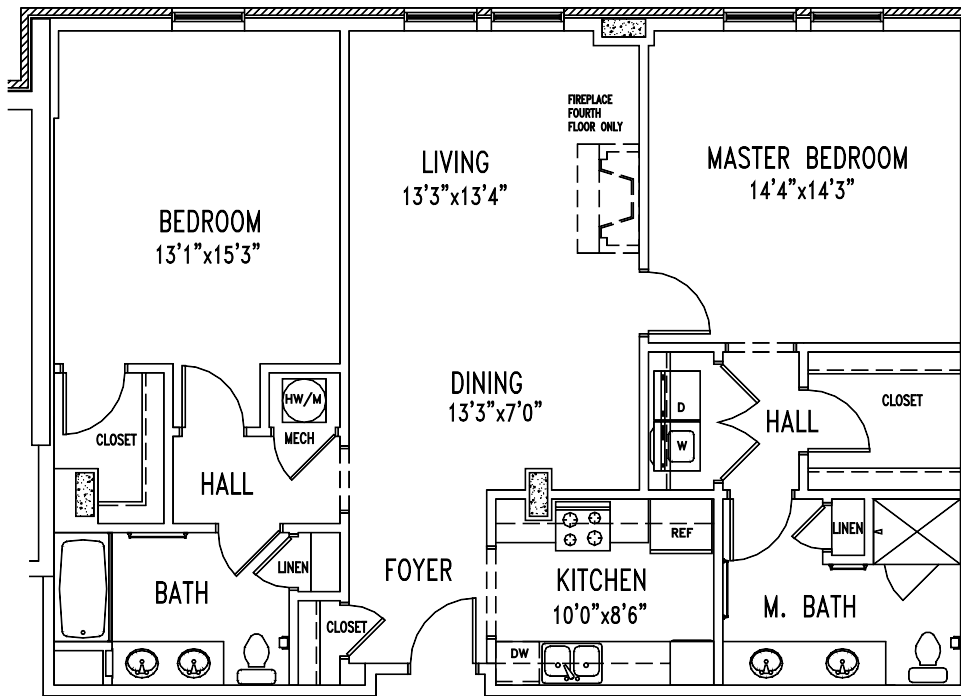
HIGHLAND | 1,152 SF



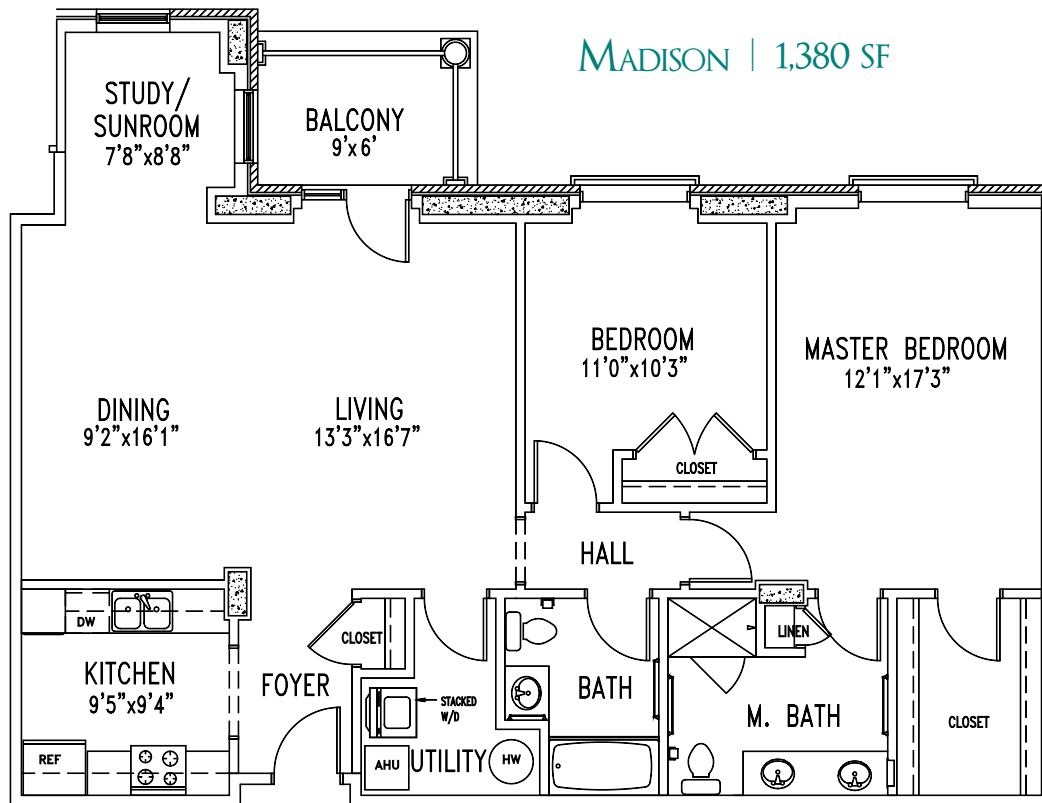
HOLLY | 1,156 SF



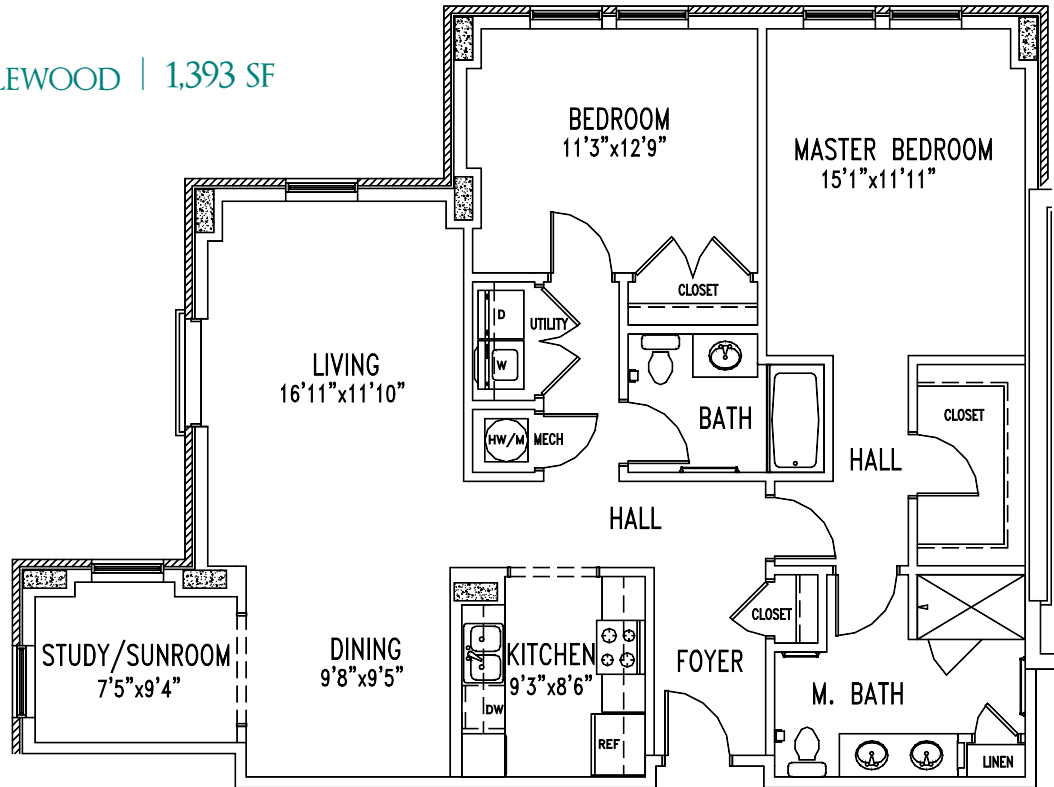
INVERNESS | 1,257 SF



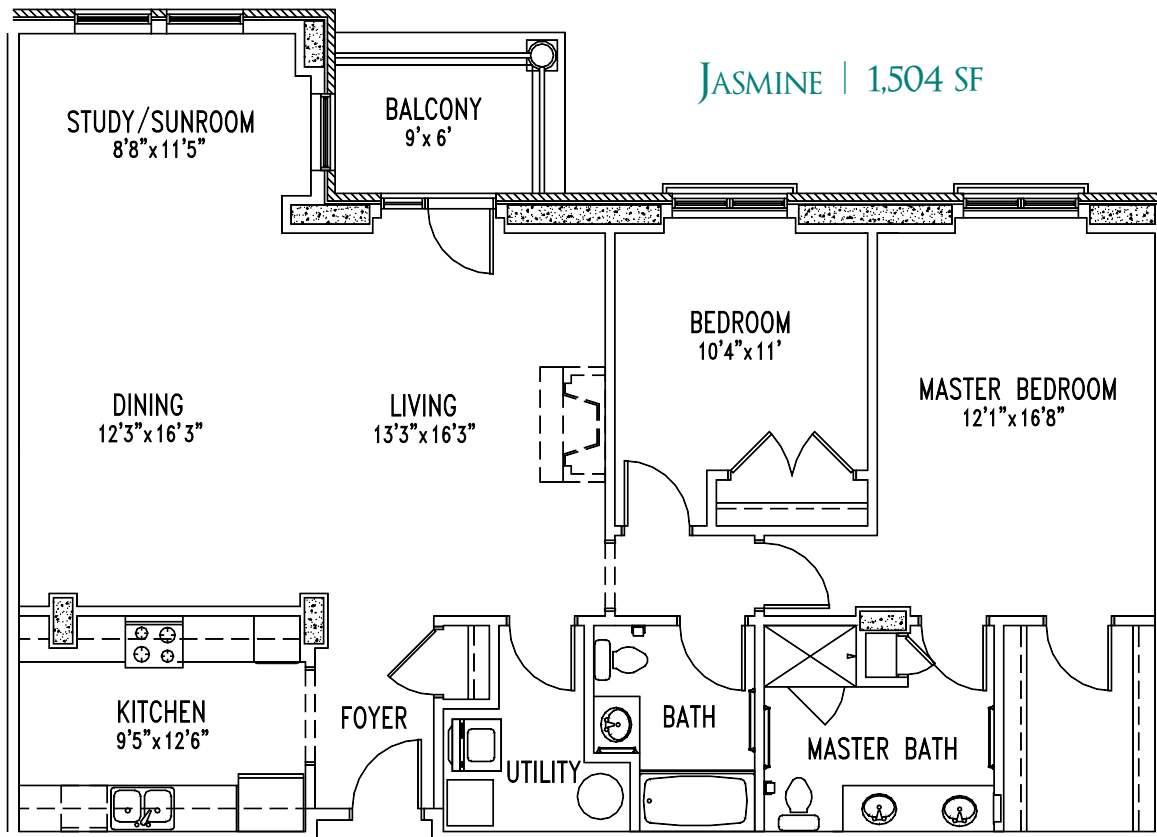
MADISON | 1,380 SF

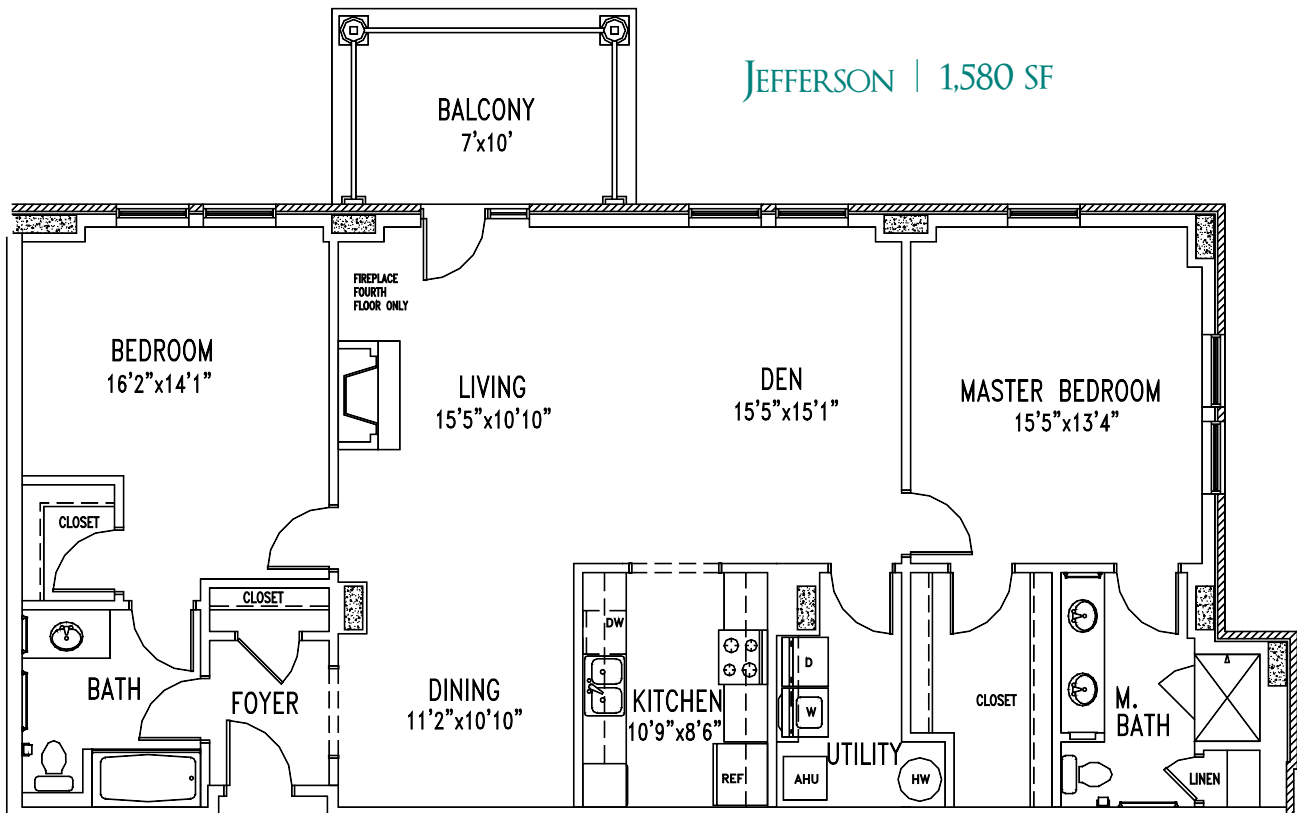
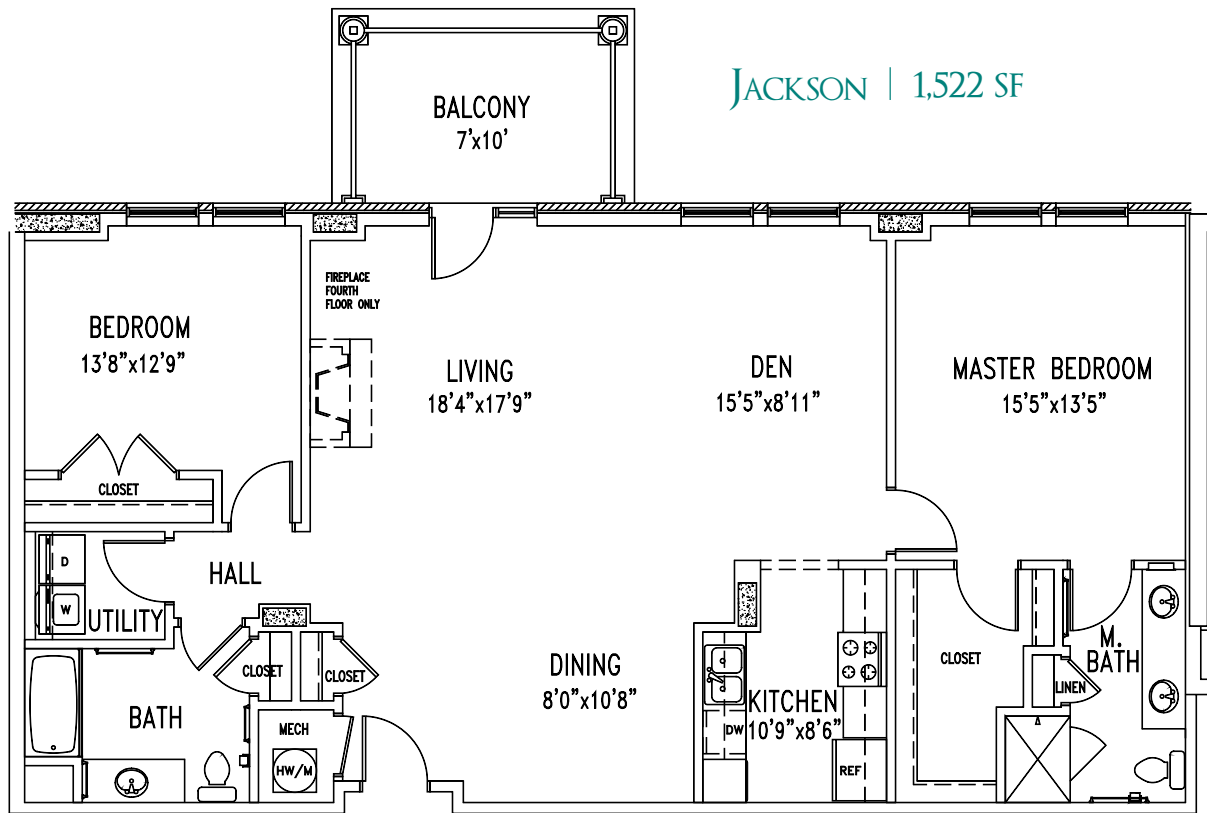


TANGLEWOOD | 1,393 SF

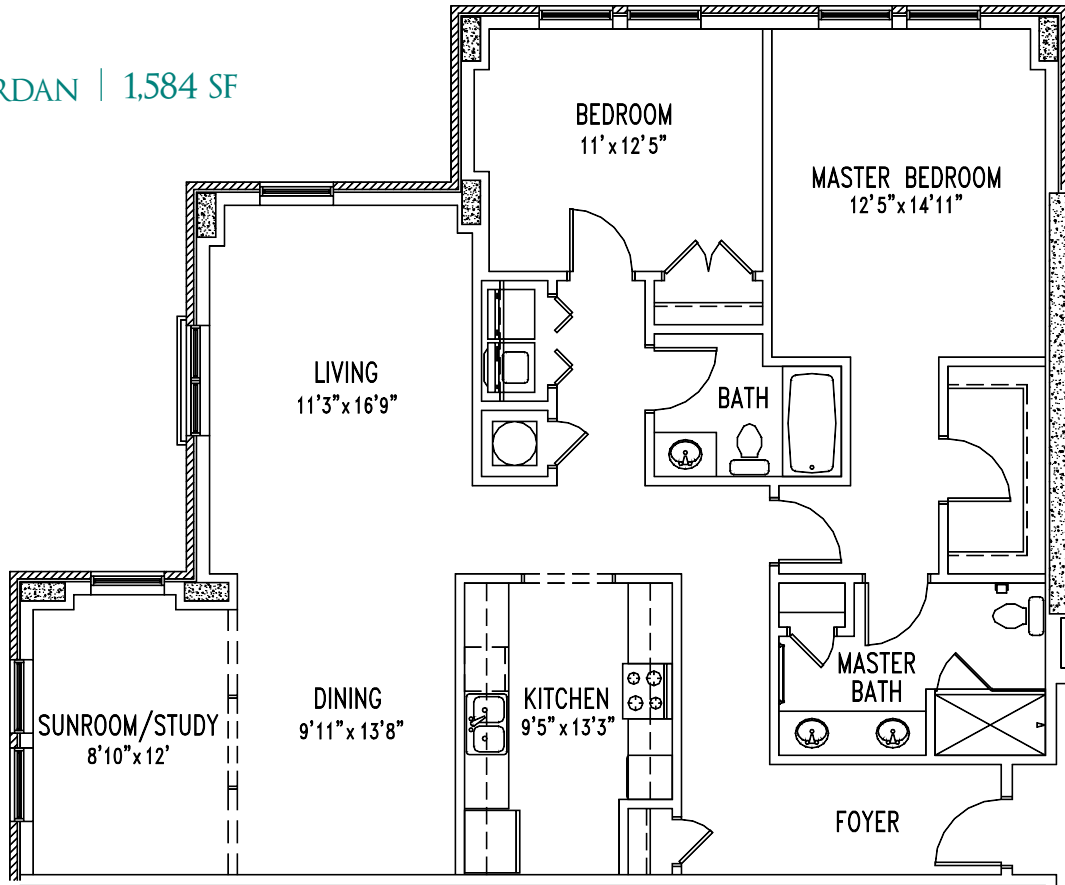


JASMINE | 1,504 SF

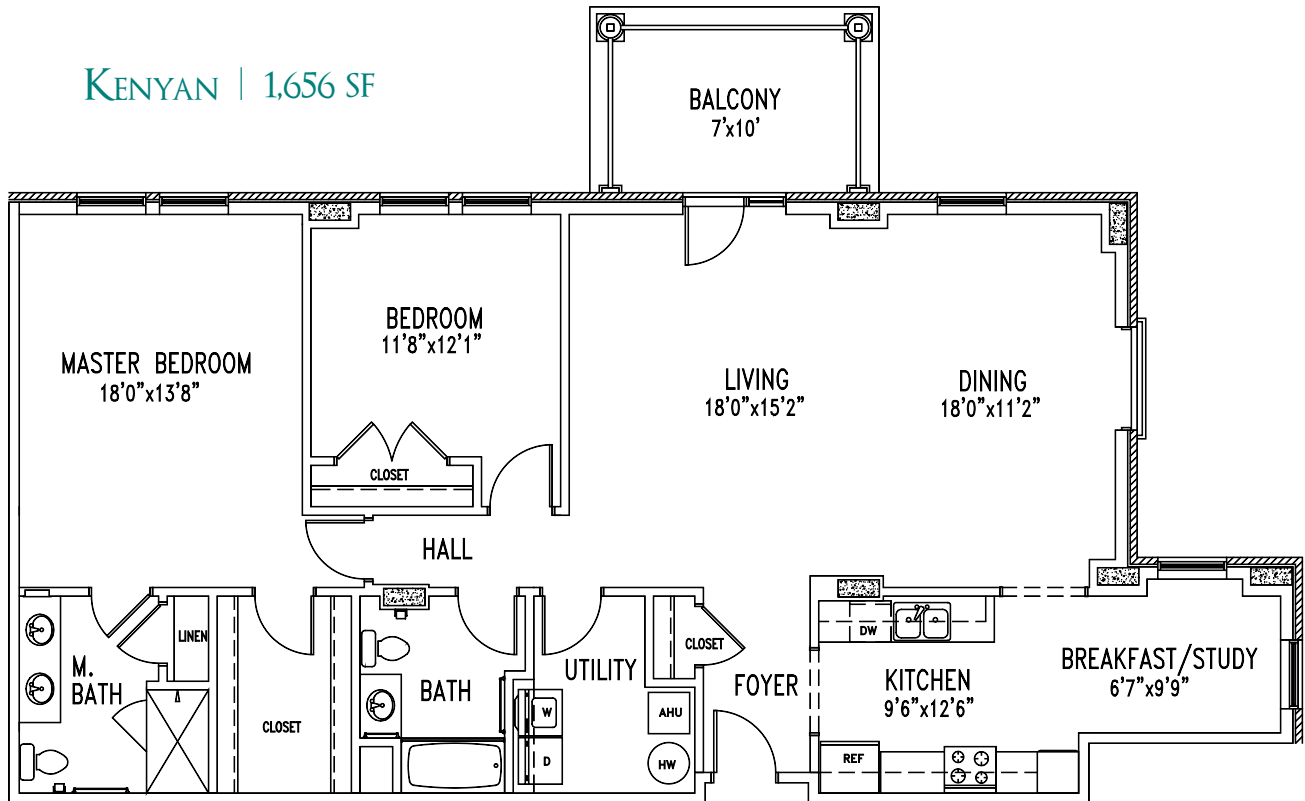




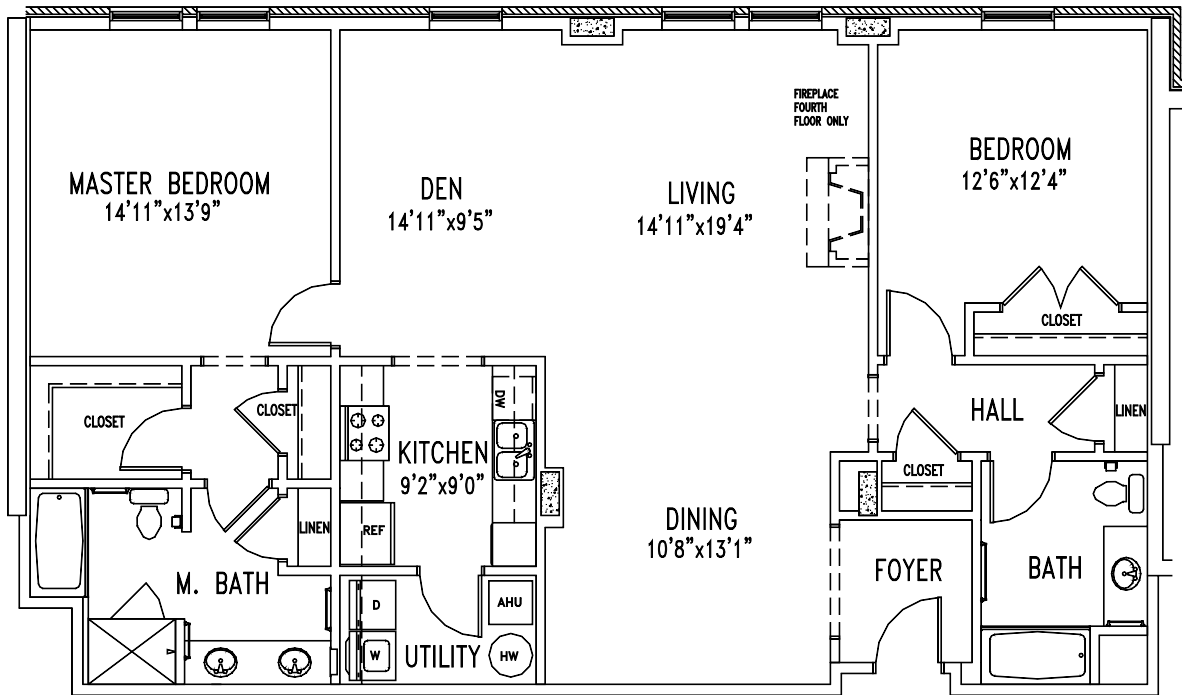
JORDAN | 1,584 SF



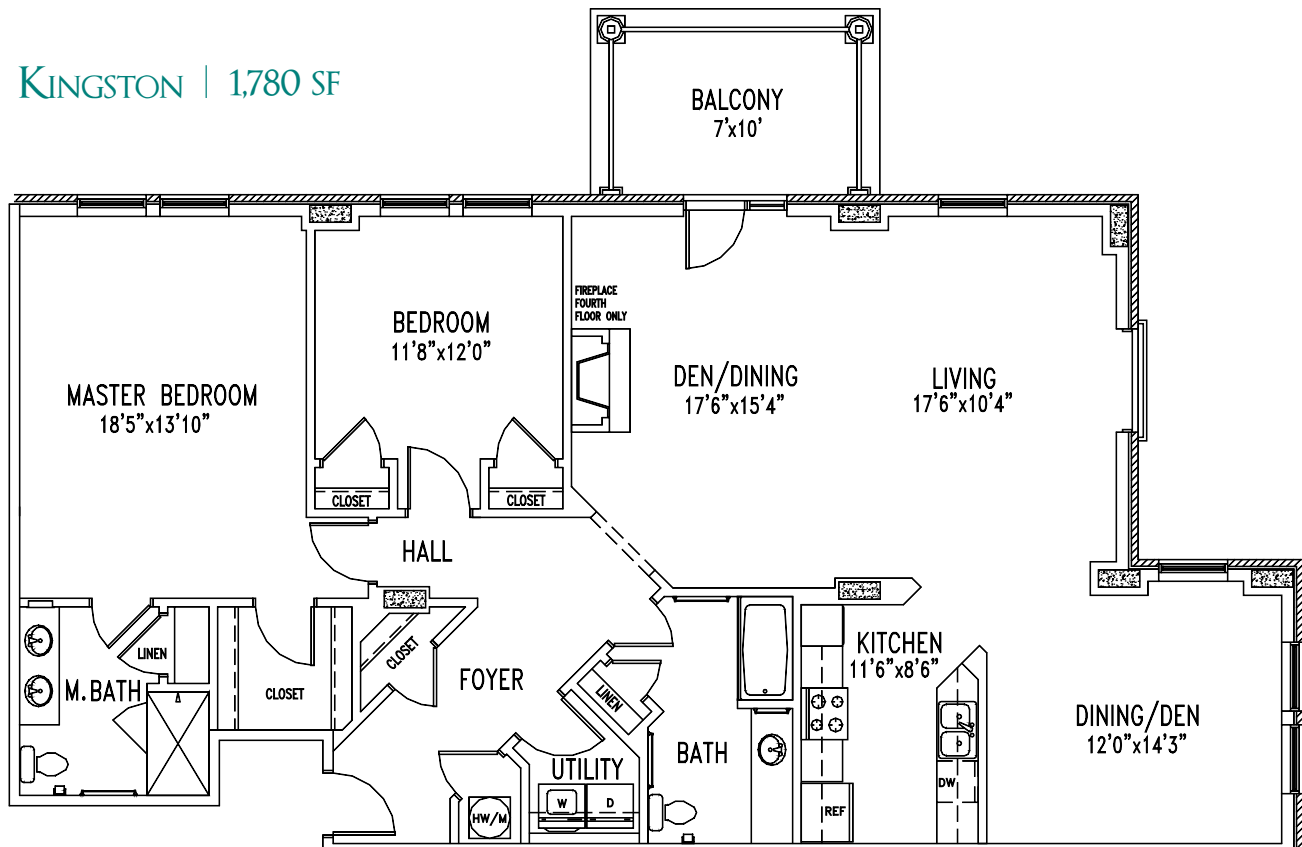
KENYAN | 1,656 SF



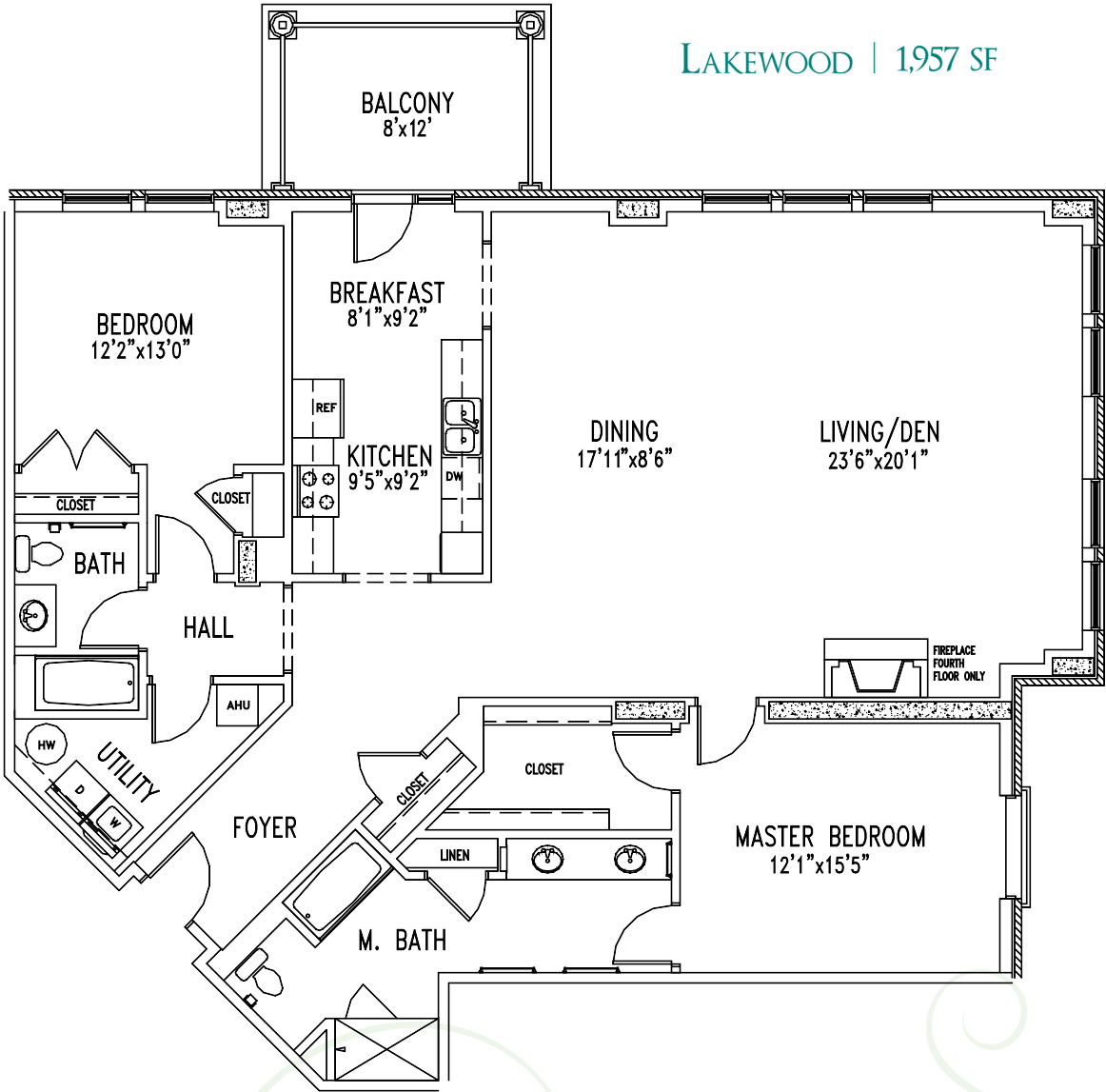
KENDALL | 1,721 SF



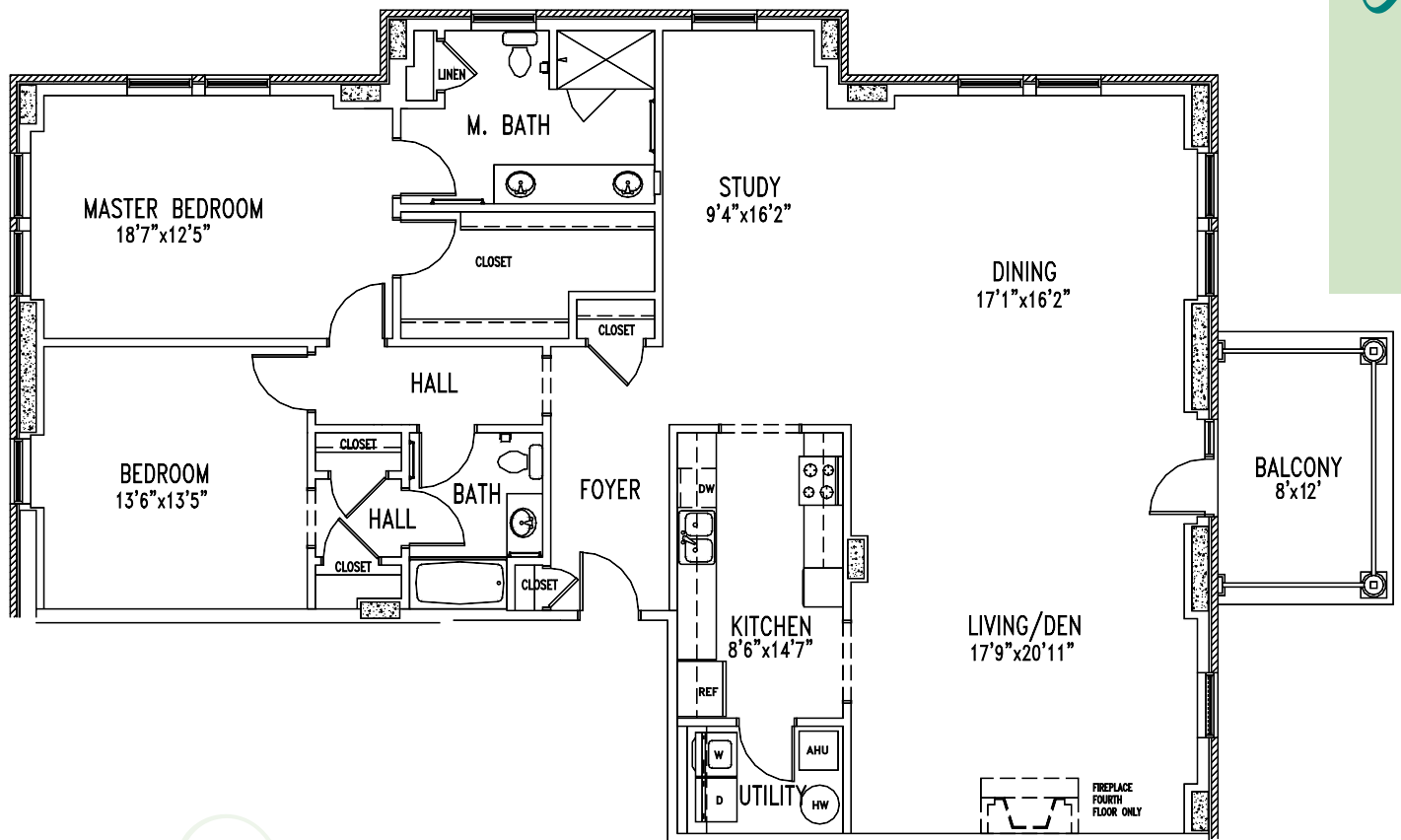
KINGSTON | 1,780 SF

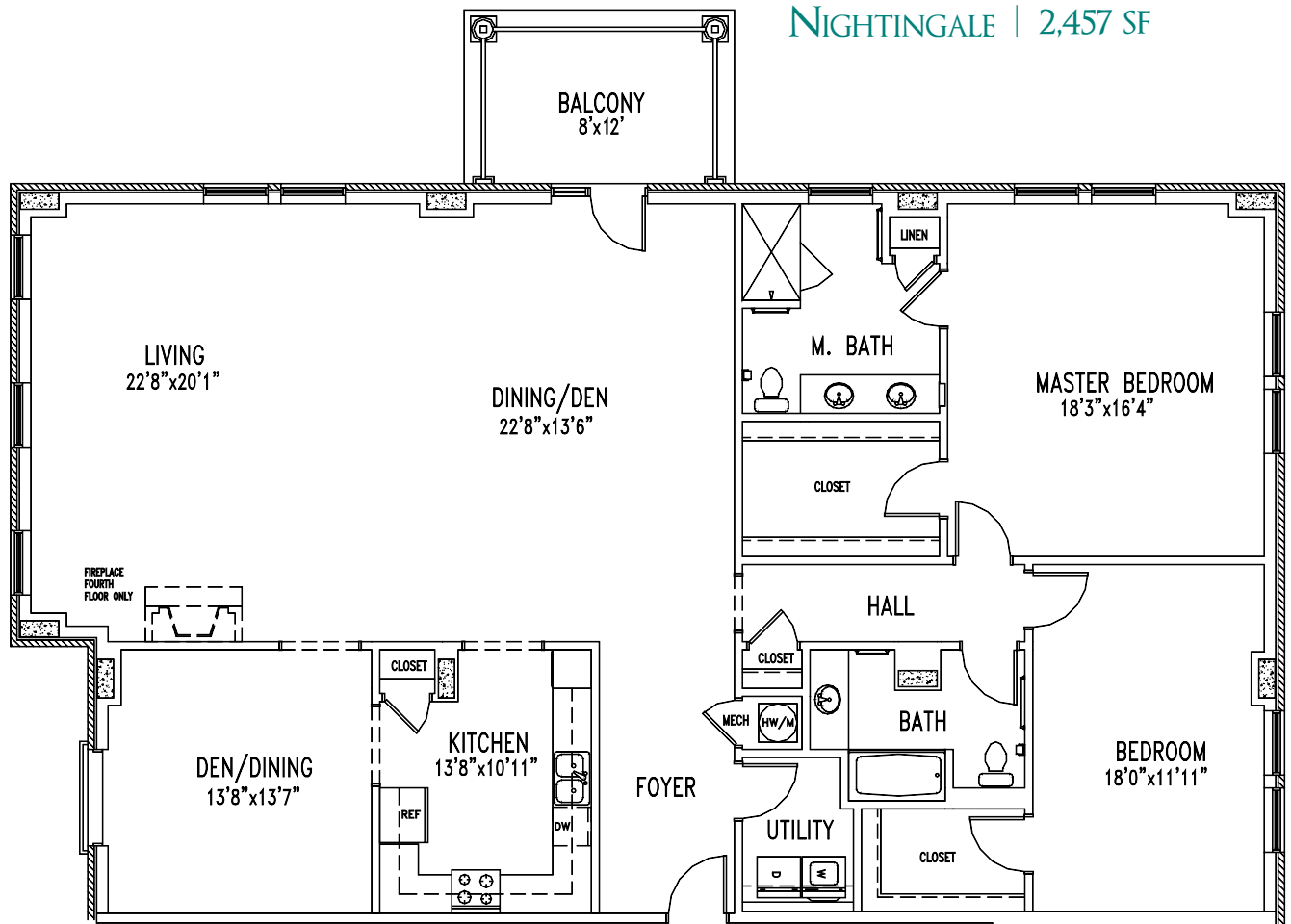


LAKEWOOD | 1,957 SF



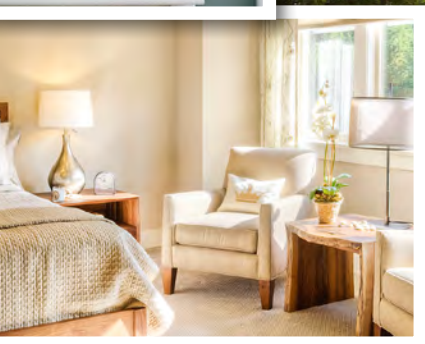
MEADOWLARK | 2,119 SF



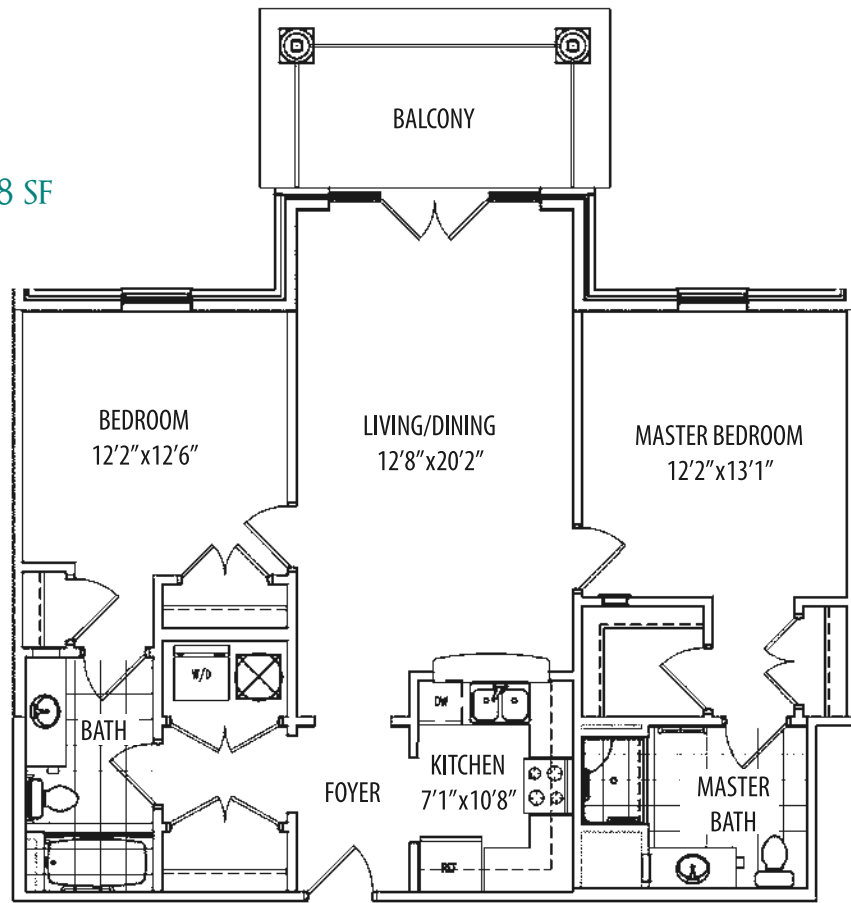


The VERANDAS

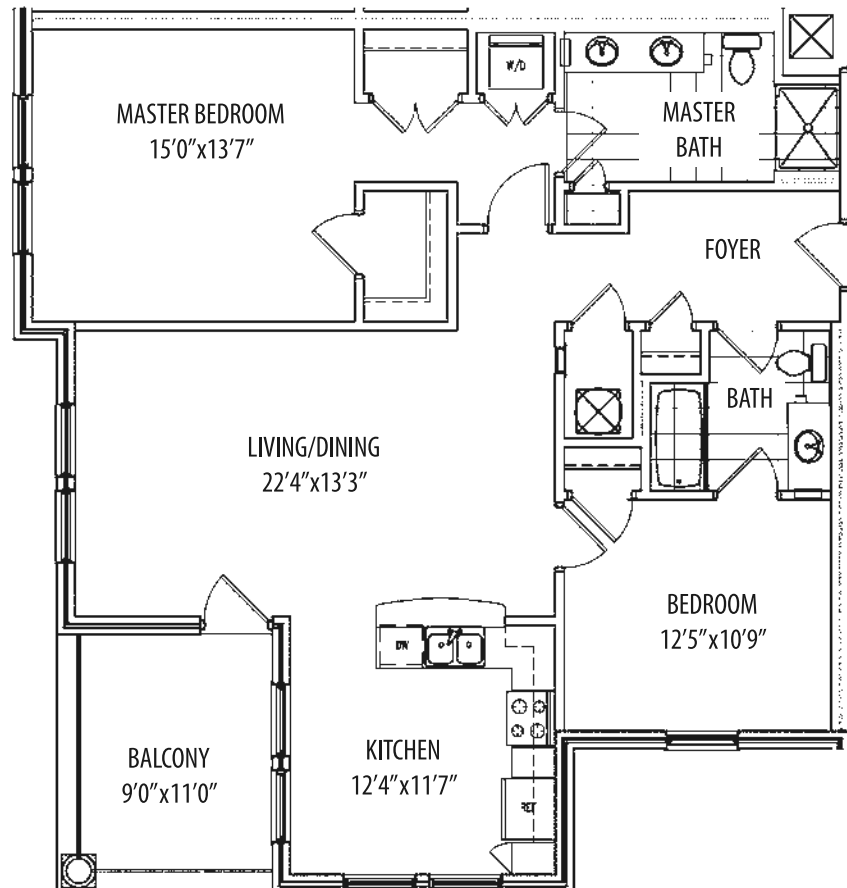
The first thing you'll notice about a Cedars Veranda home is its unique design, which takes 1,088 to 2,300 square feet of living space and makes it feel like so much more. The single-level floor plans are designed to be both elegant and inviting, each with a private balcony. The elevators open into welcoming foyers with no long hallways. Covered parking and large private storage spaces round out the uniqueness of these truly distinctive homes.



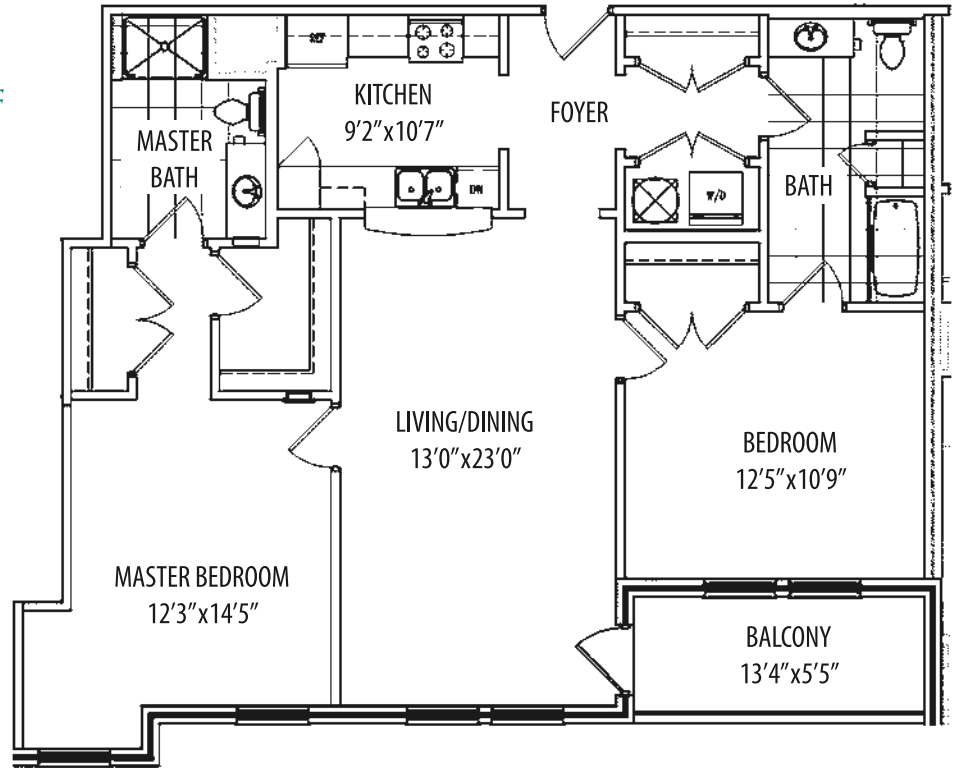
PRESTWICK | 1,088 SF



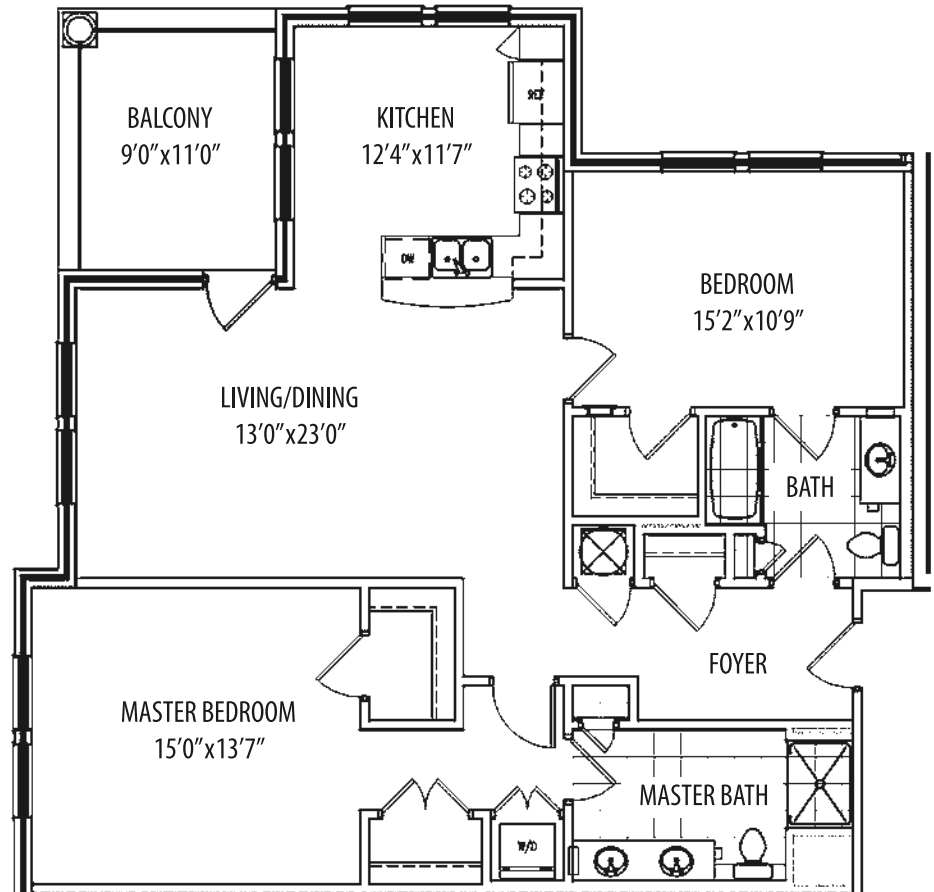
NOTTINGHAM | 1,245 SF



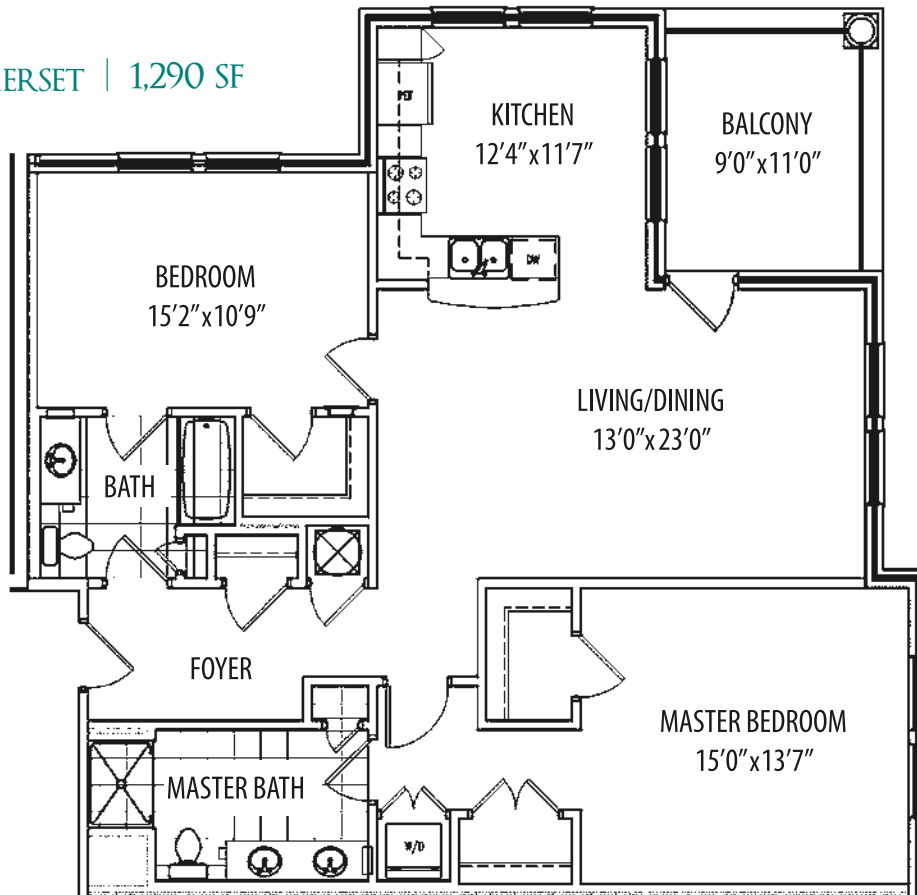
TURNBERRY | 1,265 SF



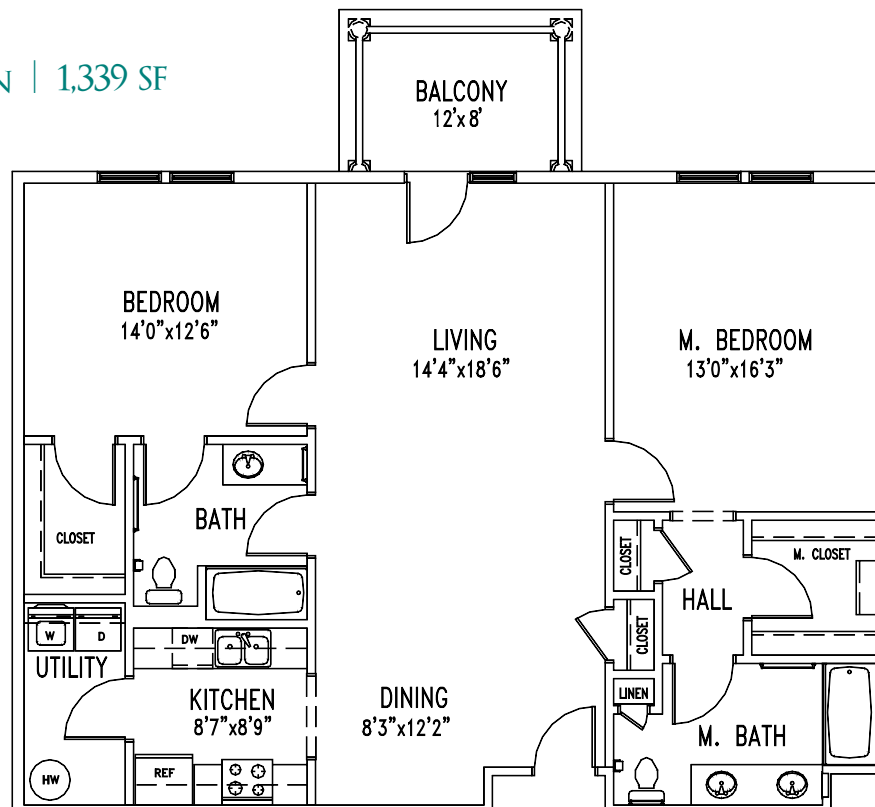
BERKSHIRE | 1,290 SF



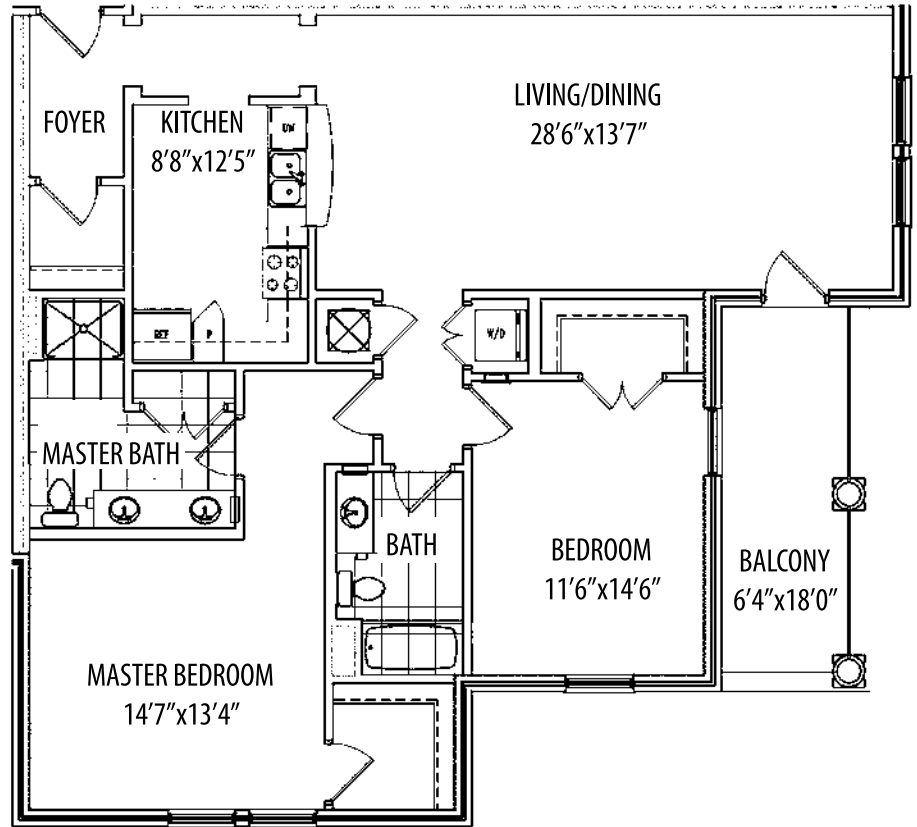
SOMMERSET | 1,290 SF



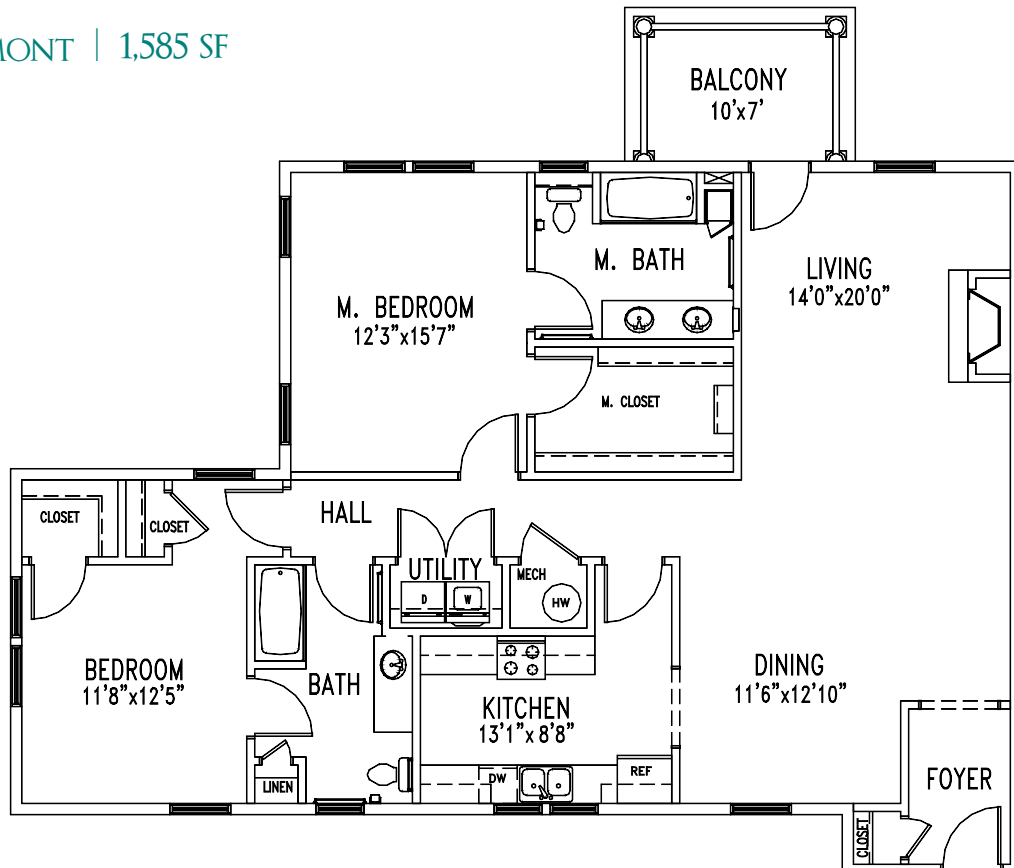
LINCOLN | 1,339 SF



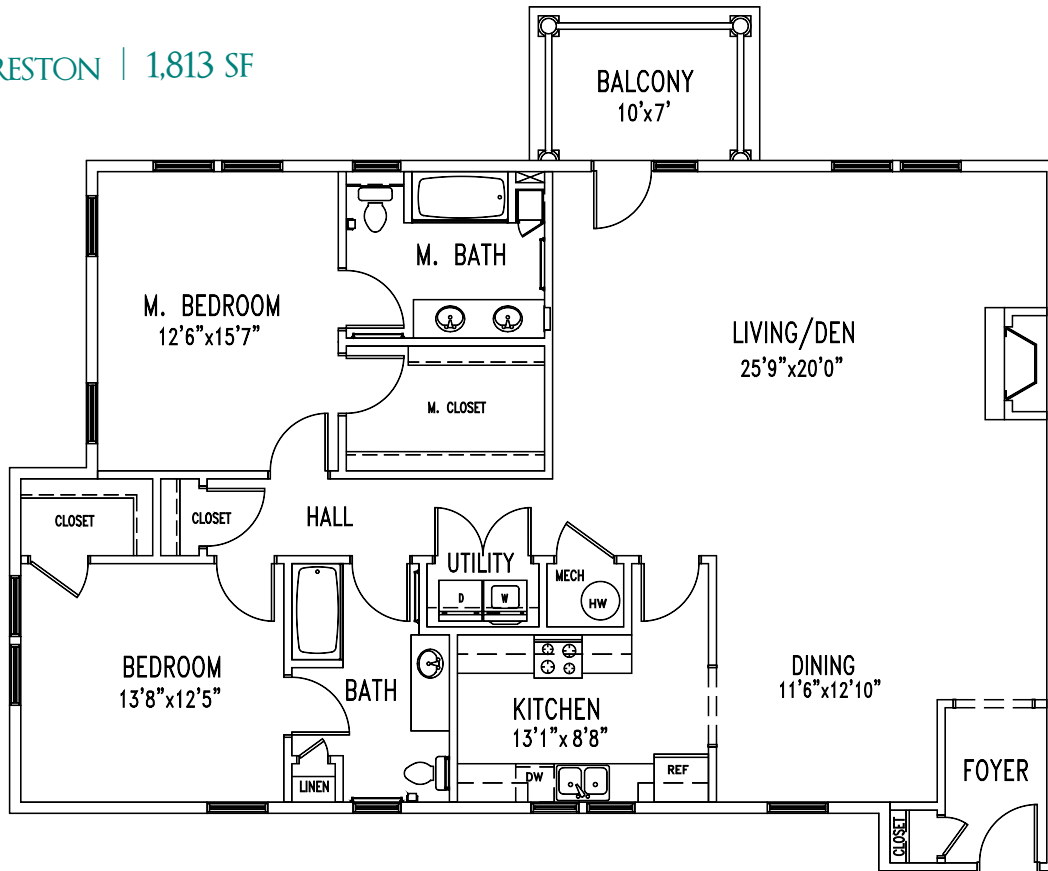
ESSEX | 1,385 SF



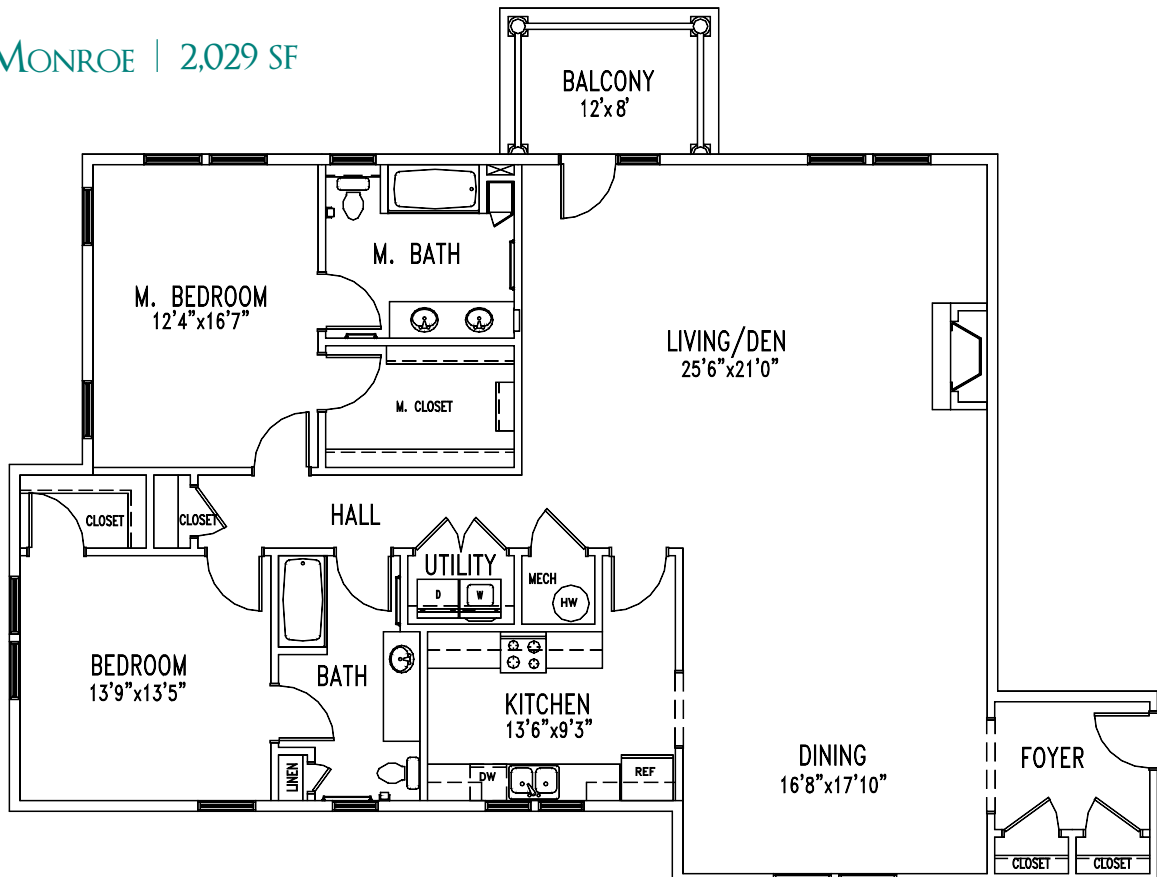
OAKMONT | 1,585 SF

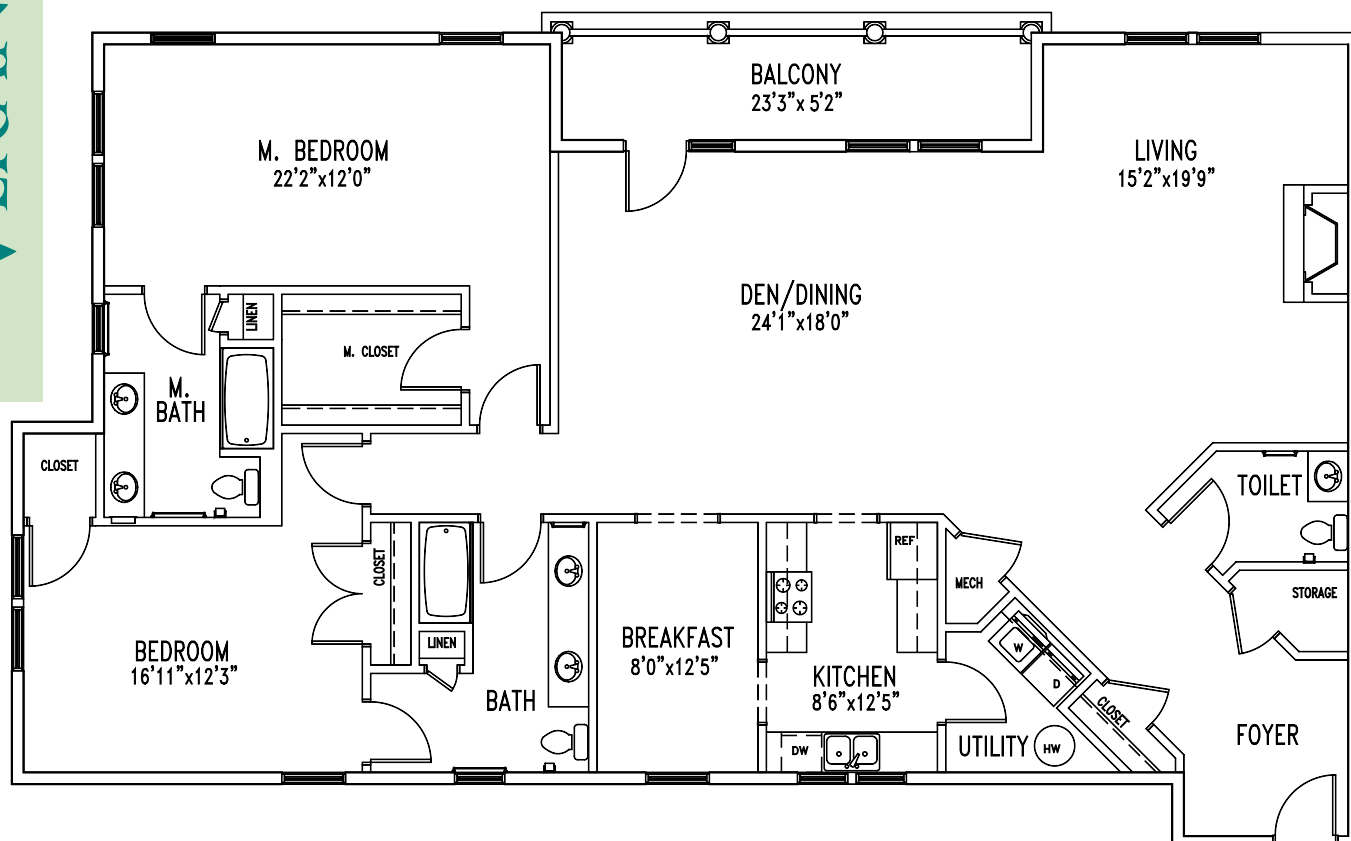


PRESTON | 1,813 SF



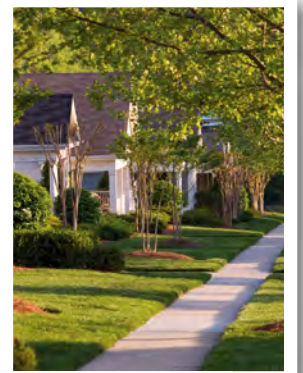
MONROE | 2,029 SF



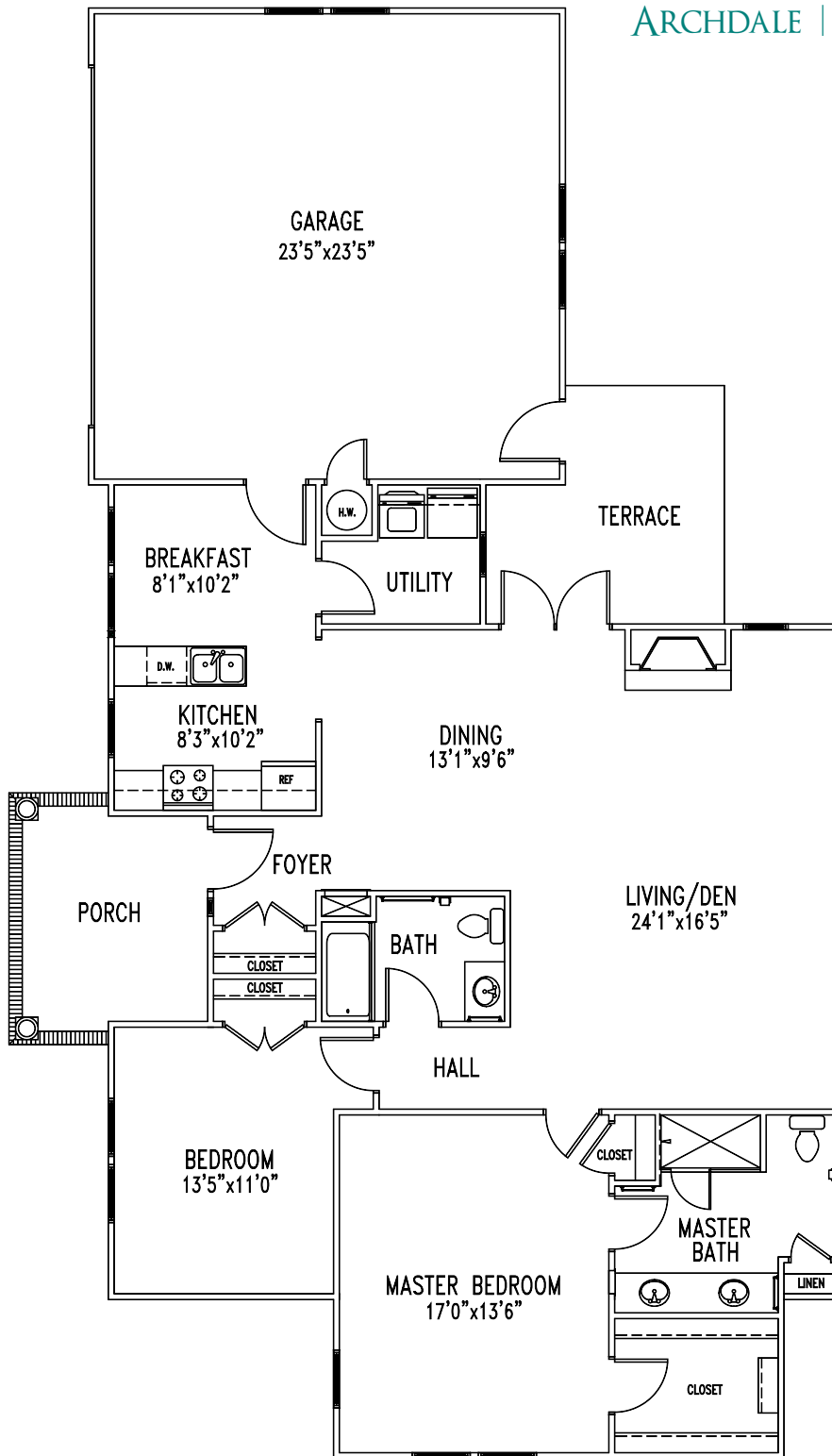


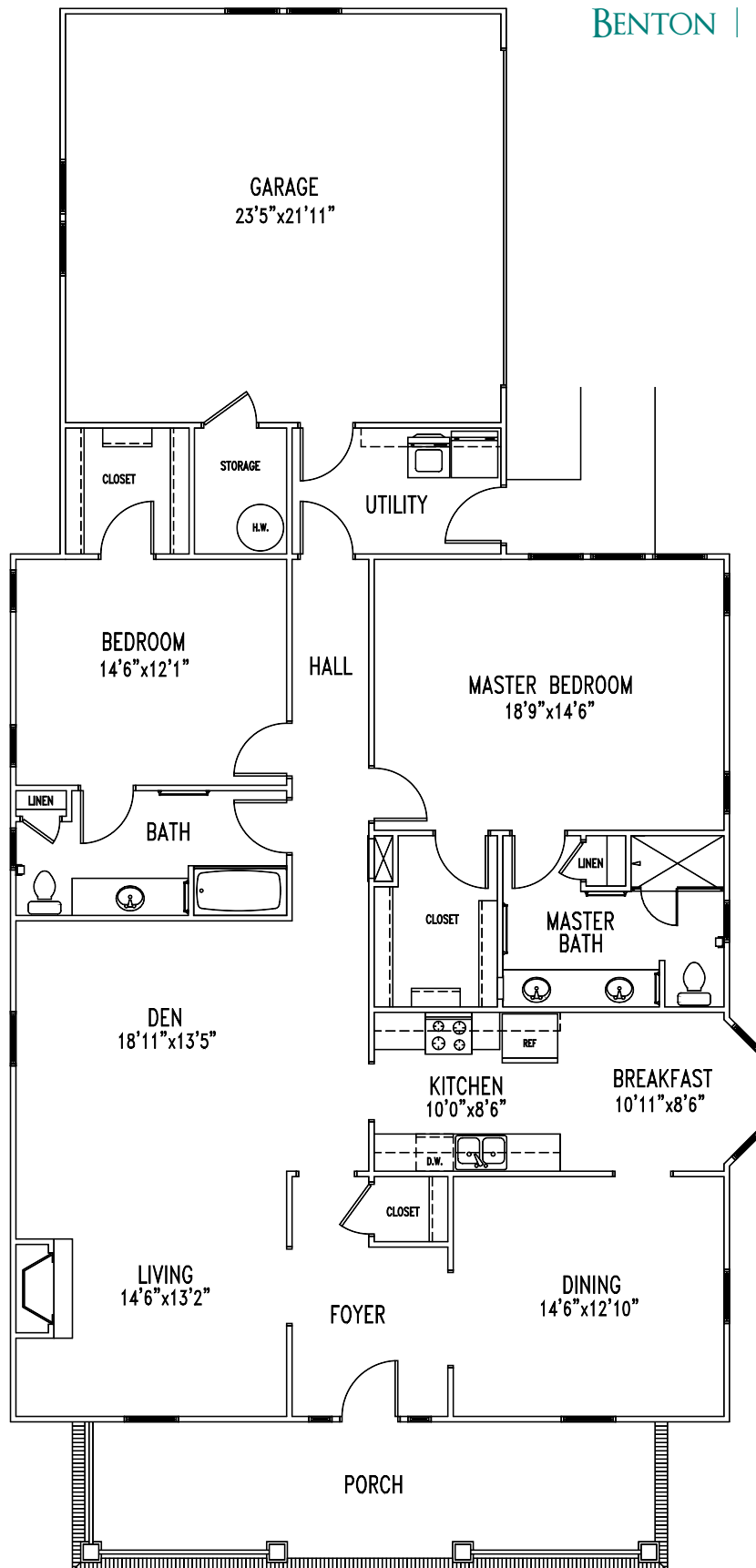
The COTTAGES

The Cedars Cottages are single-family, two-bedroom homes, many of which have custom upgrades and unique features. Cottages range from 1,500 to over 3,500 square feet and include two-car garages, gas log fireplaces and plenty of storage space. All are maintained, inside and out, by The Cedars. So you can relax, enjoy your home and know that it will remain as beautiful as the day you moved in.

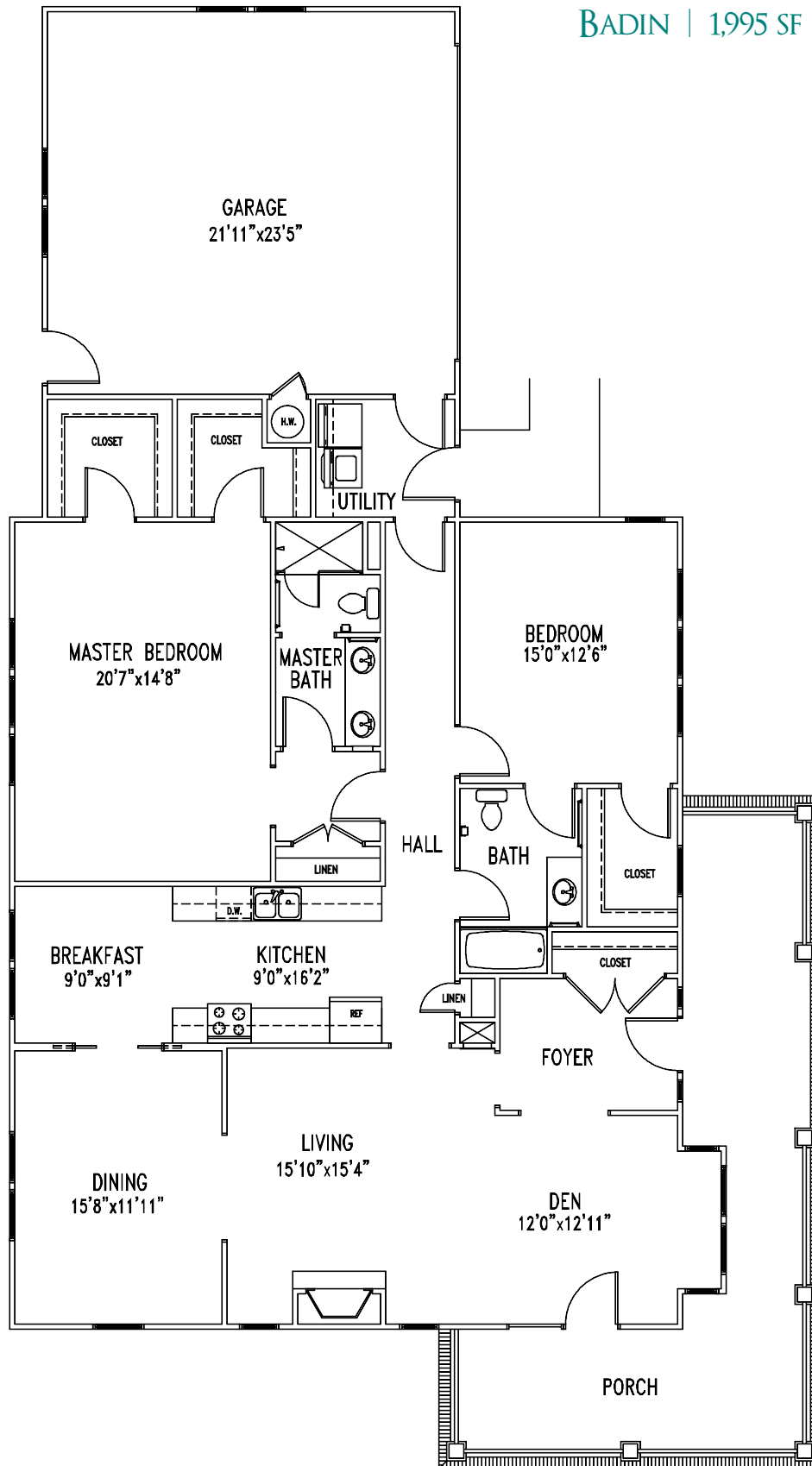


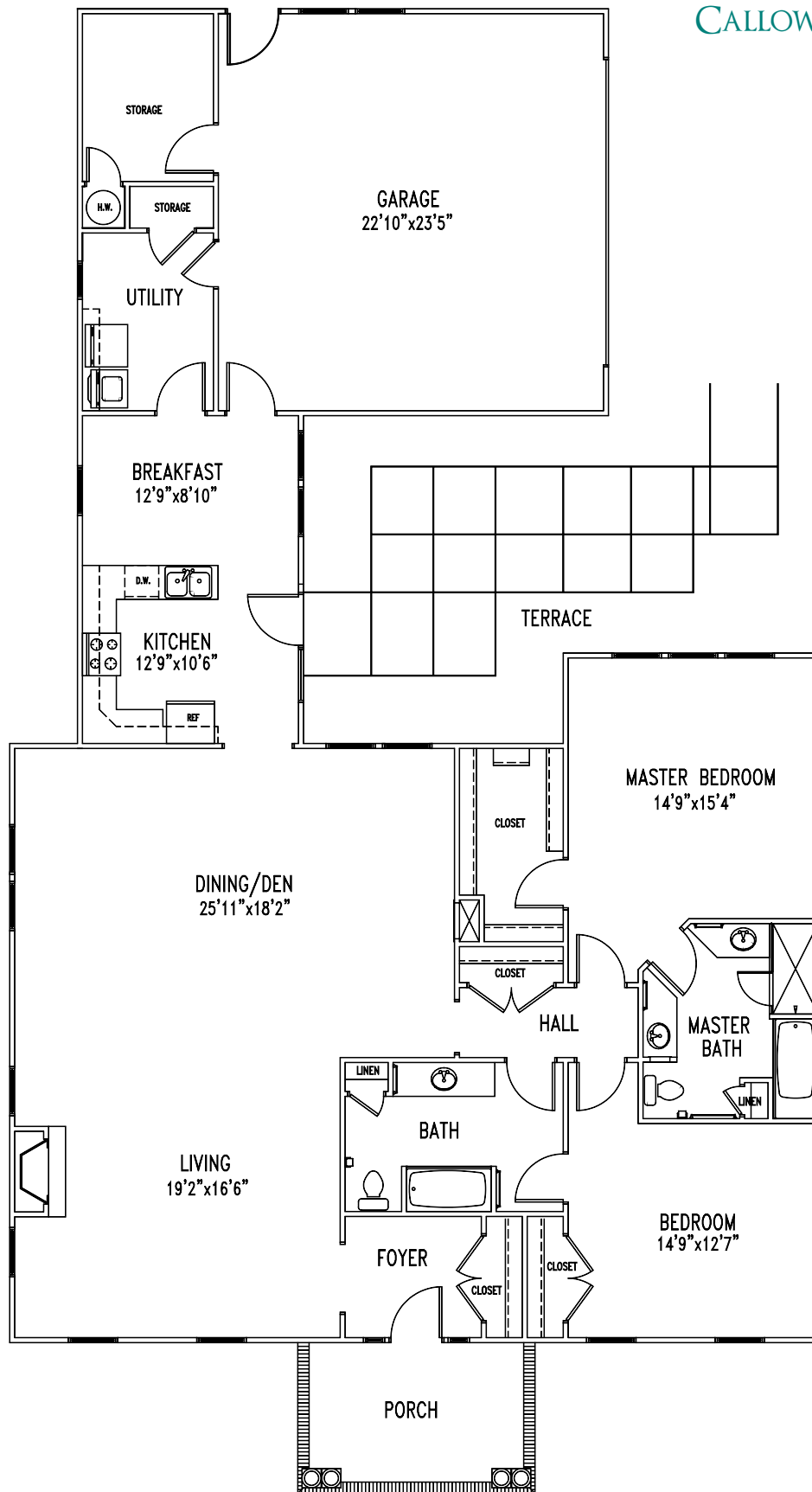
ARCHDALE | 1,522 SF



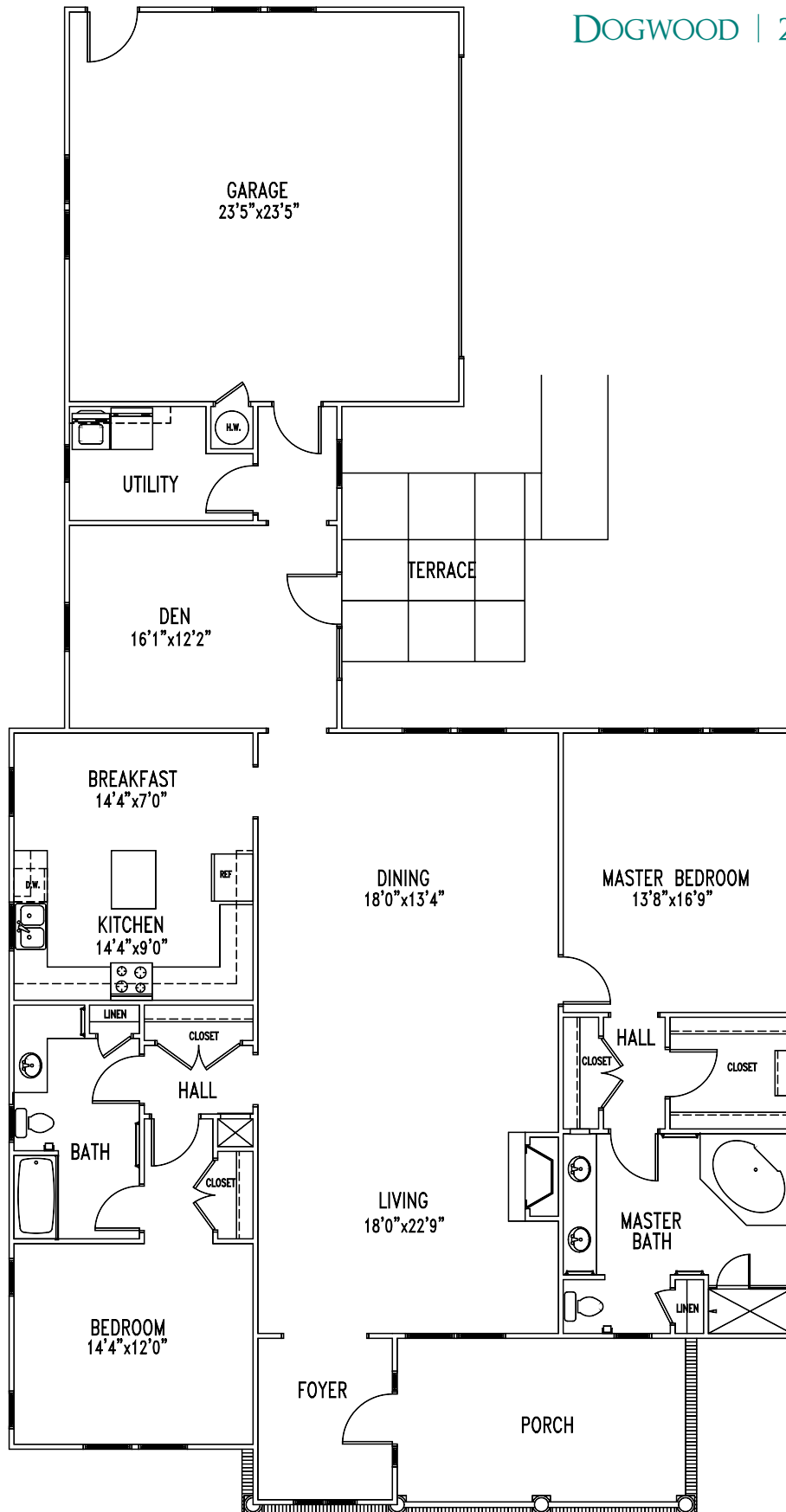


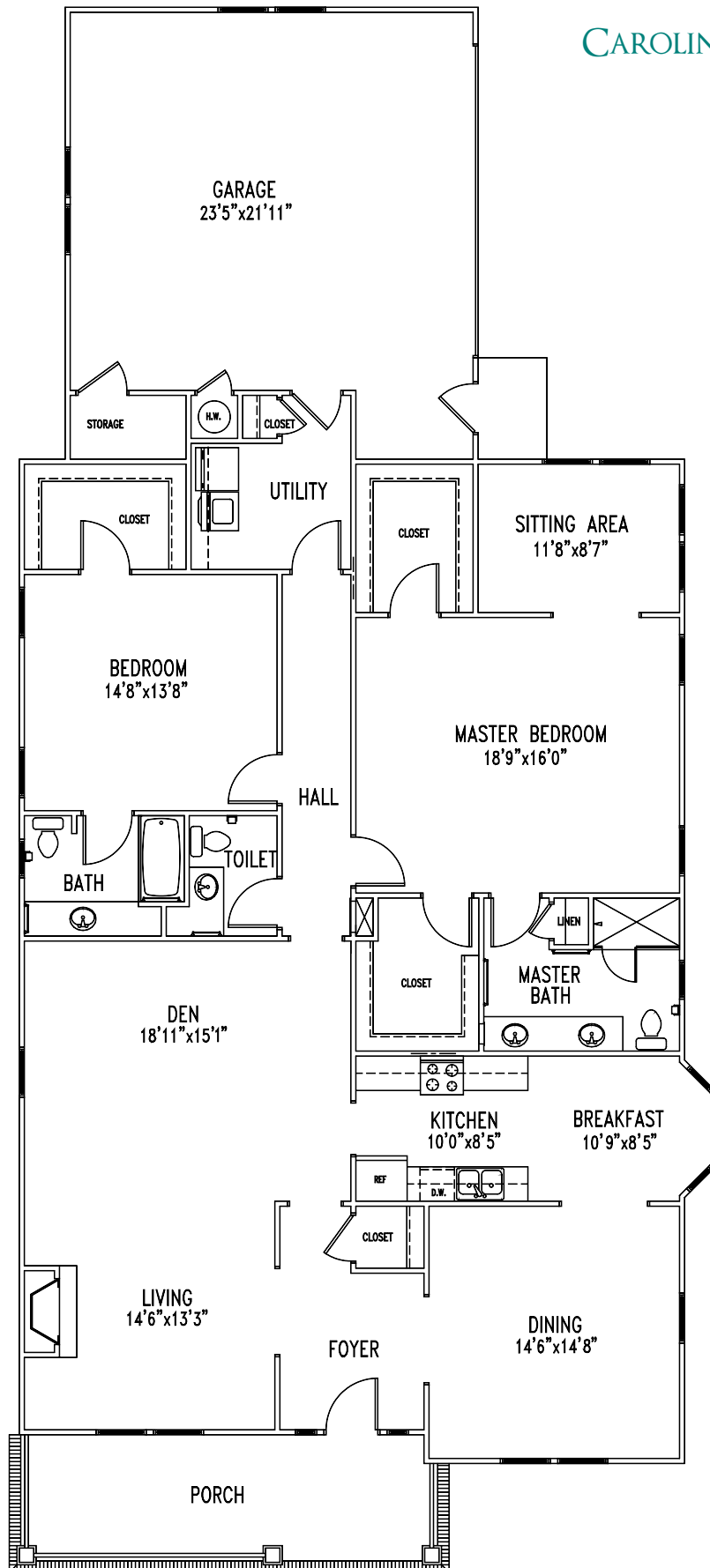
BADIN | 1,995 SF



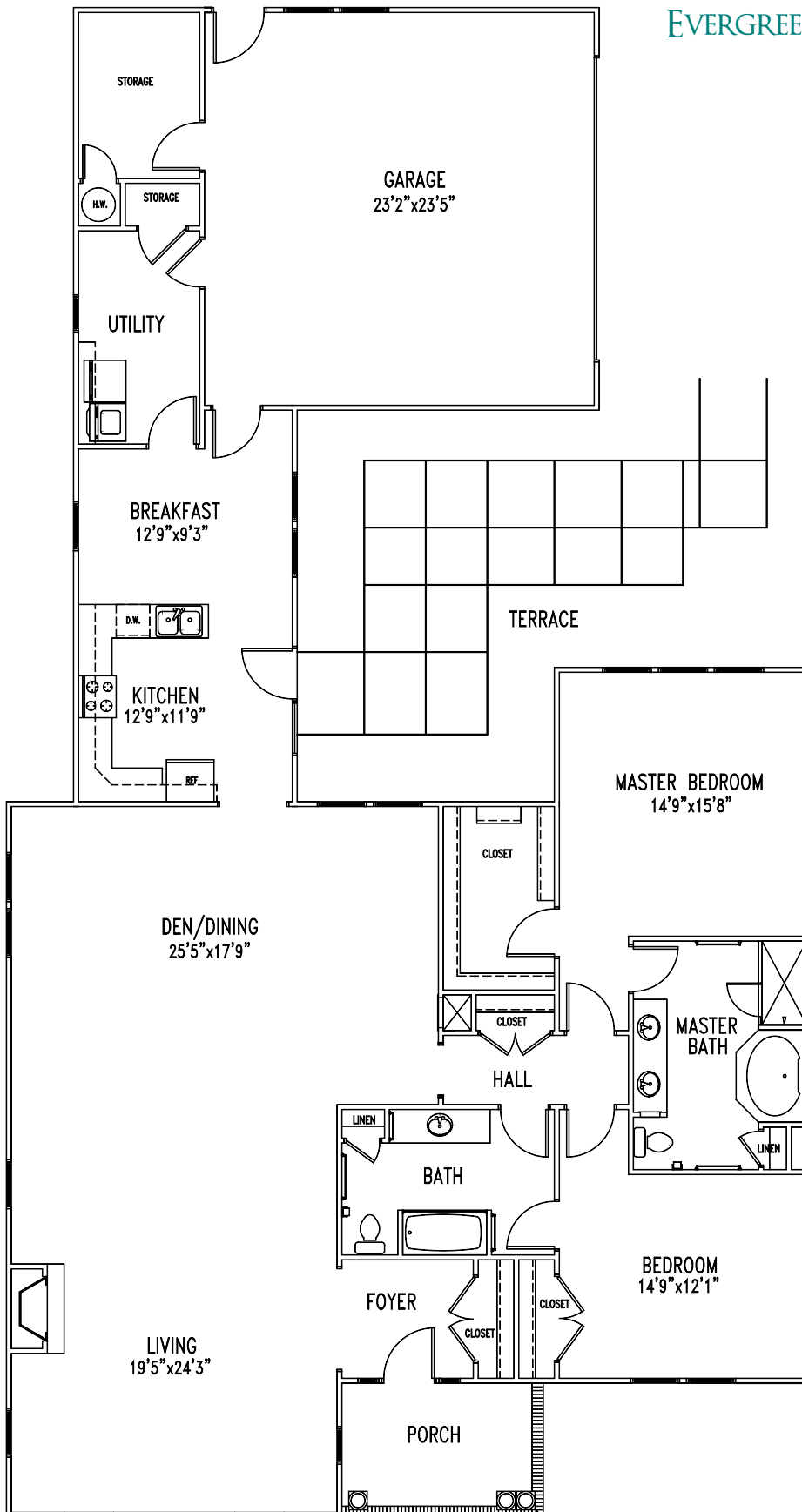


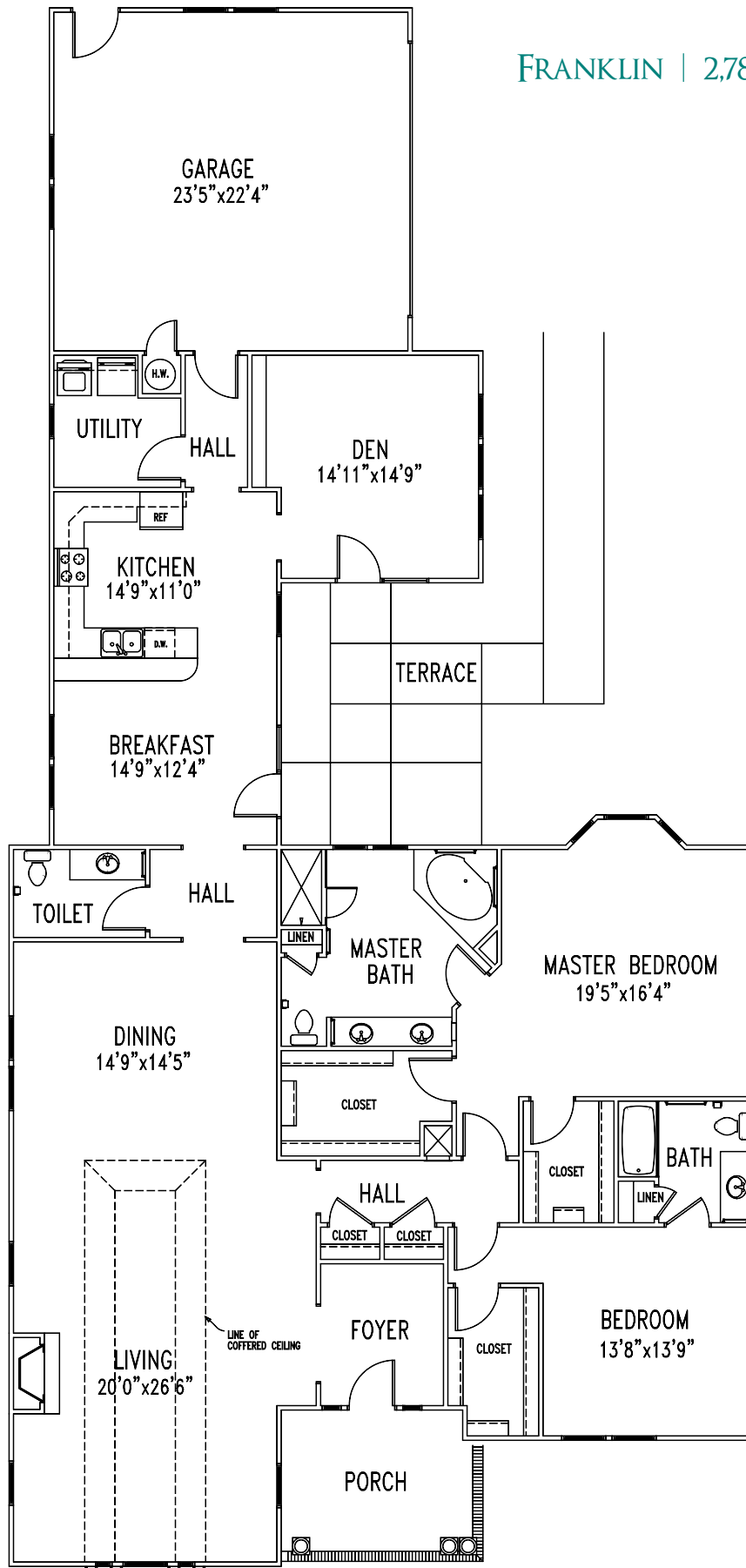
DOGWOOD | 2,257 SF





EVERGREEN | 2,357 SF





The CLUBHOUSE VILLA

The Cedars offers two Hamptons on the third floor of our 45,000 sq.ft. clubhouse. If you want a home that is at the center of activity and the closest to our dining and health/spa club this is for you.

FEATURES:

Clubhouse Location • Great Views • 10' Ceilings • Master Suite • Solid Surface Countertops • Tile and Hardwood Floors • Covered Parking • Extra Storage • Easy Access to All Clubhouse Amenities

HAMPTON | 2,721 SF

