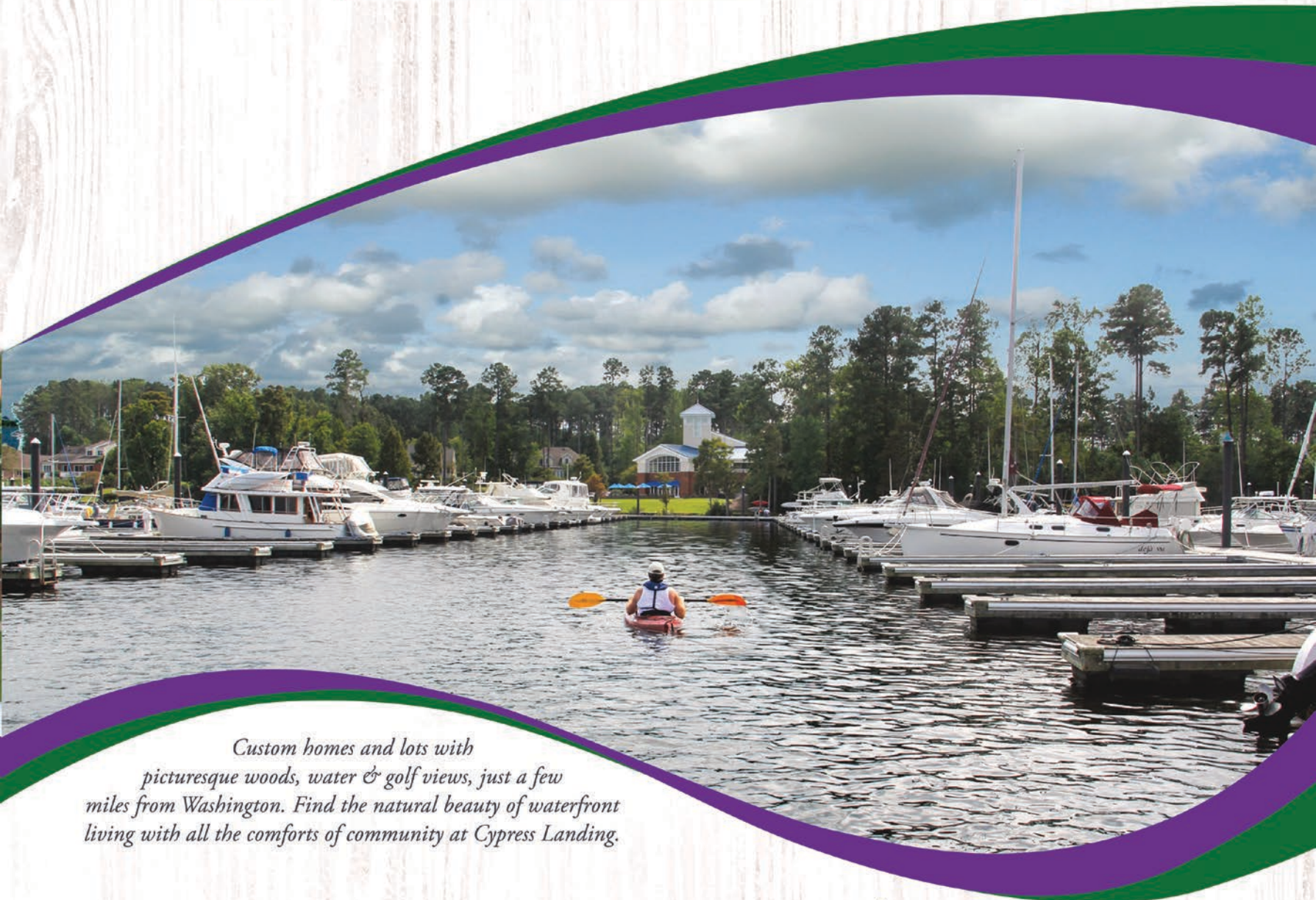


Cypress landing[®]

ON CHOCOWINITY BAY



Custom homes and lots with picturesque woods, water & golf views, just a few miles from Washington. Find the natural beauty of waterfront living with all the comforts of community at Cypress Landing.

*All you can ask for
in a liveable coastal community!*

GOLF • SWIMMING POOLS • MARINA • FITNESS CENTER • SOCIAL GROUPS



WELCOME!

Thank you for your interest in our coastal North Carolina community, **Cypress Landing**.

Deciding where to call 'home' is a complicated, and at times stressful decision. It's more than finding a great house. Before picking the perfect property, you must first search out locations and communities that fit you and have what you need. It is our goal to make the community choice easier by sharing what is here at Cypress Landing. But don't be surprised if you come away agreeing that "Cypress Landing is everything you can ask for in a coastal NC community."

It's worth mentioning that this brochure and website are the work of community volunteers, as are most things in Cypress Landing. After looking through this information, please do visit our website (<https://cypresslanding.com>) for additional insights and answers. Our home owners association is not a real estate company and does not sell properties. We will, if desired, refer you to a licensed broker so there is a local contact for property related questions.

If you feel Cypress Landing might be for you, we encourage you to visit us! Our 'Discovery Visit' is an informal affair hosted by residents aimed at giving you a first-hand experience of what living here might actually be like. You will meet potential neighbors who are diverse in interests, ages, careers, talents and passions. You can visit modern, exquisitely maintained amenities supporting nearly every interest. And, above all, feel the welcoming spirit.

When you have additional questions, please call the HOA Office **(252-975-3255)** during normal business hours or drop us an email (info@cypresslanding.com). If we don't know the answer, we will find it out and get back with you or direct your call to the right person.

Best wishes in your search,

Tomi S. Moody, CMCA, AMS

Community Association Manager

Cypress Landing MHOA

252-975-3255

info@cypresslanding.com



📞 (252) 975-3255
🌐 www.cypresslanding.com
✉ info@cypresslanding.com
📍 100 Marina Dr., Chocowinity, NC 27817

18-Hole Golf Course

4-STAR RATED BY GOLF DIGEST

A beautifully maintained course, it combines a friendly atmosphere for the newer player with a solid challenge for the more experienced, all conveniently located in Cypress Landing.

Marina

EASY ACCESS TO THE PAMLICO SOUND AND ICW

With water being such a key element of coastal living, easy access to day sailing, boating, fishing, and cruising is a necessity. You'll find real treasure in this modern and sheltered floating dock marina with all the conveniences just minutes from your front door.

Social Groups

ACTIVE WITH SOCIAL, RECREATIONAL AND FITNESS ACTIVITIES.

*Being good neighbors. Relaxed. Fun.
Isn't this your kind of place?*

AMENITIES

Unmatched Value in Coastal Living

OVERVIEW

A complete set of community amenities support active, diverse activities. Modern. Superbly maintained. Appropriate for multi-generational interests. Offering perfect opportunities for making new friends and building relationships with your neighbors!

Our amenities and all community assets are 100% owned and managed by property owners. We are non-profit, so all of your dues goes into maintaining and improving community assets and amenities. There are no additional fees for pools, fitness center, tennis center, club house, members bar, etc. One low annual HOA fee (\$1526/yr for 2021) includes all that!

KEY FEATURES

- **Tennis Courts:** 4 lighted Har Tru Courts, for evening play!
- **Swimming Pools:** Community pool, lap pool & kiddie pool
- **Pickleball Courts:** Play recreationally or join our league
- **Community Library:** Large reading selection for check out
- **Fitness Center:** Equipped with weight & cardio machines
- **Fishing:** Calm waters for recreational fishing
- **Playground:** Well-maintained for fun and safety
- **The Bay Club:** Perfect for social events and catered dining
- **Iris Lounge:** A popular gathering place for residents
- **Boater's Lounge:** Full-time marina conveniences.
- **Kayak Racks:** Convenient Storage at the Marina
- **Nature Trail:** Take a walk off of the beaten path
- **Butterfly Habitat:** Garden maintained by our residents
- **Trailer Storage:** Use of our designated storage area (as available)



Cypress landing
ON CHOCOWINITY BAY

☎ (252) 975-3255
🌐 www.cypresslanding.com
✉ info@cypresslanding.com
📍 100 Marina Dr., Chocowinity, NC 27817

GOLF COURSE

Rated 4-Stars by Golf Digest!

OVERVIEW

The Cypress Landing Golf Course is a 25-year young "hidden gem" nestled along Chocowinity Bay in Eastern NC. It has been rated as a 4-Star Course by Golf Digest. The course was designed by Bill Love. It is designed with ultra-dwarf Mini Verdi greens and Bermuda fairways. The course is both challenging and picturesque.

KEY FEATURES

- Par-72 course
- Six Tee sets from Friendly to Pro, from 3585 to 6863 yards
- Engaging experience for players at every skill level
- One of only 23 courses in North Carolina designated in the Audubon Cooperative Sanctuary Program.
- Full distance driving range
- Practice putting green
- Full service, fully stocked Pro Shop
- Active Men's & Women's Golf Associations
- Clubhouse Grill with beer and alcoholic beverages
- Individual and group lessons available
- Variety of membership plans available

For more info visit:
www.cypresslandinggolf.com

2021 MEMBERSHIP

Option	Rounds	Monthly Fee
Legend Family*	Unlimited	\$613
Legend Single*	Unlimited	\$489
Honors Family	Unlimited	\$279
Honors Single	Unlimited	\$230
Associate Family	Mon-Thurs after 3pm, Fri after 1pm & Unlimited Weekends	\$113
Associate Single		\$93
YOUNG PROFESSIONALS		
Single:	30 rounds/yr	\$125
Family:	15 rounds/yr	\$200

*Legend Memberships include Cart and range fees



Cypress landing
ON CHOCOWINITY BAY

- 📞 (252) 946-7788
- 🌐 www.cypresslandinggolf.com
- ✉ clgcp@cypresslandinggolf.com
- 📍 600 Clubhouse Rd., Chocowinity, NC 27817



MARINA

Easy Access to the Pamlico Sound and ICW

OVERVIEW

The Cypress Landing Marina is located in the protected Chocowinity Bay off the Pamlico River near Washington, NC. The marina is part of the Cypress Landing community.

The Cypress Landing Marina is a private marina with 222 slips ranging 28-42 feet in length. It is a Certified North Carolina Clean Marina.

KEY FEATURES

- State-of-the-art Floating Dock
- Excellent Storm Protection
- 222 Slips ranging from 28-42 Feet
- Water, electricity, Wi-Fi
- Full-time dockmasters
- Pump-out facilities
- Marina lounge in lower-level of Bay Club
- Clean restrooms and showers (open 24/7)
- Live online weather webcams
- Skilled volunteer Maintenance Committee
- Mechanical, underwater and cleaning services available
- Cypress Landing Yacht Club membership and activities available to slip holders

2021 SLIP FEES

Boat Size	Annual Fee
28'	\$863
30'	\$924
34'	\$1048
38'	\$1171
42'	\$1294

**Water, electric and Wi-Fi included*



For more info visit:
www.cypresslandingmarina.com

Cypress landing
ON CHOCOWINITY BAY

- ☎ (252) 975-3955
- 🌐 www.cypresslandingmarina.com
- ✉ manager@cypresslanding.com
- 📍 100 Marina Dr., Chocowinity, NC 27817

COMMUNITY DETAILS & SITE PLAN

All You can ask for in a Liveable Coastal Community

COMMUNITY

Cypress Landing contains 715 home sites on Chocowinity Bay in Beaufort County, NC. Washington, NC (the original Washington) is five miles away and located across the Pamlico River from the community.

TAX

State sales tax is 6.75% on most goods, and 2% on groceries. Prescription drugs and labor are exempt. NC Estate tax is \$5.12M exempted. There is no inheritance tax.

As of 2021 Cypress Landing properties are assessed a total tax of .728 per \$100 of assessed value, plus \$165 solid waste fee. On a \$350k home, the property tax would be \$2713.

EDUCATION

Beaufort County Community College is part of the NC Community College system. East Carolina University, located 25 miles away in Greenville, provides educational, cultural and athletic activities including a "Lifelong Learning Program." Chocowinity Primary and Middle Schools rank highly for their quality education.

HOMEOWNERS ASSOCIATION

The HOA's Protective Covenants is the governing document. A seven-member Board of Directors serves a three-year term, with two or three members being elected each year. The annual fee (\$1526 for 2021) includes use of all community amenities (with the exception of the Golf Course and Marina). The fee also includes maintenance of all common grounds.

HEALTHCARE

Vidant Health is one of the largest health systems in NC. It consists of ten hospitals, serving 29 counties, providing comprehensive, leading-edge services that cover every aspect of healthcare. Vidant hospital system is ranked 8th in the state and includes physician practices, home health, hospice, wellness centers, and other healthcare services. Paramedic-level ambulance services are three miles from our main entrance. A Vidant regional hospital is located in Washington NC, eight miles from our main entrance.

TRANSPORTATION

Pitt County Airport (PGV) has service with American Airlines and is 23 miles away. New Bern Regional Airport (EWN) has service with American Airlines and Delta and is 35 miles away. Raleigh (RDU) has service with all major airlines and is less than two hours away.

Cypress landing
ON CHOCOWINITY BAY

☎ (252) 975-3255
🌐 www.cypresslanding.com
✉ info@cypresslanding.com
📍 100 Marina Dr., Chocowinity, NC 27817

COMMUNITY DETAILS & SITE PLAN

Cypress Landing Master Homeowners Association

FINANCIAL HEALTHOMETER

The CLMHOA was incorporated in North Carolina as a not-for-profit corporation in 1994 for the operation and maintenance of the Cypress Landing subdivision common property currently consisting of 715 residential lots and various amenities. 598 homes have been or are being built.

The Association owns the Cypress Landing Marina, which is operated and maintained as a separate corporation. As of 2021, the Cypress Landing Golf Course becomes an amenity of the Association.

FINANCIAL FACTS for the CLMHOA

(Excluding the Marina)

2021 Operating Budget	\$1,313,014
2021 Annual Dues	\$1,526 (homeowner) -- \$763 (lot owner)
Total CLMHOA Reserves	\$1.587M (as of 1/1/21)

The Capital Repair and Replacement Reserve is funded at approximately 76% which is considered "EXCELLENT" by industry standards.

- Annual audits are performed by an independent accounting firm
- NO ASSESSMENTS (other than dues) -- No debt
- Full-time community association management
- Active Board of Directors elected by property owners for three-year terms
- Active Finance Committee coordinates with the Office of the Treasurer

Cypress landing
ON CHOCOWINITY BAY

(252) 975-3255
www.cypresslanding.com
info@cypresslanding.com
100 Marina Dr., Chocowinity, NC 27817

All You Can Ask for in a Liveable North Carolina Coastal Community

Cypress landing

ON CHOCOWINITY BAY



*A stunning waterfront community
for comfortable living at unmatched value.*

LEARN MORE AT WWW.CYPRESSLANDING.COM



*Beauty, safety, comfort,
affordability, friendliness and fun!*



Cypress landing
ON CHOCOWINITY BAY®

📍 100 Marina Dr.
Chocowinity, NC 27817
📞 (252) 975-3255
🌐 www.cypresslanding.com
✉ info@cypresslanding.com