

SHERWOOD FOREST: A FRAMEWORK OF PRINCIPLES

1. SHERWOOD FOREST

The Sherwood Forest development is a thousand acre residential community in the mountains of Western North Carolina; it is managed by the Sherwood Forest Homeowners Association. These principles were formulated by members of the Association to describe the values and structure of this community.

2. COMMITMENT TO THE NATURAL ENVIRONMENT

Sherwood Forest's uniqueness derives from the Community's commitment to enjoying and protecting the natural environment of this mountain ecosystem. We strive to live in harmony with our natural surroundings by maintaining a sustainable balance between nature and the human presence.

The Homeowners Association maintains approximately 300 acres of protected woodland, five lakes, numerous streams, and about 20 acres of hiking trails. Amenities—which include a golf course, tennis courts, a swimming pool, and community buildings—complement the Development's natural resources. The necessary infrastructure, such as roads and utilities, is managed to minimize the impact on the environment. Regulations developed by the Homeowners Association specify that lots be left wooded and that buildings be designed to blend into the forest with minimal intrusion on the environment.

3. RELATIONSHIPS AMONG PEOPLE

Our community thrives on the spirit of cooperation and volunteerism among its members. We also respect each other's privacy and freedom, and we strive to create an environment that is tolerant and accepting of individual differences.

A variety of activities bind us together: we tend trails, supervise the pool, maintain the roads and dams and manage the community's finances. Sherwood Forest is truly sustained by the volunteer work of the property owners. A number of social groups have evolved out of the talents and interest of the residents, among them a lecture series, a native plant group, a women's organization and a memoirs group.

4. GOVERNANCE

The Homeowners Association, a non-profit organization registered under the laws of the State of North Carolina, elects from the membership a five-to-seven-person Board of Directors for two-year terms. Twenty committees and five community groups work to maintain the community. Many of these committees—such as Golf, Pool, Trails and Hospitality—are dedicated to the enhancement of our social and physical environment. Others, such as the Architectural and Environmental Review Committee and Financial Review—make regulations that structure our contractual relationships.

We have attempted to create a system where there is a low concentration of centralized power and a strong personal ethic to live within the standards of the community. While some decisions require formal voting, where possible, decisions are made through community consensus. We are committed to cooperatively negotiated solutions to conflicts.

5. FUTURE OUTLOOK

Although recognizing that change is inevitable over time, the Sherwood Forest Homeowners Association is committed to sustaining the community's rich natural resources and its amenities. The future growth of the community will be managed in a way that respects the integrity of the natural environment and that responds to the expressed needs and interests of its members.

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