

# WRP HISTORY

## Origin

Winding River Plantation Community Association (WRPCA) was created on April 25, 1995 when the Declaration of Covenants, Conditions, and Restrictions (CC&R's) was recorded with the Brunswick County Register of Deeds. The CC&R's established a general plan of improvement of the property including procedures for the overall development, administration, maintenance and preservation of Winding River.

A little over two years later, on May 28, 1997, Bluegreen submitted Articles of Incorporation to the North Carolina Secretary of State. Only three months thereafter, on August 22, 1997 construction began on the first home in Winding River.

## Summer of 1998 – A Time of Many Firsts

The summer of 1998 proved to be a time of many firsts as on June 8 our first property owner took up residence in the Riverwood section and Clear Water Place's first condominium building was completed. It was also a time when Brunswick County took notice of Winding River Plantation by selecting it as the site of its newest elementary school which ultimately was named Virginia Williamson after a major benefactor in the county.

The official opening of the first 18 holes (Egret and Heron) of Carolina National Golf Course took place on Independence Day July 4, 1998 while at the same time the Clear Water Place Condominiums accommodated its first occupants. Construction on the Carolina National Golf Course clubhouse began soon after on September 24, 1998. In the same time period Carolina National was designated, one of only a few golf courses nationally, as an Audubon International Certified Sanctuary Golf Course.

## Property Management Company Selected

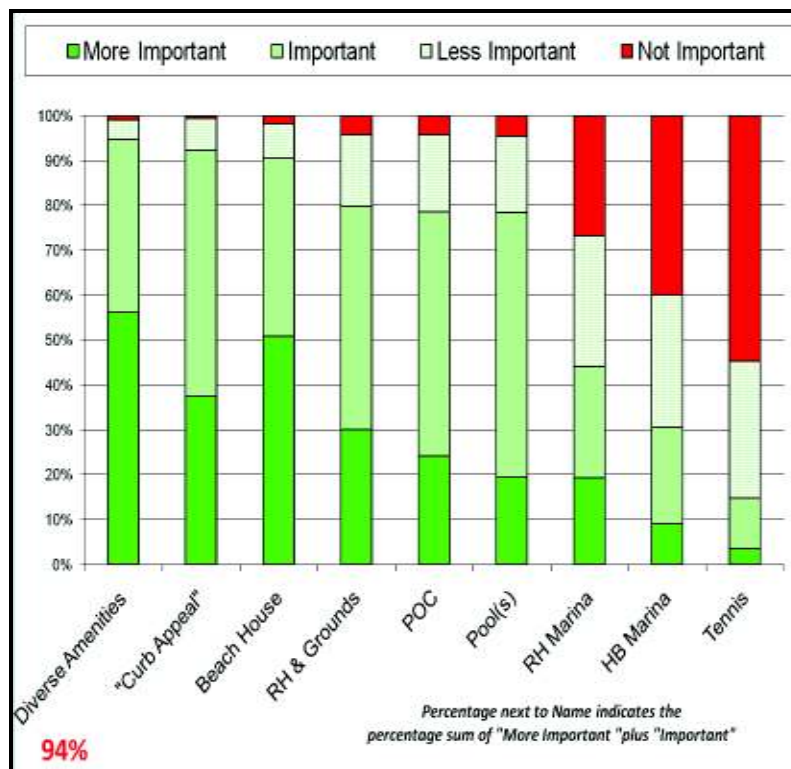
On February 1, 1999 Community Association Management Specialists (CAMS) was selected as managing agent for the WRPCA. CAMS continues in this role to this day. On October 30, 1999 CAMS managed the first annual meeting of the WRPCA which was held at Carolina National's new clubhouse which opened on July 4, 1999.

In the fall of 1999 Winding River Plantation was recognized by *Where to Retire* magazine as "One of America's 100 Best Master-Planned Communities" and by *Luxury Golf Homes* as "One of the Top 50 Golf Communities in America."

## Early Completion of Diverse Amenities Important to Prospective Buyers

The year 2000 represents the zenith of three years development as the Property Owner's Complex (POC) clubhouse, pool, and fitness center open in May, the Beach House and pool open in July, and the River House and Marina open during the summer. At this relatively early stage in its evolution Winding River Plantation's major amenities are complete for the enjoyment of all property owners.

Interestingly, the most important factor cited by members in the Vision 2015 survey for purchasing property at Winding River is its diverse amenities. Ninety-four percent (94%) responded that it was either more important or important in their decision.



Consequently, Winding River fittingly continues to maintain and offer a variety of amenities to this day including:

- Property-Owners Complex (POC) with swimming pool; fitness center; clubhouse; pavilion; picnic area; and tennis courts (*Note: the POC was expanded to include a new clubhouse, enlarged fitness center, outdoor pavilion and picnic area, and expanded poolside seating all of which were celebrated at a grand opening attended by over 500 members on January 19 2008,*
- Private ocean-front beach clubhouse and pool on Holden Beach,
- 10 slip day marina on the ICW near Holden Beach beach house,

- River-front community center and marina on the Lockwood Folly River,
- Series of walking and biking paths,
- Community garden, and
- A “Corral” for storage of RV’s, boats and other watercraft, and trailers



The Association’s investment through the years in expanding and maintaining its amenities has resulted in a high level of satisfaction from property owners; as evidenced by the nearly ninety-three percent (93%) who indicated in the Vision 2015 Member Survey that WR has all the amenities they want.

### Transition from Developer-Managed to Self-Managed Community Begins

In its early years Winding River Plantation was wholly managed by the developer Bluegreen and it was not until January 2001 that our first operating committees were established. Comprised mainly of volunteers these committees formed the nucleus for what has become the foundation for the broad-based participatory WRPCA governance system that oversees the administration and operations of Winding River today.

On June 18, 2003, a little over eight years after recording Winding River Plantation’s CC&R’s at the county Register of Deeds office, Bluegreen announced its intention to relinquish its right as “Declarant” and to re-assign control to the WRPCA’s Board of Directors. Hence, a special meeting was held on July 26, 2003 to elect three additional

members to join the existing two members to form a new Board of Directors comprised exclusively of property owners who upon election assumed sole responsibility for managing Winding River.

Further information about WRP's history is as follows:

**Winding River Plantation Community Association**  
**Chronological History/Background**  
**-Milestones-**

Date	Event
April 25, 1995	WRPCA CC&R's recorded at Brunswick County Register of Deeds
May 28, 1997	Articles of Incorporation filed with NC Secretary of State
August 22, 1997	First home construction begins
November 1997	Carolina National - Egret Nine opens
Summer 1998	First Clear Water Place Condominium building completed
	Brunswick County selects Winding River Plantation as the site for its newest elementary school
June 8, 1998	First resident moves in (Riverwood section)
July 4, 1998	Carolina National - Heron Nine opens
	First occupants at Clear Water Place Condos
September 24, 1998	Construction begins on Carolina National Golf Clubhouse
October 23, 1998	Official groundbreaking ceremony for Beach Club House
October 24, 1998	Walking & biking trails officially open
Fall 1998	Carolina National Golf Course designated as an Audubon International Certified Sanctuary Golf Course
January 1999	WRPCA members' first assessment levied
February 1, 1999	Community Association Managements Specialists (CAMS) selected as managing agent for WRPCA
July 4, 1999	Grand opening of CN new clubhouse
Fall 1999	Two special surfaced, lighted tennis courts open
October 30, 1999	First WRPCA annual meeting - held at Carolina National Golf clubhouse
Fall 1999	Winding River Plantation recognized by <i>Where to Retire</i> magazine as "One of America's 100 Best Master-Planned Communities" and by <i>Luxury Golf Homes</i> as "One of the Top 50 Golf Communities in America"
February 2000	Carolina National – Ibis Nine opens
April 17, 2000	First Executive Committee formed consisting of two Bluegreen employees, two CAMS, and one WR resident
Summer 2000	River House/Marina open
May 2000	POC Clubhouse, Pool, & Fitness Center open
July 15, 2000	Beach Club House and Pool open

<b>Date</b>	<b>Event</b>
August 16, 2000	First Winding River Plantation newsletter
January 2001	First operating committees formed
July 2001	Boat storage area turned over to WRPCA; Communications Committee formed
September 2001	Rules, Regulations, & Security Committee formed
December 1, 2001	Covenants Committee introduced
Autumn 2002	Board established strategic planning committee
October 1, 2002	Brunswick County takes over operation of sewer treatment plant
Spring 2003	Strategic plan survey completed
May 2003	Board approved three action items from strategic plan – guiding objectives; beach access study; POC expansion study
June 18, 2003	Bluegreen Land, LLC serves notice of intent to relinquish its right as Declarant and to re-assign control to WRPCA Board of Directors
July 26, 2003	Special meeting to elect three additional Board Members; transition of control from Bluegreen to WRPCA complete
Spring 2004	2005-06 strategic planning begins
Spring 2005	Outreach Committee formed
Fall 2005	Modifications Committee created as subcommittee to ARB
Spring 2007	Community garden opened
May 2007	Tennis courts resurfaced
December 2007	Board appoints ad-hoc committee to study feasibility of selling WRPCA owned property
January 6, 2008	Members vote to approve eliminating voting delegates
January 19, 2008	Official opening of new POC Clubhouse and Fitness Center– an estimated 500 plus members attend
October 2008	Ad-hoc committee appointed to study marina dredging
April 2010	Members vote to amend by-laws to allow only property owners to serve on the Board of Directors (renters no longer eligible); all members sent a form to provide email address in an effort to improve communications
April 15, 2010	Town Hall meeting to introduce Vision 2015; presentation posted to web site
May 19, 2010	Town Hall meeting to review budget and finance information
July 2010	Vision 2015 Member Survey distributed; first electronic survey used
October 14, 2010	Town Hall meeting to present 2011 WRPCA budget
October 28, 2010	Town Hall meeting to present Vision 2015 survey findings; full report posted to web site and available in PMO

<sup>1</sup> Primary Source of Information – Winding River history chronicle maintained by Alice Nietzey, Winding River Resident and member of Communications Committee