Heritage Glen — Real Estate Agent Info Sheet

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Community at a glance

Heritage Glen is a covenant-restricted planned community in the Village of Alamance (Burlington, NC 27215 addresses), with a mandatory, volunteer-run Heritage Glen Property Owners Association (POA).

Item	Detail
Legal name	Heritage Glen Property Owners Association (POA)
Established	1999 (Declaration signed September 9, 1999)
Sections	3
Management	Volunteer board; no management company
Governing law	Village of Alamance ordinances apply to the whole neighborhood; the covenants strengthen some of them. The POA operates under the NC Planned Community Act (Chapter 47F)
Covenants	Recorded; run with the land in perpetuity
Home use	Single-family; no business or commercial activity
Common areas	Subdivision entrances and common areas; a pond limited to Pond Lot owners

Item	Detail
Website	heritageglennc.com

Utilities: public water, sewer and trash/recycling through the Village of Alamance; electric from Duke Energy; internet from AT&T Fiber or Spectrum.

Roads: public streets and infrastructure, maintained by the Village of Alamance, not the POA.

Schools: E.M. Holt Elementary, Southern Alamance Middle School and Southern Alamance High School (Alamance-Burlington School System). Assignments can change, so buyers should confirm with the school system.

Dues for listings

Annual dues are **$100 per home**. Pond Lots pay an additional **$150 pond fee** each year, billed separately, for a total of $250.

	Standard lot	Pond Lot
Annual dues	$100	$100
Pond fee	—	$150
Total per year	$100	$250
Billed	Statement mailed each January	Statement mailed each January
Due	February	February
Paid by	Check to Heritage Glen POA, P.O. Box 398, Alamance, NC 27201, or card by emailed link	Same

Dues cover upkeep and utility bills for the entrances and common areas, the POA's insurance, and legal and consulting services. There is no monthly fee. Owners who prefer a card can email the board for a secure online payment link; a card processing fee is added. Pond Lot owners have exclusive use of the pond and share the cost of major pond work by majority vote of Pond Lot owners.

At closing

Dues for the year of sale are prorated and collected at closing. Any outstanding dues from prior years are paid by the seller at closing. The POA charges no transfer fees.

1. **Request a dues status statement.** The closing attorney emails heritageglennc@gmail.com with the property address, closing date and whether it's a Pond Lot. The statement shows any outstanding balance. Please allow at least 10 business days.
2. **Prorate and remit.** Collect any outstanding dues from the seller plus the prorated current-year dues (and pond fee, if any) at closing and mail one check payable to Heritage Glen POA with the property address on the memo line.
3. **Send the new owner's details.** Email the buyer's name, mailing address and phone so the January statement goes to the right person.
4. **Point buyers to Town Hall.** Water and sewer connection and trash and recycling pickup are set up through Village of Alamance Town Hall, 2874 Rob Shepherd Drive, Burlington, (336) 226-0033, villageofalamance.com, not the POA.

Open items to tell buyers about: Architectural Committee approvals expire if work hasn't started within 12 months. Buyers planning exterior changes, fences or outbuildings need their own written approval.

Documents for buyers

Every governing document is free to download under **Documents** at heritageglennc.com. Please share the link with buyers before they're under contract.

- 1999 Declaration of Covenants and all recorded amendments
- Building Guide, with setbacks and sizes by section (Pond Lots have a 25 ft front setback)
- Architectural Request Form

Restrictions buyers most often ask about: fences need POA approval and a Village of Alamance permit, and can't extend past the front of the house; storage buildings must be permanent and stick-built on site, with approval; no junked, inoperable or unlicensed vehicles or trailers; trailers, boats, campers and rarely used vehicles must be garaged or out of view from the street; no business or commercial activity on the property.

Contact for agents and closing attorneys

Email is the best way to reach the board for closings.

How	Details
Email	heritageglennc@gmail.com
Phone	(336) 278-1770 (voicemail)
Mail	Heritage Glen POA, P.O. Box 398, Alamance, NC 27201
Website	heritageglennc.com

The board is all volunteers, so please send closing requests early.