

Lake Royale

Property Owners Association

WELCOMES YOU!



10/30/24

Welcome - Lake Royale is a gated private community located in Central North Carolina mid-way between Raleigh and Rocky Mount. Lake Royale encompasses roughly 3,000 acres which completely surrounds the lake. The lake is fed by Cypress Creek and numerous springs. Presently, there are well over 1,000 residential structures, around 3,000 residential parcels and 2,000 multi-use parcels. If you've ever wished for one of those perfect places, the kind where you could be like a kid again and go to summer camp, or join your kids at summer camp, you'll love Lake Royale. It's a place to unwind, find recreation and experience life the way it's meant to be!



Amenities - At the heart of our Resort Community is a 345-acre lake with boating, fishing, swimming and water sports, but that's just the beginning. Within the community are a variety of amenities for the private use of community members and their guests. Just to list a few..... a community swimming pool, pickleball court, tennis court, basketball court, a lakeside clubhouse for meetings and community events, an open-air Pavilion for gatherings, two beaches, multiple docks, boat launches, outdoor fitness park, a campground suitable for large RV's or motor homes, parks, playgrounds and acres of wooded areas. The River Golf Course is an 18-hole golf course located at The River entrance and open to the public.



History - Lake Royale was formerly part of the Seven Paths farming community. In 1970, members of the American Realty Corporation started to purchase land. The land along the banks of Cypress Creek was cleared, a dam constructed, and thus the beginning of Lake Sagamore. In 1972, American Realty built the lodge and started selling lots on the west side. In 1977, Lake Sagamore was purchased by the National American Corporation (NACO) and the name was changed to Lake Royale. The back nine holes of the golf course were opened for play in 1987, while the front nine were completed in the spring of 1990. The Property Owners Association (POA) built their administration building at the entrance to the lake, shortly thereafter.

The lake is man-made. Approximately 250' above sea level, it consists of 345 acres, with a length of 3.25 miles and a maximum lake depth of 30'. The shoreline is about 13 miles long. The main road around the lake is Sagamore Drive, which is 9.75 miles. There are over 60 miles of roads, a 1,200-foot dam, and a 288-foot concrete spillway.

The lake is governed by a Board of Directors, which is elected by the property owners. A Building Committee, Finance Committee and Board of Adjustments are among the many support groups of the POA.

One of the most appealing features, of the community, is the Lake Royale Company Police Department which provides 24-hour law enforcement services to the community. In addition, there is a maintenance crew and janitorial crew (for the clubhouse, comfort stations, common areas, etc.).

LRPOA Main Office

Hours of Operation: Monday – Friday 8:30am – 5:00pm					
(Physical) 101 Cheyenne Dr. Louisburg, NC 27549		(Mailing) 9022 Lake Royale Louisburg, NC 27549	<u>Main Number with Extension</u>	<u>Direct Number</u>	<u>Email Address/Website</u>
Main Office			252-478-4121		
General Manager		Hugh Henkel	252-478-4121 Ext. 150	252-220-9335	hugh.henkel@fsresidential.com
Accounting Manager	Financials	Cindy Coppedge	252-478-4121 Ext. 135	252-377-4723	cindy.coppedge@fsresidential.com
Administrative Assistant	Front Desk & General Information	Kaylen Matthews	252-478-4121 Ext. 100	252-220-5614	kaylen.matthews@fsresidential.com
Administrative Assistant	Front Desk & General Information	Ashley Webster	252-478-4121 Ext. 105	252-220-5617	ashley.webster@fsresidential.com
Administrative Assistant	Billing & Property Accounts	Barbara Wood	252-478-4121 Ext. 125	252-624-0090	barbara.wood@fsresidential.com
CC&R Manager	Building & Permitting	Jason Rogers	252-478-4121 Ext. 120	252-221-9440	jason.rogers@fsresidential.com
CC&R Coordinator	Property Non-Compliance	Jennifer Voliva	252-478-4121 Ext. 130	252-362-3084	jennifer.voliva@fsresidential.com
Lifestyle Events	Community Events	Denise Walsh			Email Address: events@lrpoa.com Facebook: Lake Royale Events and Activities
Royale Reporter	Newspaper: Advertising, Articles, Calendar with Events, Clubs, and Committees	Gidget Carpenter			royalereporter@lrpoa.com

LRPOA Maintenance Department

<u>105 Wichita Way</u>			<u>Main Number with Extension</u>	<u>Direct Number</u>	<u>Email Address</u>
Maintenance Director	Community Property Maintenance & Groundskeeping	Robert Farron	252-478-4121 Ext. 250	252-565-0630	robert.farron@fsresidential.com

Gate House

<u>103 Cheyenne Dr.</u>			<u>Main Number with Extension</u>	<u>Direct Number</u>	<u>Email Address</u>
24 Hour Front Gate	RFID, Boat/Golf Cart stickers, Checkout Equipment	Jennifer Volk (Manager)	252-478-4121 Ext. 380	252-478-3028	jennifer.volk@fsresidential.com

The River Golf Course at Lake Royale

<u>170 Clear Water Rd.</u>			<u>Main Number with Extension</u>	<u>Direct Number</u>	<u>Email Address/Website</u>
The River Golf – General Line			252-478-3832 Ext. 2		www.rivergolf.net
PGA Professional		Randy Davis	252-478-3832 Ext. 2		randy.davis@fsresidential.com
Administrative	Accounting	Julia Irwin	252-478-3832 Ext. 5	252-478-3832 Ext. 5	julia.jeterirwin@fsresidential.com
Superintendent	Superintendent	Jeff Johnson	252-478-4121 Ext. 640	252-481-5445	jeff.johnson@fsresidential.com
Maintenance	Golf Course Maintenance & Groundskeeping	Jake Harper	252-478-4121 Ext. 640	252-481-5445	jake.harper@fsresidential.com

Lake Royale Company Police Department

<u>100 Cheyenne Dr.</u>		<u>Main Number with Extension</u>	<u>Direct Number</u>	<u>Email Address/Website</u>
***Dial 9-1-1 for Emergency Assistance (Police/Fire/EMS) ***				
LRCPD Office		252-478-3170		www.lrpdnc.com
Non-Emergency Dispatch		919-496-2511		
LRCPD Chief	James Greene	252-478-4121 Ext. 355	252-378-9216	jgreene@lrpcd.com
LRCPD Anonymous Tip Line		252-558-0089		

Utilities

Duke Energy Progress	Electricity	1-800-452-2777		www.duke-energy.com
Central States Water Resources (CSWR) (Red Bird Utility Operating Company)	Water	1-855-565-5273		www.centralstateswaterresources.com support@redbirduoc.com After notifying Red Bird of water issues (name, street address, time, and date of water issue, notify consumer.services@PSNCUC.com and hugh.henkle@fsresidential.com
** Trash Pick-up/Phone/Internet/TV – Google available local providers in our area **				

Emergency Exits

East Gate	162 Nashua Dr.
Front Entrance	101 Cheyenne Dr.
Northwest Gate	between 205 Eagle Dr. & Star Mart Convenience Store
Southeast Gate	between 507 Osage & 407 Topaz Dr.

Lake Royale Amenities

Apache Landing	705 Sagamore Dr.	POA Boat Dock
Arapaho Landing	201 Sagamore Dr.	POA Boat Dock
Big Horn Landing	139 Big Horn Cv.	POA Boat Dock
Chippewa Landing	551 Sagamore Dr.	POA Boat Dock
Clubhouse Landing	111 Sagamore Cv.	POA Boat Dock/Clubhouse/Convenience Store/Beach/Picnic tables/Volleyball/ POA Kayak Rack
Crow Landing	367 Sagamore Dr.	POA Boat Dock
Moccasin Landing	139 Sagamore Dr.	Boat Dock/Boat Launch/POA Kayak Rack
Pontiac Landing	301 Sagamore Dr.	Boat Dock
Squaw Landing	1640 Sagamore Dr.	Boat Dock
Rocketship Park	114 Pontiac Cv.	Park/Playground/ Outside Exercise Facility/Picnic Tables/Boat Dock
Big Horn Park	156 Big Horn Cv.	Tables/Bench
Harmony Grounds Park	144 Osage Dr.	Park/Adolescent Playground/Covered Picnic Shelter with picnic tables/Horseshoes/Shuffleboard/ Tennis Court/Bath House
Pavilion Park	130 Chuckwagon Dr.	Boat Launch/Mini-Golf/Covered Picnic Shelter/Beach/Restroom/Shuffleboard/Volleyball/Horseshoes/Picnic Table/POA Kayak Rack
Rustler Park	123 Rustler Cv.	Playground/Picnic Table
Cypress Creek Park	835 Sagamore Dr.	Park
Walking Track	105 Wichita Way	Asphalt Walking Track/Open Area
Disc Golf - "Cruising Course"	Visit Site for Maps/Locations →	https://udisc.com/courses/lake-royale-cruising-course-B77e
#1 Moccasin Comfort Center	134 Sagamore Dr.	Bath House/Laundry/POA Rental Camp sites/Basketball Court/Pickleball Court **Dump Station
#2 Papoose Comfort Center	1640 Sagamore Dr.	Bath House/Pool/Picnic Tables
#3 White Eagle Comfort Center	110 White Eagle Dr.	Bath House **Dump Station
#4 Osage Comfort Center	144 Osage Dr.	Bath House/Park **Dump Station
#5 Cree Comfort Center	343 Cree Dr.	Comfort Center
Lake Royale Main Office	101 Cheyenne Dr	Lake Royale POA Main Office
Mail Facility	100 Cheyenne Dr.	Post Office (USPS)
Lake Commons	100 Cheyenne Dr.	Lake Royale Police Department/Retail Shops
The River Golf Course at Lake Royale	170 Clear Water Rd.	Golf Course/Clubhouse/Restaurant

Royale Reporter Locations

** Monthly Royale Reporters should be updated and replaced at the locations below after the 5 th of every month. **							
LR Mail Facility	100 Cheyenne Dr.		LR Clubhouse	111 Sagamore Cv.		#2 Papoose Comfort Center/Pool	1640 Sagamore Dr.
LRPOA Main Office	101 Cheyenne Dr.		Pavilion	130 Chuckwagon Dr.		#4 Osage Comfort Center	144 Osage Dr.
The River Golf Clubhouse	170 Clear Water Rd.		#1 Moccasin Comfort Center	134 Sagamore Dr.			

Franklin County

Nash County

franklincountync.gov				nashcountync.gov	
Franklin County Planning Dept.	919-496-2909	Franklin County Animal Control	919-496-3032	Nash County Planning Dept.	252-459-9809
Franklin County Environmental Health	919-496-2533 Ext 5	Franklin County Solid Waste (1715 Sledge Rd.)	919-340-4670	Nash County Environmental Health	252-459-9829
Franklin County Tax and GIS Map	919-496-2172			Nash County Tax and GIS Map	252-462-2676



How to sign up, and sign into CONNECT



Step 1:	Log onto https://lakeroyale.connectresident.com
Step 2:	Click Log In button and select the option to Create Account
Step 3:	Follow on screen prompts
In CONNECT you can: *Update Communication Preferences *Access community forms and documents *Pay association fees *Communicate with your Property Manager, Board Members, and neighbors *And so much more!	
If you have questions or require assistance please call our FirstService Residential Customer Care Center at 1-800-870-0010 .	



HOW TO MANAGE AND PAY YOUR CHARGES AND DUES ONLINE



The LRPOA fiscal year of the Association shall begin on the first day of April and end on the last day of March of each year. Property Owners are responsible for paying dues even if they own an empty undeveloped property. Please ensure your contact information (mailing address/email/phone numbers) is correct on your account, so there is no delay on receiving important information. *****Dues Payments are no longer accepted at the LRPOA Main Office.***

Step 1:	Visit login.clickpay.com/firstservice , click Register , and create online profile.	? ! ?	Account Already Exists? If you receive a message stating that an account already exists, you have already been pre-registered within ClickPay. Click the link within the activation email sent to you or simply request a password reset link to gain you access to you existing profile.
Step 2:	Enter the FirstService Residential Account number found on your statement, and the last name on the property.	? ! ?	Last name entered not working? Try the co-owner last name or if a business, the full name of the business associated with your account.
Step 3:	From the home screen, select Auto Pay in order to setup automatic recurring payments or select Pay Now to make one-time payments.	? ! ?	Adding a Payment Option When setting up one-time or automatic payments, you be required to select a new or existing payment option, including e-check (ACH) for FREE or credit and debit card for a nominal fee.
Need Additional Help? Visit www.ClickPay.com/gethelp or call 1-888-354-0135 (option 1)			

United States Postal Service

125 N MAIN ST
LOUISBURG, NC 27549-9998

Phone 919-496-1084

Fax 919-496-1186

1-800-ASK-USPS® (800-275-8777)

Message from your local USPS:

- All mail should be addressed to your mailing address (ex. 123 Lake Royale). Any mail addressed to your physical address will be returned to the sender.
- All Packages should be addressed to both your addresses in case the package is delivered by another courier (ex. 123 Lake Royale /123 Sagamore Dr. all on the same line)
- Do not use **PO Box** 123 or **Box** 123 in your address. This mail may get attempted at the Louisburg Post Office, then returned.
- If you have a PO Box at the Bunn Post Office and you are ordering packages, you should address your packages 313 Main St # (PO BOX #) (ex. 313 Main St. #123 Bunn, NC 27508 this would be for PO Box 123).
- There should be no packages addressed only to your physical address. These packages will be returned going forward.
- All Packages will be left at the Lake Royale Mail Facility for pickup. You will **NOT** need to come to the Louisburg Post Office unless your package requires a signature or extra postage. You will receive a pink notice in your mailbox if this is the case. If you receive a white notice (2nd notice) in the mailbox, your package is still at the Lake Royale Mail Facility even though it states 125 N. Mains Street. Those notices are computer generated and will always say the local post office, we have no way of changing the USPS system to state Lake Royale Mail Facility.

*****Please reach out to the United States Postal Service with any questions or concerns with your mail*****

<u>Update!!!</u> Please ensure all of your contact information is correct in CONNECT https://lakeroyale.connectresident.com	<u>Adding a structure to your property?</u> An approved LR Permit may be required BEFORE placement/construction on your property (approved County/State Permitting may be required as well). *Applications are available on CONNECT, and at the POA Office	<u>Doing some digging?</u> Any area of soil disturbance of 100 sq.ft. or larger (excluding gardens) will require an approved LR Permit *Application available on CONNECT, and at the POA Office	<u>Sign up for your 3 minutes!!!</u> Board of Directors Meetings Meetings are held at the LR Clubhouse every 4th Thursday at 7:00pm *date & time is subject to change
<u>CERT</u> <u>Community Emergency Response Team</u> lakeroyalecert@gmail.com Robert Styers 252-366-1042 (**Provides loaner medical equipment, etc)	<u>Membership Cards</u> New cards are issued each year after dues have been paid and payment has been processed in our system * New completed form required each year. * ALL ID's must match property owners ID.	<u>REACH OUT!!!</u> Your current Board of Directors email addresses are posted on CONNECT https://lakeroyale.connectresident.com	<u>Duke Energy Progress:</u> tree debris management https://www.duke-energy.com/community/trees-and-rights-of-way/how-we-manage-trees/tree-debris

<u>LR Rental Options</u> ➤ Clubhouse ➤ Pavilion ➤ LR Campsites ➤ LR Boat Docks (\$25 deposit/waiting list) ➤ LR Kayak Racks (no deposit/waiting list) *Submit completed Applications to the POA Office	<u>Where are you?</u> Property address should be posted (within your property lines) on either side of your driveway where it is visible from the road. Numbers should be at least 3 inches in height. Preferred Sign: Green Reflective Sign Reflective Numbers Double Sided (seen from both directions)	<u>ENCROACHMENT</u> Before placing/constructing any structure in the road right-of-way easement you will need to submit a FREE Encroachment Agreement to the POA Office for possible approval from the BOD *Application available on CONNECT, and at the POA Office	<u>Long Term Rental of Residential Property</u> ➤ Application Required ➤ Background Check ➤ 1 Year Agreement (minimum) ➤ \$100.00 fee (non-refundable) *Application available at the POA Office
<u>Danger!!!</u> Contact the LRCPD with vehicles parking in the road causing dangerous conditions 911	<u>X REMOVED X</u> The LRPOA Main Office <u>no longer</u> offers faxing or notary services	<u>FUN TIMES!!!</u> Check the..... ➤ Royale Reporter ➤ <i>Facebook:</i> Lake Royale Events and Activities *Current Membership Cards are required to attend most events	<u>Leaf Management</u> Please do not blow leaves into..... ➤ Easement/Ditch ➤ Lake ➤ Neighboring Properties NO BURNING IN THE DITCH/EASEMENT (Property Owners are responsible for maintaining driveway culvert pipes, and keeping them free and clear of debris)

