

COMMUNITY OVERVIEW & FREQUENTLY ASKED QUESTIONS



Cornelius Woods, a 55+ active adult community, is planned to open in late 2019. There will be 111 total residences – 100 condos in 4-story buildings with elevators and 11 ranch-style villas. The well-designed floor plans, ranging in size from 870 to 2,000+ square feet, will feature open layouts, corner units with windows on two walls, 9-foot ceilings, walk-out patios or balconies, private storage, garages or covered parking, and many options to customize your new home with beautiful finish selections of carpet, paint, granite, tile and hardwood. The community is located in beautiful downtown Cornelius – and minutes from Lake Norman, as well as local shopping, restaurants, parks and other attractions.

For more information or to reserve your new home, contact us at 704.312.9484 or CorneliusWoods.com.

What is a “55+ community?”

These neighborhoods are HUD-registered subdivisions that are able to control who moves in, based on age. They are also called “Senior Communities,” “Active Adult Communities” and “Retirement Communities.”

In compliance with the Federal Fair Housing Act, 55+ communities are required to have at least one person over the age of 55 in 80% of the homes. The other 20% can be seniors or younger family.

What are the Condominium Owners’ Board and Association – and what do they do?

The Condominium Owners’ Board enforces the rules that are in place in the community to have it operate smoothly and amicably. They can hire an outside property management company to oversee day-to-day operations of the association.

The Condominium Owners’ Association controls the exterior of all homes as well as driveways, lawns, landscaping, lighting and entrance improvements. Basically, the homeowner controls the inside of their home and the Association maintains and manages everything else. Monthly COA fees are required to cover the cost of these services. The on-site Ministry & Community Center is managed by Mt. Zion United Methodist Church.

What services does my monthly COA fee cover?

- Lawn and landscaping care – watering, grass cutting, weed control, fertilization, mulching, edging, pruning and flower installation
- Snow removal from sidewalks and driveways
- Lighting of the entry and grounds
- Maintenance of the exterior of your house
- Fire and liability insurance on the structure of the home
- Establish reserve for future replacement of outside elements such as roofs, driveways, etc.

Are pets allowed in the community?

Yes. All animals, when outdoors, should be on a leash and be under the supervision of a responsible individual who will immediately clean up all pet waste. Pets are limited to two dogs or cats, 30 lbs. and under. No aggressive dog breeds allowed.

Am I able to rent a home?

There are a limited number of home rentals allowed, per COA.

Can my grandchildren and others under 55 visit?

Of course! Your guests are welcome at Cornelius Woods. Check with the community manager for current policies on guest parking and other details.