

WhiteBridge Estates – Community Development and Governance

Overview

WhiteBridge Estates is a planned, small-scale development limited to a maximum of 15 residential lots/units (Phase I), in accordance with applicable local and state regulations. Our intention is to preserve as much natural landscape and green space as possible to support local wildlife and maintain a tranquil rural environment.

This is a private, limited-access community intentionally designed for individuals seeking a peaceful, faith-centered lifestyle grounded in self-sufficiency and stewardship. As such, WhiteBridge Estates is not open to the general public, and residency is subject to a formal application and approval process.

Core Principles and Governance Highlights



Zoning and Environmental Stewardship

Development will prioritize environmental sustainability with a focus on preserving green areas and minimizing ecological disruption. We are committed to using native landscaping, water conservation methods, and sustainable land practices to protect the surrounding ecosystem.



Residency Requirements

WhiteBridge Estates is an intentionally designed community for individuals seeking a peaceful, faith-centered lifestyle rooted in simplicity, stewardship, and self-sufficiency. In order to preserve the integrity and shared values of the community, the following requirements apply:

- **Age & Veteran Status:**
 - Primary residency is limited to:
 - Individuals aged **55 and older**, or
 - **Honorably retired U.S. military veterans** who are aged **40 and older**, with a **minimum 70% VA disability rating**.
- **Household Limitations:**
 - Residency is capped at **two persons per lot**.
 - Cohabitation within a single unit is limited to **legally married couples** or **individuals in a legally recognized familial relationship**.

- Other living arrangements (e.g., siblings or close friends) are welcome to **purchase adjacent lots**, if available.
 - **Financial Stability:**
 - All applicants must demonstrate **financial self-sufficiency** and the ability to sustain long-term homeownership, including:
 - A financial review to ensure residents can cover property costs, entrance fees, and basic living expenses
 - No recent history of foreclosure, chronic debt delinquency, or eviction (exceptions may be reviewed case-by-case with supporting documentation)
 - **Screening Process:**
 - Applicants must undergo:
 - A criminal background check
 - A **community compatibility questionnaire**
 - Submission of **character references** from credible sources (e.g., clergy, local business owners, charitable organizations, or military personnel)
 - **Gender Designation:**
 - Eligibility for residency will be based on the applicant's **legal gender** designation at the time of application, as documented in official records.
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Community Governance

- WhiteBridge Estates follows a **resident-led governance model**.
 - All internal policies, rules, and amendments to community bylaws must receive at least **75% approval** from residents and must comply with all local, state, and federal laws.
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Entrance Fees and Property Ownership

- **All lots are privately owned. Lot leasing is no longer available.**
- An **entrance fee** is required for all new residents, beginning at **\$50,000 and above**, depending on lot size and available infrastructure.
- Infrastructure and property development costs may be partially offset through participation in the **Sweat Equity Program**, allowing qualified residents to contribute labor toward community development in exchange for credits. **Family members may also participate in the Sweat Equity Program on behalf of applicants or residents, provided the work is approved and logged in accordance with program guidelines.**

Faith-Based Orientation

WhiteBridge Estates is founded on Christian principles. While we welcome respectful diversity of beliefs, public displays of religious, political, or ideological affiliations (e.g., flags, signs, or banners) are not permitted on exterior lot spaces or common property. The U.S. flag and official military service flags are permitted and encouraged. Interior home décor is left to the discretion of the homeowner.

Self-Sustainability and Animal Policy

To support our self-sustaining mission:

- Resident-managed **chicken coops** are permitted for egg production and agricultural learning.
 - A review process will be in place for **other animals or pets**, based on compatibility with the shared rural environment, behavior history, and the owner's ability to provide responsible care and control.
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Household Composition

- Residency within a single unit is limited to **legally married couples** or **individuals in a legally recognized familial relationship**.
 - Other arrangements (such as same-gender siblings or close friends) are welcome to **purchase adjacent or nearby lots** if available.
 - **Gender designation** for residency eligibility will be considered based on the applicant's legal documentation at the time of application.
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Safety and Conduct

- Firearm ownership, including open and concealed carry, is permitted in accordance with local, state, and federal regulations.
 - Any conduct that leads to law enforcement involvement or causes discomfort to 50% or more of residents may result in **community disciplinary review or dismissal** from the community association.
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Solicitation and Internal Commerce

- External solicitation is **strictly prohibited** within the community.

- However, **internal commerce among residents is encouraged**, particularly among those offering trades, services, or goods that support the community's self-reliant mission.
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Guest and Visitation Policy

To protect community peace and privacy:

- A structured guest visitation policy will be enforced in residential zones.
 - Shared spaces are being planned for **entertaining guests** without disrupting fellow residents.
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Development Timeline

WhiteBridge Estates development is actively underway. We are currently in the land-clearing phase, working with local landscapers to create a natural, restorative environment that reflects the beauty of the surrounding countryside.

We are coordinating with the local planning commission to ensure full compliance with **all regulatory requirements** through every phase of construction and growth.

While rising construction costs have delayed home availability, we remain focused on providing **affordable homeownership options** for those who have worked hard, saved diligently, and now seek to downsize into a simple, principled life of purpose.

A Vision Guided by Faith

WhiteBridge Estates is built on the belief that a purposeful life starts with strong values, community accountability, and God's perfect timing. We are committed to nurturing a community where residents live with dignity, peace, and gratitude—surrounded by nature, faith, and like-minded neighbors.