
WhiteBridge Estates

Community Development & Governance Document

Phase I · Confidential

Prepared by WhiteBridge Estates Administration | Suffolk, Virginia | 2026

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SECTION 1

Overview

WhiteBridge Estates is a planned, small-scale development limited to a **maximum of 20 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**.

SECTION 2



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 **60 and older**, OR

- **Honorably retired U.S. military veterans** aged 55 and older
 - **Disabled veterans** with a minimum **80% VA disability rating**
 - **First Responders and Law Enforcement Officers** aged 60 and older
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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.
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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)
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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.

SECTION 3

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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SECTION 4

Entrance Fees and Property Ownership

- A **one-time Entrance Fee** is required for all new residents. This fee secures **long-term residency rights** within the community and supports the development and maintenance of shared infrastructure.
 - Residents **do not own the cottage or land**. WhiteBridge Estates operates on a **long-term lease model**, giving residents the right to occupy their cottage without the responsibilities of homeownership, property taxes, or exterior maintenance.
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Sweat Equity Program (Optional)


Qualified applicants may **reduce a portion of their Entrance Fee** by participating in approved community development activities. Residents — or their family members — may contribute labor toward designated projects and receive **credits applied to the Entrance Fee**. All work must be **pre-approved, documented**, and completed according to program guidelines.

SECTION 5

Faith-Based Orientation

WhiteBridge Estates is founded on principles of **spiritual wellness, personal integrity, mutual respect, peaceful living,** and **stewardship** of both community and nature. We welcome residents from diverse backgrounds who value a quiet, purposeful, and community-minded lifestyle.

To preserve a peaceful and unified environment, **public displays of political, ideological, or organizational messaging** — including signs, banners, or flags — are **not permitted** in exterior residential spaces or common areas.

 The **U.S. flag** and **official military service flags** are permitted and encouraged. Interior home décor and personal spiritual practices within private residences remain at the **discretion of the resident**.

SECTION 6

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.

SECTION 7

Household Composition

Residency within each cottage is limited to either:

- **One individual resident**; OR
- **One legally married couple**, with documentation of marriage required during the application process.

To preserve the intended character, size limitations, and governance structure of the community, occupancy by **unrelated cohabitating adults**, extended family groupings, roommates, or multi-family living arrangements is **not permitted**. Each residence is intended for a **maximum occupancy of two persons**.

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.

SECTION 8

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 **70% or more of residents** may result in a **community disciplinary review** or dismissal from the community association.

SECTION 9

✗ Solicitation and Internal Commerce

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

- **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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SECTION 10

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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SECTION 11

Development Timeline

WhiteBridge Estates development is **actively underway**; model home delivery is expected in **Q1 2027**. 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.

Milestone Summary: Land-clearing phase currently in progress | Model home delivery targeted for **Q1 2027** | Full regulatory compliance coordination ongoing

SECTION 12

★ Pest Control & Move-In Inspection Policy

To protect the **health, safety, and cleanliness** of the community, WhiteBridge Estates maintains strict **pest-prevention standards**. These policies apply to all incoming residents and throughout the duration of residency.

Move-In Pest Inspection Requirement

All incoming residents must ensure that any furniture, mattresses, upholstered items, or large personal belongings brought into the community are **pest-free**.

Residents may satisfy this requirement by providing:

- A **professional pest inspection report**; OR
- A **certification from a licensed pest control company** confirming that all items are free of bed bugs, roaches, and other pests.

WhiteBridge Estates reserves the right to **deny move-in** of any item that appears contaminated or high-risk.

Prohibited High-Risk Items

To reduce the risk of infestation, the following items **may NOT be brought into the community**:

- Used mattresses
- Used upholstered furniture
- Items from storage units
- Items acquired from thrift stores, yard sales, or unknown sources

Exceptions may be reviewed on a **case-by-case basis** with proper certification.

Quarterly Community Pest Control

WhiteBridge Estates provides **quarterly community-wide pest control services**, including:

- Preventive treatments
- Inspections of common areas
- **Septic-safe and well-safe** pest management

These services are **included in the monthly rental fee**.

Resident Responsibility for Infestations

If an infestation is traced to a **resident's personal belongings or actions**, the resident is responsible for:

- The cost of **treatment inside their unit**
- Any additional **remediation** required
- Compliance with all **pest-control instructions**

If the infestation is **structural or environmental**, the community will cover the cost.

Immediate Reporting Requirement

Residents must **promptly report** any signs of: **bed bugs, roaches, ants, rodents**, or other pests. Early reporting protects the entire community and prevents escalation.

SECTION 13

Animal & Pet Policy

WhiteBridge Estates supports **responsible pet ownership** while maintaining a safe, peaceful, and sanitary environment for all residents. The following policies apply to all animals kept within the community.

Permitted Animals (with prior approval)

- One **dog**
- OR up to **two indoor cats**
- Up to **four hens** (no roosters permitted)
- **Service animals** as defined by law
- **Emotional Support Animals (ESAs)** with proper documentation

All animals must be **well-behaved, non-aggressive**, and compatible with a senior-living environment.

Prohibited Animals

- Large dogs **over 70 lbs**
 - **Aggressive breeds** or any dog with a history of biting
 - Outdoor or **free-roaming cats**
 - **Roosters**
 - **Exotic animals** (reptiles, rodents, birds, ferrets, etc.)
 - Wildlife feeding or keeping **wild animals**
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Pet Fee

A **monthly pet fee of \$100 per pet** applies to dogs and cats. This fee supports additional sanitation, wear-and-tear, and community maintenance needs. **Service animals and ESAs are exempt** from the pet fee but must still follow all behavior, cleanliness, and safety rules.

Responsible Party Requirement

All residents who keep an animal must designate a **Responsible Party** who agrees in writing to legally take possession of the animal, remove the animal from the community, and provide care for the animal in the event of:

- Resident hospitalization or incapacity

- Policy violations or failure to properly care for the animal
- Resident relocation or death

This ensures **no animal is ever abandoned** or left without care.

Behavior & Cleanliness Requirements

All animals must:

- Be **housebroken**
- Be kept **under control** at all times
- Not **disturb neighbors** with noise or behavior
- Not **damage property**
- Be kept **clean and free of odors**
- Be **vaccinated and spayed/neutered**

Residents are responsible for all **damages or additional cleaning** caused by their animal.

Chicken & Coop Standards

Residents keeping hens must:

- Maintain a **clean, odor-free coop**
- Secure the coop from **predators**
- Store feed in **sealed containers**
- Prevent **noise or nuisance**
- Follow all **sanitation guidelines**

No commercial egg production or sales are permitted.

Removal of Animals

WhiteBridge Estates reserves the right to require **removal of any animal** that: becomes aggressive, causes repeated disturbances, creates sanitation issues, violates community rules, or is

not properly cared for. If removal is required, the **Responsible Party must take possession** of the animal immediately.

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