Dear Prospective Resident,

Thank you for requesting information about Carol Woods, an accredited, not-for-profit continuing-care retirement community that began 44 years ago and continues to build on its national reputation for excellence. We welcome you to learn more about why people choose our community:

- **Beautiful campus**: Located on 120 wooded acres, cottages and apartments are nestled around the mile-long Harkness Circle used by residents for walking, biking and birdwatching.
- **Resident-driven model**: Residents organize and manage close to 100 committees and special interest groups including advisory committees. Four residents serve on the board of directors.
- **Exceptional health care**: We provide a comprehensive and coordinated range of health and support services that reflects the community’s exceptional commitment to supporting the well-being of all residents.
- **Dementia-inclusive community**: Unlike most other retirement communities, Carol Woods is a dementia-inclusive community and doesn’t have a separate memory care unit. We believe that integrating persons living with dementia is a better approach.
- **Financial stability**: Carol Woods has an “A+ with Stable Outlook” rating from Standard & Poor’s, an actuarial base, strong reserves, and sound practices that assure financial security for the future.

Residents enjoy an active lifestyle of learning, growing, and contributing to both Carol Woods and the community at large. Residents come from different backgrounds, religions, lifestyles, and viewpoints to create an inclusive and welcoming community. Residents must be physically and cognitively independent when they join our community and have access to our exceptional higher levels of support when and if needed.

The wait time for a move to Carol Woods will vary according to your choice of accommodations. For a one-bedroom apartment, we are seeing a average wait of nine years. For homes with two bedrooms, we are experiencing a minimum wait of 13 years with most having at least a 16-year wait. We advise you to put your name on the Priority List well in advance of the time you would like to move and to have alternatives in case you don’t get an offer in your timeframe. Getting on the Priority List requires a $1,500 deposit, $1,000 of which is refundable or put toward your entry fee.

The best way to learn more is by attending our monthly Virtual Information Session on Zoom. To sign up for a session, visit the “contact us” page at www.carolwoods.org. You can also find pictures, videos, and 3D floorplans online. After you attend a Virtual Information Session, you will receive a link to sign up for an on-campus tour to see our common areas and Health Center. **If you have questions, please contact Sheril Sheppard at (919) 918-2630 or ssheppard@carolwoods.org.**

Again, thank you for your interest in Carol Woods.

Sincerely,

Jordan Medlin
Manager of Admissions and Public Relations
919-918-3294 jmedlin@carolwoods.org

Sheril Sheppard
Administrative Coordinator of Admissions & Public Relations
919-918-2630 ssheppard@carolwoods.org

*Carol Woods is an accredited, not-for-profit community.*
### Carol Woods - Recent Wait Times

This graph shows the wait ranges and medians that we have recently experienced (updated December 2023).

<table>
<thead>
<tr>
<th>FLOOR PLAN TYPE</th>
<th>WAIT RANGE IN YEARS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3  4  5  6  7  8  9 10 11 12 13 14 15 16 17 18 19+</td>
</tr>
<tr>
<td><strong>Apartments</strong></td>
<td></td>
</tr>
<tr>
<td>Studio, 507 sq. ft. (number of units = 15)</td>
<td></td>
</tr>
<tr>
<td>One Bedroom, mostly 695 sq. ft. (75)</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom, 910 sq. ft. (35)</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom Large + XL 1,042-1,160 sq. ft. (9)</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom w/ Den 1,292-1,405 sq. ft. (15)</td>
<td></td>
</tr>
<tr>
<td><strong>Original Cottages</strong></td>
<td></td>
</tr>
<tr>
<td>One Bedroom, 678 sq. ft. (14)</td>
<td></td>
</tr>
<tr>
<td>One Bedroom w/ Den, 801 sq. ft. (26)</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom, 957 sq. ft. (25)</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom w/ Den, 1,078 sq. ft. (24)</td>
<td></td>
</tr>
<tr>
<td><strong>Duplex Cottages</strong></td>
<td></td>
</tr>
<tr>
<td>One Bedroom w/ Den Duplex, 1,343 sq. ft. (16)</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom w/ Den Duplex, 1,538 sq. ft. (34)</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom w/ Den + Sunroom Duplex, 1,855 sq. ft. (12)</td>
<td></td>
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<tr>
<td><strong>Town Homes</strong></td>
<td></td>
</tr>
<tr>
<td>Two-Three Bedroom Town Homes, 1,579-1,884 sq. ft. (14)</td>
<td></td>
</tr>
<tr>
<td><strong>Early Acceptance</strong></td>
<td></td>
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<tr>
<td>Early Acceptance/Off-Campus Program</td>
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</tbody>
</table>

—Shaded areas indicate the wait range for each unit type. Black dots indicate the median wait where half of the move-in had waits above this number and half had move-ins below this number. Gray shaded areas indicate that we haven't had availability of these unit types in 2022-23, which could increase demand. The numbers in parentheses indicate how many we have of each unit type.

—Cottages might have 60-240 added square feet because of an existing sunroom or Carolina room.

—This graph shows what we have experienced recently and doesn't factor in that more people are saying that they are ready to move each year. If those people are ahead of you, they will affect your wait.

—We have 1,775 on the Priority List and average 23 move-ins a year.
A UNIVERSITY TOWN SETTING
Carol Woods is set on 120 acres of rolling woodlands in Chapel Hill, home of the University of North Carolina. The stimulating college-town atmosphere is a magnet for active retirees. Chapel Hill is part of the Research Triangle, an area that includes the university cities of Durham and Raleigh, which is also the state capital. The Triangle is frequently cited in national surveys as one of the best places to live.

Life at Carol Woods is enhanced by the beauty and tranquility of a parklike campus. Walking, path winding through azalea gardens and stands of pine and hardwood trees, which attract numerous species of birds and other wildlife.

As Carol Woods grows, we take great care to protect the environment and preserve the natural beauty. The buildings at Carol Woods blend in and around the campus. Inside, the atmosphere is warm, relaxed, and welcoming.

CHARTING THE COURSE
Residents play an essential role in the governance and operation of Carol Woods. They serve on the 21-member volunteer Board of Directors, which also includes local community leaders.

Residents are informed and involved, and an active Residents Association ensures a voice in planning and policy-making. In fact, resident committees advise the professional management, planning and policy-making. In fact, resident committees advise the professional management, planning and policy-making.

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21-member volunteer Board of Directors, which also includes local community leaders. It is this dynamic collaboration of residents, staff, and board members that generates Carol Woods’ enormous creative energy and directs it toward the fulfillment of our mission.

THE ART OF LIVING AND LEARNING
Many Carol Woods residents continue their lifetime of learning through programs offered by UNC and other Triangle-area universities. Some residents audit classes; many attend campus workshops and seminars. Some continue to teach.

The universities also provide many opportunities for those who appreciate the arts. The UNC and Duke cultural calendars are full of theatrical productions; symphony, chamber music, and jazz concerts; performances by modern dance and ballet companies; and exhibitions of painting and sculpture.

Carol Woods residents also enjoy concerts and lectures without leaving campus. Our popular Wednesday evening concert series and Thursday evening programs feature presentations and performances by authors, scholars, artists, and entertainers.

In addition, there are groups of residents who meet regularly to read plays, review books, and enjoy music. And, of course, friends are always getting together to share a casual meal, to play cards, or just to enjoy each other’s company. One’s circle of friends seems to continually expand at Carol Woods.

Carol Woods had an unusual beginning, but one that assured its soundness and stability.

Unlike most retirement communities, Carol Woods was founded by people who planned to live here. It was a grassroots community effort, and almost everyone involved had a personal stake in the outcome. This personal commitment continues with today’s board, staff, and every new resident.

In the early 1970s, a small group of Chapel Hill residents formed a not-for-profit corporation with an all-local, volunteer Board of Directors to plan and develop the area’s first continuing care retirement community. They envisioned, in the words of one founder, “a retirement center that would be the envy of the industry, but affordable to many people—academic people, business people, professional people.”

Carol Woods opened in 1979 and, from the start, has maintained a level of excellence that surpasses even the most ambitious dreams of its founders.

Carol Woods is founded with a vision for the future.

Carol Woods is a community for those who are looking for more than security, planned health care, and the basic comforts of life. All of these are provided, of course, but it is just the beginning of what Carol Woods is all about.

Carol Woods is for those who want to expand their horizons, preserve their individuality, and make a difference in the lives of others.

A genuine spirit of community pervades Carol Woods. There is a commitment to each other and to the pursuit of excellence. This is one reason we are consistently recognized with national, state, and local awards for best practices.

The Carol Woods campus, facilities, and services are unsurpassed in quality. But what really sets us apart is the dynamic interaction of ideas, interests, and talents.

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Founded with a VISION for the FUTURE
Carol Woods is growing, learning, and contributing. A lifetime of LEARNING, GROWING, and CONTRIBUTING
A RICH DIVERSITY
Carol Woods owes much of its special character and appeal to the rich diversity of the resident population. From the beginning, we have attracted people from every part of the country and all walks of life. Carol Woods residents include homemakers and professionals from many fields—people with backgrounds in the worlds of business, education, health care, and the arts. People who come together with a wide range of talents and interests, choose to live at Carol Woods, brought together by a shared determination to enjoy life to the fullest and remain active and engaged. The result is a community of vitality and diversity. The admissions requirements for residency at Carol Woods are non-discriminatory with respect to race, creed, religion, gender, sexual orientation, and all other bases of non-discrimination.

RECREATION AND LEISURE
Over the years, Carol Woods residents have helped us discover a key to staying healthy: participating in meaningful activities and striving to enjoy life to the fullest. Our not-for-profit status means that our primary commitment is the health, well-being, and fulfillment of our residents. Therefore, we are well positioned to provide quality of life services and amenities for our residents. In keeping with our mission of being a community of high quality, we are committed to maintaining a physical and mental environment that is connected to the Social Hall, dining room, and health center by enclosed walkways.

The courtyards are clustered in neighborhoods with walkways defining the community commons. Floor covering, window treatments, and major appliances are provided, and garden space is available to all residents. Residents may furnish, decorate, and determine their homes to match their own personal tastes and interests. The auditorium can be set up for large social lounge, library, business center, and meeting space. The auditorium can be set up for concerts, lectures, dances, or meetings. A number of activities promote fitness and well-being, including exercise classes and water aerobics in our indoor heated pool. There is a fitness center, and a 120-acre campus for outdoor activities. Participation in outdoor activities is available on-site.

Carol Woods has long been recognized for pioneering better ways to provide health care. We were among the first to offer skilled care in a residential setting, which helps those who live in the community feel more at home stay in touch with the rest of the community. They contribute thousands of hours in volunteer service annually to scores of different organizations including churches, hospitals, libraries, and human service agencies. Residents also serve as officers and board members of charities and other community organizations.

A SELECTION OF RESIDENCES
The apartments at Carol Woods provide comfort and security in an environment that fits your own tastes and lifestyle. You may choose either a central apartment or garden-style cottage. The central apartments are designed for maximum convenience. These are located in those buildings that are connected to the Social Hall, dining room, and health center by enclosed walkways.

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CONTRIBUTING TO THE GREATER COMMUNITY
While enjoying the opportunities offered by Carol Woods and UNC, residents and staff have made enormous contributions to the community beyond our doors. Carol Woods bears witness to the power of partnerships. They contribute thousands of hours in volunteer service annually to scores of different organizations including churches, hospitals, libraries, and human service agencies. Residents also serve as officers and board members of charities and other community organizations.

ALL THE CONVENIENCES
The main building at Carol Woods is a hub of activity. It’s where residents can chat, banking, pick up their mail, or buy a gift for a friend. The community building also includes a large social lounge, library, business center, and meeting space. The auditorium can be set up for concerts, lectures, dances, or meetings. The spacious main dining room at Carol Woods is beautifully designed and well-equipped. There are also rooms that are reserved for private dinner parties.

The space, budget, pool and state of the art fitness center are open year round. And there’s a greenhouse where you can exercise your green thumb.

A FOCUS ON HEALTH AND WELL-BEING
One of the keystones of Carol Woods’ excellent reputation is our individualized, proactive, interdisciplinary team of professionals that work closely with each resident to define a comprehensive, coordinated program of health management. Physical health is not the only objective. Each resident’s full sense of well-being is supported—body, mind, and spirit.

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Carol Woods includes homemakers and professionals from myriad fields—people with backgrounds in the arts and business, education, health care, and the fine and performing arts. People representing a wide range of talents and interests, choose to live at Carol Woods, brought together by a shared determination to enjoy life to the fullest and remain active and engaged.

The result is a community of vitality and diversity. The admissions requirements for residence at Carol Woods are non-discriminatory with respect to race, creed, religion, gender, sexual orientation, and all other legally protected categories.

RECREATION AND LEISURE
Over the years, Carol Woods residents have helped us discover a key to staying healthy: A rich and varied selection of activities and interests. Our not-for-profit status means that our primary commitment, and creativity.

A SELECTION OF RESIDENCES
The apartments and cottage units at Carol Woods provide comfort and security in an environment that fits each resident's own tastes and lifestyle. You may choose either a central apartment or garden-style cottage.

The central apartments are designed for maximum convenience. These are located in buildings that are connected to the Social Hall, dining room, and health center by enclosed walkways.

The cottages are clustered in neighborhoods with easy walking distance of the community center. Floor covering, window treatments, and major appliances are provided, and garden space is available to all residents. Residents maintain, furnish, and decorate their homes to match their personal tastes and needs.

A COMMITMENT TO EXCELLENCE
Carol Woods was among the first to offer skilled care and a residential environment, which helps those who live in the community feel less isolated and able to stay in touch with the rest of the community.

The health center is probably very different from any you have seen. Rooms are grouped into small clusters, each with its own living and dining room. Each floor of the health center has a great room, and many of the furnishings are fine pieces donated by Carol Woods residents.

The health center also includes a full-service on-premise clinic staffed by board-certified geriatricians, two geriatric nurse practitioners, a staff of nurses, as well as physical and occupational therapists.

For those who may need assistance with personal care and other daily activities, residents may choose either an assisted living apartment or one of our garden assisted living homes that offer a more communal lifestyle.

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Carol Woods was among the first retirement communities to earn national accreditation, which is granted only to those that demonstrate excellence in governance, quality of life, quality of care, financial stability, and community services.

Carol Woods is one of a few communities in the country that hold an A rating from Standard & Poor’s, which is a strong demonstration of our stable financial outlook.

Carol Woods’ comprehensive program of services, coupled with a fee structure that provides maximum long-term value, is the most advantageous for the retiree who expects the unexpected, protection, peace of mind, and predictability of costs.

Campus life at Carol Woods is a hub of activity. It’s where residents can shop, write and edit the Carol Woods newsletter, and organize croquet tournaments. Nearby, there are课程, courts, lanes, and lanes for those who enjoy golf, tennis, bowling, fishing, and boating.

The spacious main dining room at Carol Woods is a hub of activity. It’s where residents come to do their banking, as well as physical and occupational therapists.

For those who may need assistance with personal care and other daily activities, residents may choose either an assisted living apartment or one of our garden assisted living homes that offer a more communal lifestyle.

A number of activities promote fitness and well-being, including exercise classes and water aerobics in our indoor heated pool. There is a fitness center, a pool and a 120-acre campus for outdoor activities. Memberships are available on-site.

Carol Woods has long been recognized for pioneering better ways to provide health care. We were among the first to offer skilled care in a residential environment, which helps those who live in the community feel less isolated and able to stay in touch with the rest of the community.

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A RICH DIVERSITY
Carol Woods owes much of its special character and appeal to the rich diversity of the resident population. From the beginning, we have attracted people from every part of the country and all walks of life. Carol Woods residents include homemakers and professionals from myriad fields—people with backgrounds in the arts of business, education, health care, and the arts. People alike come from a wide range of talents and interests, choose to live at Carol Woods, brought together by a shared determination to enjoy life to the fullest and remain active and engaged.

The result is a community of vitality and diversity. The admiring requirements for residence at Carol Woods are nonexclusive with respect to race, creed, religion, gender, sexual orientation, and gays expression.

RECREATION AND LEISURE
Over the years, Carol Woods residents have helped us discover a key to staying healthy: participating in meaningful activities and staying for excellence. Residents organize recreational and social activities. They plan their own lives and organize croquet tournaments. Forms of athletics range from tennis, golf, bowling, and hiking. There is a fitness center, a tennis court, and a lush 120-acre campus for outdoor activities. Many scenic walking trails are available on-site and inside the community. There is a fitness center with an indoor heated pool and state-of-the-art equipment. A number of activities promote fitness and well-being, including exercise classes and water aerobics in our indoor heated pool. There is a fitness center, and a lush 120-acre campus for outdoor activities. Many scenic walking trails are available on-site.

A FOCUS ON HEALTH AND WELL-BEING
One of the keystones of Carol Woods’ excellent reputation is our individualized, proactive, and holistic approach to health services. An interdisciplinary team of professionals works with each resident to define a comprehensive, coordinated program of health management. Physical health is not the only objective. Each resident’s full sense of well-being is supported—body, mind, and spirit. Carol Woods has long been recognized for pioneering efforts to improve health care. We were among the first to offer skilled care in a residential environment, which helps those who live in the home feel more secure. In addition, we stay in touch with the rest of the community.

The health center is probably very different from what you have seen. Rooms are grouped into small clusters, each with its own living and dining room. Each floor of the health center has a great room, and many of the furnishings are fine pieces donated by Carol Woods residents. The health center also includes a full-service, computerized clinical laboratory, by board-certified geriatricians, two geriatric nurse practitioners, a set of nurses, as well as physical and occupational therapists.

For those who may need assistance with personal care and other daily activities, residents may choose either an assisted living apartment or one of our gardens assisted living homes that offer a more communal lifestyle. From day one, the goal of all our health and well-being services is to maintain quality of life and enhance each individual’s capabilities. Rather than fitting you to a program, we adapt the program to fit you.

A COMMITMENT TO EXCELLENCE
Carol Woods was among the first retirement communities to earn national accreditation, which is granted only to those that demonstrate excellence in providing a wide range of services, including medical care, facilities, services, and resident life. Our innovative programming leading programs to be included, edited by retirement communities across the country, and recognized with national awards. To us, our tradition, we take pride in being at the leading edge of progress, and making sure we are well prepared for the future. We will continue developing innovative programs and setting standards for the industry. More important, we will continue to create and preserve an environment in which Carol Woods residents lead lives of purpose, fulfillment, and enjoyment.

We invite you to come for a visit and stay. We know your time can not be experienced in any the special spirit of community.

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Carol Woods was among the first retirement communities to earn national accreditation, which is granted only to those that demonstrate excellence in providing a wide range of services, including medical care, facilities, services, and resident life. Our innovative programming leading programs to be included, edited by retirement communities across the country, and recognized with national awards. To us, our tradition, we take pride in being at the leading edge of progress, and making sure we are well prepared for the future. We will continue developing innovative programs and setting standards for the industry. More important, we will continue to create and preserve an environment in which Carol Woods residents lead lives of purpose, fulfillment, and enjoyment.

We invite you to come for a visit and stay. We know your time can not be experienced in any the special spirit of community.
Carol Woods is set on 120 acres of rolling woodlands in Chapel Hill, home of the University of North Carolina. The stimulating college-town atmosphere is a magnet for active retirees. Chapel Hill is part of the Research Triangle, an area that includes the university cities of Durham and Raleigh, which is also the state capital. The Triangle is frequently cited in national surveys as one of the best places to live. Life at Carol Woods is enhanced by the beauty and tranquility of a park-like campus. Walking paths wind through azalea gardens and stands of pine and hardwood trees, which attract numerous species of birds and other wildlife.

Carol Woods has an unusual beginning, but one that ensured its soundness and stability. Unlike most retirement communities, Carol Woods was founded by people who planned to live here. It was a grassroots community effort, and almost everyone involved had a personal stake in the outcome. This personal commitment continues with today’s board, staff, and every new resident.

In the early 1970s, a small group of Chapel Hill residents formed a not-for-profit corporation to share a casual meal, to play cards, or just to enjoy each other’s company. One’s circle of friends seems to continuously expand at Carol Woods.

Carol Woods was founded by people who planned to live here. It was a grassroots community effort, and almost everyone involved had a personal stake in the outcome. This personal commitment continues with today’s board, staff, and every new resident.

Carol Woods opened in 1979 and, from the start, has maintained a level of excellence that surpasses even the most ambitious dreams of its founders.
<table>
<thead>
<tr>
<th></th>
<th>sq. ft.</th>
<th>Single Occupancy</th>
<th>Double Occupancy</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Entry Fee</td>
<td>Monthly Fee</td>
</tr>
<tr>
<td>Studio (15)</td>
<td>507</td>
<td>$106,000</td>
<td>$2,680</td>
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<tr>
<td>One Bedroom Small (7)</td>
<td>671</td>
<td>$177,900</td>
<td>$3,519</td>
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<tr>
<td>One Bedroom (65)</td>
<td>695</td>
<td>$187,900</td>
<td>$3,686</td>
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<tr>
<td>One Bedroom Large (3)</td>
<td>758</td>
<td>$213,200</td>
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<tr>
<td>Two Bedroom (35)</td>
<td>910</td>
<td>$262,500</td>
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<tr>
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<td>$305,200</td>
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<tr>
<td>Two Bedroom Extra Large (6)</td>
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<td>$334,500</td>
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<td>Two Bedroom with Den (12)</td>
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<tr>
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<tr>
<td>Two Bedroom with Den Extra Large (1)</td>
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<td>COTTAGES</td>
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<tr>
<td>Original Cottages (Historic District)</td>
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<tr>
<td>One Bedroom (14)</td>
<td>678</td>
<td>$183,400</td>
<td>$3,630</td>
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<tr>
<td>One Bedroom with Den (21)</td>
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<td>$226,200</td>
<td>$3,958</td>
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<tr>
<td>One Bedroom with Den &amp; Carolina Room (5)</td>
<td>1,006</td>
<td>$285,200</td>
<td>$4,792</td>
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<td>Two Bedroom (18)</td>
<td>957</td>
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<td>$4,559</td>
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<tr>
<td>Two Bedroom with Carolina Room (7)</td>
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<td>$328,800</td>
<td>$5,078</td>
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<td>Two Bedroom with Den (12)</td>
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<td>$310,100</td>
<td>$4,974</td>
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<tr>
<td>Two Bedroom with Den &amp; Carolina Room (12)</td>
<td>1,280</td>
<td>$369,200</td>
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<td>Duplex Cottages (Lower, Middle, Upper Loops)</td>
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<td></td>
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<tr>
<td>One Bedroom with Den Duplex (16)</td>
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<td>Two Bedroom with Den Duplex (34)</td>
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<tr>
<td>Two Bedroom w/ Den &amp; Sunroom Duplex (12)</td>
<td>1,855</td>
<td>$545,500</td>
<td>$6,191</td>
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<tr>
<td></td>
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<tr>
<td>sunroom addition of 60-119 sq. ft.</td>
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<tr>
<td>sunroom addition of 120-179 sq. ft.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>sunroom addition of 180-240 sq. ft.</td>
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<td></td>
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<tr>
<td>TOWNHOMES (Coventry)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhome floor plans and fees are based on square footage (14)</td>
<td>1,097-</td>
<td>$320,100-</td>
<td>$5,004-</td>
</tr>
<tr>
<td></td>
<td>1,974</td>
<td>$576,000</td>
<td>$6,191</td>
</tr>
</tbody>
</table>

APARTMENTS

The inventory of each unit type is indicated in parentheses.
The 1,855 sq. ft. duplex cottages located in the middle loop were built with large sunrooms, and the sunroom price is included in the fees. Some original cottages and duplex cottages have sunrooms that were added after the initial construction. These sunrooms vary in size and design. The sunroom price is determined by size and will be added to a cottage's entry and monthly fees. Carolina rooms are room additions that have a pre-established design that includes a pitched roof, Palladian window and brick foundation. The price of a Carolina room is already included in a cottage's entry and monthly fees. For cottages with an existing screened porch, add $5,000 to the entry fee. For duplex cottages with carports in the lower and upper loops, add $10,000 to the entry fee. For duplex cottages with extra outdoor storage, add $1,000 to the entry fee. For cottages with a gas fireplace, add $4,000 to the entry fee. For ground floor apartments with decks, add $4,000 to the entry fee.

COTTAGES

EARLY ACCEPTANCE

Carol Woods' off-campus program n/a $42,100 $1,086 $84,200 $2,172

The price of a Carolina room is already included in a cottage's entry and monthly fees. **EARLY ACCEPTANCE**

Carol Woods' off-campus program n/a $42,100 $1,086 $84,200 $2,172

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Fees for Higher Levels of Support

Effective Jan. 1, 2024

When higher levels of support are needed, residents pay a base monthly service fee plus a per diem:

<table>
<thead>
<tr>
<th></th>
<th>First Resident</th>
<th>Second Resident*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Base Monthly Service Fee</strong></td>
<td>$2,555</td>
<td>$1,424</td>
</tr>
<tr>
<td><strong>Per Diem</strong></td>
<td>$97/day Assisted Living</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$117/day Assisted Nursing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$127/day Skilled Nursing</td>
<td></td>
</tr>
<tr>
<td><strong>Total monthly costs:</strong></td>
<td>$5,562 Assisted Living</td>
<td>$4,431 Assisted Living</td>
</tr>
<tr>
<td></td>
<td>$6,182 Assisted Nursing</td>
<td>$5,051 Assisted Nursing</td>
</tr>
<tr>
<td></td>
<td>$6,492 Skilled Nursing</td>
<td>$5,361 Skilled Nursing</td>
</tr>
</tbody>
</table>

* "Second Resident" means a "First Resident" is either paying the single occupancy monthly fee in Independent Living or is paying the First Resident base monthly fee in higher levels of support.

Credit Days
Each year, residents earn credit for 15 "free days" (no per diems) that can be used in Assisted Living, Assisted Nursing or Skilled Nursing. Credit days accumulate annually, with no limit on accumulation. When a credit day is used, it reduces the prevailing per diem for that day to $0, but it does not affect the base monthly fee.

Per Diems
Per diem rates are charged in addition to a base monthly fee. Per diem charges cover additional personal care and assistance, all meals, medical transportation and enrichment opportunities. In Assisted Nursing and Skilled Nursing, per diem charges also include personal supplies, incontinence supplies, non-prescription medications and oxygen. The $97 Assisted Living per diem reflects the most common room size in Assisted Living.

Because of Carol Woods' insurance-like contract, the total fees in Assisted Nursing/Skilled Nursing are 40% lower than what it would cost at other quality nursing facilities in the area. For a couple, the second person's cost is 55% lower than the market rate.

Temporary Stays in Higher Levels of Support
When residents temporarily need higher levels of support, they continue to pay their Independent Living monthly fee, plus the per diem fee for the days they need added care. They may use their credit days to make the per diem $0.

Medicare Certification
Carol Woods is Medicare-certified, enabling residents to use their Medicare benefits, if appropriate, while living in Skilled Nursing. This reduces the overall cost to the resident and helps ensure quality of care.

Long-Term-Care Insurance
Long-term-care insurance is not required, but it can help cover costs for higher levels of support.
Services & Amenities

The Monthly Service Fee includes the following services and amenities. Optional services for an additional charge are indicated.

Campus Amenities
- Indoor Heated Swimming Pool
- Bocce Court
- 24-hour Fitness Center
- Croquet Court
- Daily Exercise Classes
- Ping Pong Room
- Walking Trails
- Meeting Rooms for resident classes/events
- Library with 5,500 volumes
- Gift Shop
- 2,200 sq. ft. Woodworking/Craft/Pottery Shop
- Bank
- Art Room
- Hair Salon (paid to provider)
- Sewing Room
- Computer Room
- Resident Association & Activities
- Guest House rooms at a nightly rate
- Social Lounge
- Dog Park
- Assembly Hall
- Fishing Pond
- Charles House Daytime Eldercare Center on site (paid to provider)

Household Amenities
- Choice of drapes or blinds
- Variety of flooring & paint selections-upgrades available
- Patio, deck, or sunroom
- Refrigerator with Icemaker
- Dishwasher
- Washer/Dryer
- Stove & Microwave
- Bi-weekly garbage removal
- Convenient 4’x4’x4’ storage area for apartment residents
- Enclosed walkways between central buildings

Dining
- Monthly meal credits equal to number of days in the month
- Breakfast, lunch and dinner served daily
- Waited & self-service dining or take-out
- No dress code
- 4 private dining rooms for special occasions
- Weekly dinner specials
- Patio dinner available
- On-site dining management
- Heart-healthy, high fiber & vegetarian selections
- Nutritional analysis available for majority of menu items
- Beer and wine selections available
- Additional meals at discounted price

Utilities
- Monthly fee includes electricity, gas, local phone, standard cable television, wireless internet service, water and sewer
- Individual thermostat control in each residence
- Carol Woods pays for general liability & property insurance coverage of Carol Woods’ property
- Residents may carry personal property insurance
- Residents do not pay real estate property tax

(over)
Services & Amenities (Continued)

Housekeeping & Maintenance
- Weekly housekeeping
- Linens service
- Periodic carpet cleaning & window washing
- Maintenance of interior and exterior of all campus buildings and residences
- Regular maintenance schedule for capital improvements across campus
- Six hours of Home Services at move-in

Healthcare & Well-Being
- Medicare-certified healthcare ensures quality & enables residents to use Medicare benefits
- Full-time primary care clinic staffed by UNC geriatricians & geriatric nurse practitioners
- 24-hour on-call response by Carol Woods' health care staff
- Medicare and third party insurance processing
- Physical, speech & occupational therapies
- Dietician & Social Work services
- 15 free days (no per diems) in Assisted Living and/or the Health Center accumulated each year of residence. Additional days provided at discounted rates.
- On-site audiology, dermatology, podiatry & clinical psychology services (paid to provider)
- Life Enrichment & Well-Being programs
- Physician referral service
- Annual flu shots
- Massage therapy (paid to provider)
- Tai Chi, yoga, water aerobics, Nia & Awareness through Movement exercise classes

Security & Transportation
- 24-hour security by Carol Woods
- Emergency call system in each bedroom & bathroom
- Voluntary automated check-in systems available
- Scheduled transportation five days a week within Chapel Hill & Carrboro
- Scheduled trips to area shopping destinations
- On-campus access to free Chapel Hill City Bus Service
- Transportation to after-hours events & private medical appointments for a flat fee

Groundskeeping
- Carol Woods’ Grounds staff maintains landscaping on 120 wooded acres
- Resident greenhouse
- Resident flower gardening around homes
- Designated vegetable, flower & herb gardening areas
- Private Duty Gardening available at an hourly rate
Carol Woods’ Statement of Mission

Mission

Carol Woods shall be a charitable, not-for-profit corporation meeting the needs of older adults for housing, health, well-being, and protection of financial security.

The mission of Carol Woods shall be to provide a safe, healthful, and secure environment for persons throughout their later years, as well as to engage in cooperative research, development, and education in areas encompassed by the mission. High quality residential living and health services shall be provided according to individual needs. Residents’ ongoing needs to maintain and promote health and well-being shall be supported through the provision of appropriate resources. Carol Woods shall encourage diversity, residents’ leadership, participation in and service to Carol Woods and the larger community. Carol Woods shall also foster a high quality work experience for staff and facilitate staff development that embodies the values of the organization.

Intent

To that end, Carol Woods shall:

a) Obtain, manage, and apply assets and income exclusively for the benefit of older adults, subject to the restrictions and limitations as set forth in its Articles of Incorporation;

b) Supply for older adults residential facilities and programs that are specifically designed and staffed to support health, well-being and autonomy

c) Provide, by itself or through continuing arrangements with other organizations, facilities, personnel, and/or services designed to enhance the physical and emotional well-being of older adults;

d) Continue to maintain in residence any persons who become unable to pay their regular charges due to circumstances beyond their control in accordance with the provisions of the Residence and Service Agreements;

e) Provide high quality services at the lowest feasible costs; maintain resources of Carol Woods, taking into consideration the payment of indebtedness, maintenance of reserves adequate to ensure the life care of each resident, and to provide physical expansion commensurate with the corporate needs;

f) Engage in cooperative research, development, and education in areas encompassed by this mission;

g) Foster a high quality work experience for staff and provide programs that support staff’s professional and personal growth as they embody the values and fulfill the mission of the organization;

h) Engage in providing community leadership and services appropriate to our mission.

Revised and Adopted January 27, 2009
The Carol Woods Philosophy

Carol Woods values individual and community well-being, defined as a sense of life satisfaction, meaning and purpose. Success is measured by the quality of life achieved by residents. Personal autonomy and dignity are honored in a safe and secure community conscious of its generous but limited resources.

Carol Woods’ approach to well-being, which includes health care, is holistic, proactive and collaborative, integrating a broad array of traditional and emerging modalities and interventions tailored to the unique needs of each person. Each person’s life experiences, capabilities and goals are respected and honored. Carol Woods is restraint-free and supports individual choices in end-of-life decisions.

The partnership between staff and residents is fundamental to successful well-being. Mutual respect between residents and staff fosters a natural sense of cooperation and caring. Staff supports residents in making decisions about individual services, healthcare and transitions. Carol Woods encourages open communication and partnership in planning, implementing, and evaluating community initiatives. Open and honest interaction builds relationships of appreciation and trust among residents, families, staff, administration, and the board of directors.

Staff members are supported personally and professionally through high quality education and training to gain a thorough understanding of the aging process and the latest developments on resident focused services to support the community’s philosophy.

Carol Woods’ commitment to these values builds a strong community that is responsive to changes and extends beyond its own members. Research, education and community service further quality of life for elders in the wider world.

Revised by the Board of Directors - September 27, 2011
Central Apartments
☐ Studio, 507 sq. ft.
☐ One Bedroom Small, 671 sq. ft.*
☐ One Bedroom, 695 sq. ft.
☐ One Bedroom Large, 758 sq. ft.*
☐ Two Bedroom, 910 sq. ft.
☐ Two Bedroom Large, 1,042 sq. ft.*
☐ Two Bedroom Extra Large, 1,160 sq. ft.*
☐ Two Bedroom with Den, 1,292 sq. ft.

Garden Cottages in Historic District
☐ One Bedroom, 678 sq. ft.
☐ One Bedroom with Den, 801 sq. ft.
☐ One Bedroom with Den and Carolina Room, 1,006 sq. ft.
☐ Two Bedroom, 957 sq. ft.
☐ Two Bedroom with Den, 1,078 sq. ft.
☐ Two Bedroom with Carolina Room, 1,149 sq. ft.
☐ Two Bedroom with Den and Carolina Room, 1,280 sq. ft.

Duplex Cottages in Upper and Lower Loops
☐ One Bedroom with Den, 1,343 sq. ft.
☐ Two Bedroom with Den, 1,538 sq. ft.

Duplex Cottages in Middle Loop
☐ Two Bedroom with Den and Sunroom, 1,855 sq. ft.

Townhomes in Coventry
☐ Two Bedrooms with Loft, 1,680 sq. ft.
☐ Three Bedrooms with Loft, 1,725 sq. ft.

Individual floor plans and measurements vary.
Some cottages have sunrooms that increase the overall square footage.
* Denotes limited availability.
Studio Apartment, 507 sq. ft.

- Sunroom: 11’ x 5’
- Living Area: 21’ x 12’
- Bedroom Area: 
- Storage: 4’ x 8’
- Closet with W/D

One Bedroom Small, 671 sq. ft.

- Bedroom: 12’ x 14’
- Storage/Office: 
- Closet
- Living Room: 16’ x 10’
- Sunroom: 11’ x 5’
- W/D
One Bedroom, 695 sq. ft.

- Bedroom: 15’ x 11’
- Living Room: 14’ x 11’
- Sunroom: 11’ x 5’
- Storage/Office: 8’ x 6’
- Closet

One Bedroom Large, 758 sq. ft.

- Bedroom: 12’ x 14’
- Living/Dining: 15’ x 10’
- Sunroom: 14’ x 7’
- Alcove: 9’ x 6’
- Closet
Two Bedroom Extra Large, 1,160 sq. ft.

- Sunroom: 11’ x 5’
- Great Room: 20’ x 11’
- Storage
- Bedroom: 10’ x 12’
- Screened-In Porch: 11’ x 5’
- Master Bedroom: 14’ x 19’

Two Bedroom with Den, 1,292 sq. ft.

- Master Bedroom: 12’ x 15’
- Sunroom: 14’ x 5’
- Living/Dining: 15’ x 21’
- Bedroom: 12’ x 11’
- Den: 12’ x 11’
- Closet
- W/D
- Closet
- Closet
- Closet
- Closet
One Bedroom, 678 sq. ft.

- Living/Dining: 14' x 16'
- Bedroom: 12' x 16'
- Closet
- Storage
- Deck/Porch
- W/D
- Porch

One Bedroom with Den, 801 sq. ft.

- Living/Dining: 15' x 16'
- Den: 14' x 10'
- Bedroom: 14' x 12'
- Closet
- Storage/W/D
- Storage
- Porch
One Bedroom with Den and Carolina Room, 1,006 sq. ft.

Two Bedroom, 957 sq. ft.
Two Bedroom with Den, 1,078 sq. ft.

Two Bedroom with Carolina Room, 1,149 sq. ft.
Two Bedroom with Den and Carolina Room, 1,280 sq. ft.

- Master Bedroom: 13’ x 15’
- Carolina Room: 15’ x 12’
- Living/Dining: 15’ x 18’
- Den: 10’ x 11’
- Bedroom: 10’ x 13’
- Storage Closet: 14’’ x 18’’
- Porch

One Bedroom with Den, 1,343 sq. ft.

- Master Bedroom: 13’ x 14’
- Living Room: 14’ x 23’
- Den: 12’ x 13’
- Dining: 13’ x 10’
- Closet
- Storage/W/D
- Porch
Two Bedroom with Den, 1,538 sq. ft.

- Den: 12' x 15'
- Living Room: 14' x 23'
- Bedroom: 12' x 13'
- Dining: 13' x 10'
- Closet
- Storage

Two Bedroom with Den and Sunroom, 1,855 sq. ft.

- Sunroom: 14' x 11'
- Master Bedroom: 13' x 15'
- Den: 12' x 15'
- Living Room: 14' x 23'
- Bedroom: 12' x 13'
- Dining: 13' x 10'
- Closet
- Storage
- Porch
- Carport 13' x 20'
Two Bedrooms with Loft, 1,680 sq. ft.

Three Bedrooms with Loft, 1,725 sq. ft.

Note: There are several different townhome floor plans.
Floor Plans