



H A S E N T R E E

OWNERS ASSOCIATION, INC.

**ARCHITECTURAL AND
LANDSCAPE GUIDELINES**

2019

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Section One

General

Introduction

Whether you are an original owner of a home in Hasentree or you're a second owner, WELCOME to the community. Hasentree is an exciting and vibrant place in which to live and the people here wish to make it an even better place to call home through their continuing efforts to protect, maintain and enhance their property values.

Hasentree is what is known as a P.U.D. (Planned Unit Development). This means that the original tract of property was site-planned, designed and approved as a self-contained, deed restricted community which would have its own set of covenants and conditions and order of rule under which all property owners would live and abide and which would provide for the maintenance of all Common Properties and improvements thereon (see your Master Covenants, Conditions, Easements, and Restrictions Documents). Conditions and restrictions were set so that the aesthetics, congruity, appearance, safety, etc. would be defined and written guidelines would be promulgated (e.g. this handbook) in order to create an environment where homeowners could live in harmony. Each homeowner would then have some degree of assurance that the actions of all members of the community would be directed so as not to adversely impact their quiet enjoyment or property values (e.g. painting one's home bright orange; abandoning cars in the street or driveway; the keeping/breeding of vicious pets such as pit bulls; unkempt yards; etc.). In effect a P.U.D. is a "mini city" where there is a mayor (Board President), a city council (Board of Directors), a city manager (Property Manager), advisors (Committee Members), and citizens (Homeowners). The ultimate intent of a P. U. D. is not to create a totalitarian environment where property rights are trampled, but rather a self-ruled community where its members (homeowners) look after their home and hearth and, ultimately, their investment through active participation in the governance of the community and on committees advising its appointed or elected leaders.

A well run P.U.D. makes for a pleasant community in which to live. This document sets forth the guidelines and procedures for making an application for approval for changes to the exterior of your home or yard (all exterior changes must come before the Architectural Control Committee, including any that are not covered in this booklet). Please read on and familiarize yourself with the information contained herein.

Governing Article

ARCHITECTURAL CONTROL COMMITTEE

An Architectural Control Committee consisting of three or more persons shall be appointed by the Association's Board of Directors and shall be responsible to the Board.

PURPOSE OF THE ARCHITECTURAL COMMITTEE

The Architectural Control Committee shall regulate the external design, appearance, and location of the Properties and of improvements thereon in such a manner as (a) to promote those qualities in the environment and that bring value to the Properties and (b) to foster the attractiveness and functional utility of the community as a place to live, including a harmonious relationship among structures, vegetation and topography.

REQUIREMENT

No building, fence, wall, residence, structure, or projection from a structure (whether of a temporary or permanent nature, and whether or not such structure shall be affixed to the ground) shall be commenced, erected, maintained, improved, or altered, nor shall any grading, excavation, tree removal, planting, change of exterior color or other work which in any way alters the exterior appearance of any Lot or improvement be done without the prior written approval of the Architectural Control Committee regarding (a) the harmony of its exterior design and location in relation to (b) the character of the exterior materials and (c) the quality of the exterior workmanship.

PROCEDURES

In the event the Architectural Control Committee fails to approve or disapprove in writing an application within thirty (30) days after the plans and specification in writing have been submitted to it in accordance with adopted procedures, approval will be deemed granted. The applicant may appeal an adverse Architectural Control Committee decision to the Association's Board of Directors, who may reverse or modify such decision by a two-thirds vote of those directors present and voting at a meeting at which a quorum is present.

GUIDELINES

The Architectural Control Committee shall, subject to the approval of the Board of Directors of the Association develop and promulgate policy guidelines for the application of the design review provisions in this Declaration. The policy guidelines shall include (a) review procedures, (b) objectives of review, and (c) principles and criteria used as standards in determining the achievement of their required objectives. The policy guidelines may also include specific design practices that though optional, are generally acceptable methods for achieving the required objectives in particular design problems frequently encountered in the Properties. The policy guidelines are intended to assist the Architectural Control Committee and the Owners of Lots in the ongoing process of community design. They may be modified and supplemented from time to time, on due notice to the Owners and subject to the approval of the Board.

Declaration of Covenants, Conditions, Easements, and Restrictions

(The following is reprinted from the Declaration of Master Covenants, Conditions, Easements, and Restrictions, a copy of which you received at the time you contracted for your home purchase. It is found at the back of your homeowner's manual.)

ARTICLE VI

ARCHITECTURAL CONTROL

No site preparation (including, but not limited to tree clearing, grading, elevation work, landscaping, sloping or tree work) or construction, erection, or installation, of any improvements, including but not limited to, buildings, fences, signs, walls, bulkheads, screens, landscaping, plantings, equipment, swimming pools, or other structures shall be commenced, erected, placed, altered, painted or maintained upon any lot, until the plans and specifications showing the nature, kind, shape, height, materials, exterior colors, siding, location and elevations of the proposed improvements relative to their existing landscaping or plantings shall have been submitted to, and approved in writing by, as to harmony of external design and location in relation to surrounding structures and topography, by an Architectural Control Committee composed of no fewer than three (3) persons and no more than seven (7) persons appointed by the Declarant through and until the date that the Declarant shall no longer own any portion of the Properties for the purpose of development or sale, or such earlier date as determined by Declarant in its sole discretion. Submittals to the Architectural Committee shall comply with the provisions of the Hasentree Owners Association, Inc. Architectural and Landscape Guidelines 2010, as they may be amended from time to time by the Board. Initial construction on all Lots shall be reviewed and approved by the Declarant until the sale of the final Lot in the Property by the Declarant. After such date, the Architectural Committee shall be composed of no fewer than three (3) persons and no more than seven (7) persons, and shall be appointed by the Board. In the event the Architectural Committee fails to approve such submission made by any Lot Owner within thirty (30) days after said plans and specifications have been received by the Committee, approval will be deemed to have been denied. In the event the approval of the Golf Course Owner is required for any plan, the provisions of Article VII, Section 4 shall control all time periods associated with plan review. Any plans and specifications that contain inaccurate or missing data or information when submitted shall not be deemed to be approved notwithstanding any prior approval by the Committee.

Upon request, the Association, on behalf of the Architectural Control Committee, shall provide any Owner with a letter stating that any such work, plans and specifications, landscaping or plantings have been approved, and the letter may be relied upon by third parties.

Approval or disapproval by the Architectural Control Committee of such plans, location or specifications may be based upon any grounds, including purely aesthetic and environmental, which in the sole discretion of the Committee, it shall deem sufficient. Neither the Association, Board, nor the Architectural Control Committee shall be responsible for any defects in the plans and specifications submitted to it or in any structure erected or improvements made on any Lot.

The Board and the Architectural Control Committee, or their appointed agents, shall have the right, at their election, but shall not be so required, to enter upon any of the Lots during site preparation or construction, erection, or installation of improvements to inspect the work being undertaken and to determine that such work is being performed in conformity with the approved plans and specifications.

The Architectural Committee shall have the power to grant or deny, and may allow or refuse, variances of, and adjustments of, the restrictions established herein in order to overcome practical difficulties and prevent unnecessary hardships in application of the restrictions contained herein; provided, however, that variances or adjustments are done in conformity with the intent and purposes hereof; and provided also, that in every instance such variance or adjustment will not be materially detrimental or injurious to other Lots in the immediate area. Variances and adjustments may be of the height, size, and setback requirements, pursuant to the terms herein, but shall not be limited thereto. No variance shall be permitted if it violates governmental minimum standards. Notwithstanding the foregoing, Declarant shall have the power to grant or deny the above variances and adjustments so long as Declarant has the authority to appoint members to the Architectural Control Committee.

In the event of the grant of any variance in the restrictions established herein, the Declarant for so long as the Declarant has the authority to appoint members to the Architectural Control Committee, and thereafter the Association on behalf of the Architectural Control Committee shall execute a document acceptable in substance to the Association attesting to such grant and the specific nature thereof in form suitable for recording, so that the Lot Owner may record the document in the Wake County Registry. Such document shall be prepared at the cost of the Lot Owner and shall be binding upon the Declarant, the Association, its successors and assigns, and other Lot Owners and may be relied upon by third parties to evidence the variance approval.

Any purchaser of a lot or institution financing a lot shall rely on the foregoing statement.

The Association, so long as Declarant has authority to appoint members to the Architectural Control Committee, shall defer architectural approvals and grants of variances to Declarant unless Declarant has voluntarily relinquished control of the Association. The Declarant shall be exempt from the provisions of this Article VI as it would apply to Lots land owned by the Declarant.

Disclaimer

The Association, Declarant, Architectural Control Committee, or any officer, employee, agent, director or member thereof shall not be liable for damages to any persons submitting plans and specifications for approval by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval, disapproval or failure to approve any plans and specifications. Every person who submits plans and specifications for approval agrees, by submission of such plans and specifications, that it will not bring any action or suit against the Association, Declarant, or Architectural Control Committee to recover any such damages.

Section Two

Procedure for Requesting Architectural Approval

ARCHITECTURAL CONTROL APPLICATION PROCEDURES

- STEP 1. Prior to any alteration, addition or improvement the property owner (not contractors or other parties) must fill out an Architectural Control Application.
- STEP 2. Management Company can send an application to property owner or they may use the one in the handbook or web-site.
- STEP 3. Application is completed and returned to PPM, Inc. along with any supporting documents necessary.
- STEP 4. The Management Company dates application upon receipt, thus starting the thirty (30) day approval/disapproval time frame, copies and distributes dated application to Architectural Committee or Board members, as appropriate.
- STEP 5. Committee or Board members receive copies of the dated application, review and approve/disapprove within two weeks from the date of receipt and return signed applications to the Management Company.
- STEP 6. The Management Company receives approved/disapproved applications from the Committee or Board and returns a copy of the original to the homeowner with a stamped "Approved" or "Disapproved" within the thirty (30) day time limit from the original day of receipt. (In the case of "Disapproval", the reasons and/or requirements will be typed on the application, stamped and returned. Should the property owner want to resubmit another application or forward additional information required, the thirty (30) day process starts again with each submittal. The Architectural Committee or Board members names will not appear on the original application but will become part of the Association's permanent records by attachment to the original application.
- STEP 7. Property owner receives authorization and starts project or receives disapproval and either, submits additional information or appeals for reconsideration (thus starting the thirty (30) day approval process once again), or abandons the project.
- STEP 8. In the case an application is not satisfactorily agreed upon by the Committee and the applicant, the applicant may appeal to the Board of Directors for reconsideration within thirty (30) days and final approval or disapproval.

**Please Return to: PPM, Inc.
11010 Raven Ridge Road
Raleigh, NC 27614**

ARCHITECTURAL CONTROL APPLICATION FORM**Hasentree Owners' Association, Inc.****REQUEST FOR ARCHITECTURAL APPROVAL**

(Please PRINT all items and supply all supporting data as requested.)

Incomplete and/or illegible forms may cause delays in review of your application.

Date: _____

Property Owner's Name: _____

Property Address: _____

Lot #: _____

Do you wish to be present during the committee's review? Y/N

Time Given _____

Telephone: (W) _____

(H) _____

(C) _____

Description of improvement: _____

Construction materials to be used: _____

Colors (attach samples if necessary): _____

Estimated Start Date _____

Days to Complete _____

ARCHITECTURAL CONTROL APPLICATION FORM

You must notify your closest neighbors of your project. This is not for their approval, but for their information.

I, _____, who resides at _____ have been shown this architectural application. If I have direct objections, I will contact PPM. I understand that my concerns will be only one part of the decision process and may or may not align with the ARC's final decision.

X _____

I, _____, who resides at _____ have been shown this architectural application. If I have direct objections, I will contact PPM. I understand that my concerns will be only one part of the decision process and may or may not align with the ARC's final decision.

X _____

Please Note: Construction should not start until you receive approval for your request from the Architectural Control Committee.

Requirements: (per the HOA handbook)

1) Plot Plan (official survey of lot from closing attorney) – showing the improvement's location (i.e. deck, fence, landscaping, parking pad, playset, garden, addition, etc.) and its relationship/distance to property lines, easements, open space, drainage, neighboring homes, etc.

2) Elevation View- or "head on" view, as would be seen in a photograph. The elevation drawing should show height, width, distance above finished grade and details of the proposed request. Be specific in order to expedite the architectural review process. Photographs or brochures should be submitted with this request when available for items such as basketball goals, hot tub generators, door replacements, awnings, playsets, etc.

In applying for the above architectural change, I agree to follow to the best of my ability the changes as described and meet any and all codes, permits or other requirements deemed necessary by county, state, or other applicable authority.

Owner's signature

Date

**Submit to: PPM, Inc.
11010 Raven Ridge Road
Raleigh, NC 27614**

NOTE: Please read the "REVIEW 101" prior to filling out the application.

ARCHITECTURAL REVIEW 101

The Architectural Review Process is explained in more detail in the Architectural Guidelines Section of your handbook, but here are the basics...

The Architectural Control Committee meets monthly. The meetings are arranged by the HOA manager for the committee to review homeowners' applications for compliance with the guidelines. The committee's responses are mailed via email and/or the US Postal Service.

If you plan to make any exterior alterations to your property you will need to complete an Architectural Application. Applications can be obtained from the web-site (www.ppmral.com), or your HOA handbook. After the application has been completed the form can be:

Faxed to: 919-870-7241

Emailed to: robert@ppmral.com

Mailed to: PPM, Inc. 11010 Raven Ridge Road, Raleigh, NC 27614

It is recommended that you schedule an appointment with the manager (Nancy Tidwell) if you are planning any major changes. She will be instrumental in helping you gather all of the information required for the committee to approve your application on the initial submittal. If you are submitting a complicated or time-sensitive project, it is recommended that you attend the Architectural Control Committee Meeting at which your project is being reviewed. If your project is already completed you are still required to complete the application for a post-approval process.

Applications for new homes, rebuilds and additions will be reviewed by the Architectural Control Committee on a case by case basis. In addition to the information below, the following is also required:

- a) **One copy of the plans/elevations in a minimum 1/8th scale colored to represent the proposed exterior color scheme for the home.**
- b) **Reduced copies of the plans (11x17") including signed, sealed, and dated architectural, landscaping and irrigation plans.**

REQUIRED INFORMATION:

1. Application Form
2. Official Plot Plan (given to you at closing by the closing attorney, and used to indicate location of projects, drainage patterns, etc.)
3. Drawings (showing dimensions, elevations, additions, placement, etc.)
4. Photos (showing the areas to be changed – before/after i.e. house, deck)
5. Specifications (such as information sheets about a product, stone samples, type and size of plants, height of walls, paint samples, etc.)

***** More information is always better; the committee is trying to visualize from a conference table what you are planning.**

***** ALL SUBMITTALS RECEIVED BECOME THE PROPERTY OF THE HOA. Homeowners are responsible for making copies prior to submittal. *****

Section Three

Architectural Guidelines

Decks

3.01 DECKS

- Deck flooring must remain natural in finish color. Clear protectants are allowed.
- Deck height is to be no more than 15' in height from deck flooring.
- Decks must complement dwelling and be in proportion to dwelling.
- Decks must also be within minimum set back requirements of Wake County, but final placement and approval will be by the Architectural Control Committee.
- Any landscaping around deck must not impede proper drainage off the lot or away from the foundation.
- Homeowner is solely responsible for obtaining required building permit(s) from Wake County, and ensuring compliance with all applicable codes and requirements.
- Lattice may be approved on a case by case basis.

Location:

All decking must be confined to rear of dwelling.

Materials:

Brick to match home.

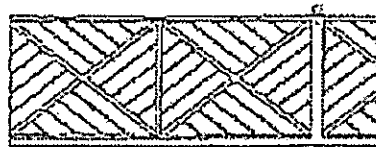
#2 or better pressure-treated yellow pine. Synthetic materials will also be considered for nonstructural areas.

Also recommended sealing deck with water sealant (not a requirement for approval).

(SEE DETAILED DRAWING ON NEXT PAGE)

**Approved
Picket Detail**

FENCE STYLE
OPTION FOR DECK PORCH



FENCE STYLE OPTION

Fences

In addition to the restrictions contained elsewhere in this Declaration and except as expressly provided below, no fence or wall (including densely planted hedges, rows or similar landscape barriers) shall be erected on any Lot until the Architectural Control Committee has given its prior written approval of the color, size, design, materials and location for such fence or wall, such approval may be withheld in the Architectural Control Committee's sole discretion.

Appearance:

- Wooden fences shall not exceed six (6) feet in height unless otherwise specifically required by governmental authorities having jurisdiction.
- Aluminum fences shall not exceed five (5) feet in height unless otherwise specifically required by governmental authorities having jurisdiction.
- All fences shall be maintained at all times in a structurally sound and attractive manner and in a good state of repair.
- Villa home fences require an access gate for landscapers.

Location:

- On the property line unless otherwise noted by the ACC.
- No nearer to any street fronting such Lot than the rear building corner of the main dwelling.
- No fence which obstructs sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at a point twenty (20) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement.

Materials:

- 5 ft. black aluminum Old Raleigh style or Puppy Picket style fence with optional 4ft brick columns. Optional columns must be 18 ft. or 24 ft. apart.
- 6 ft. board on board fence.

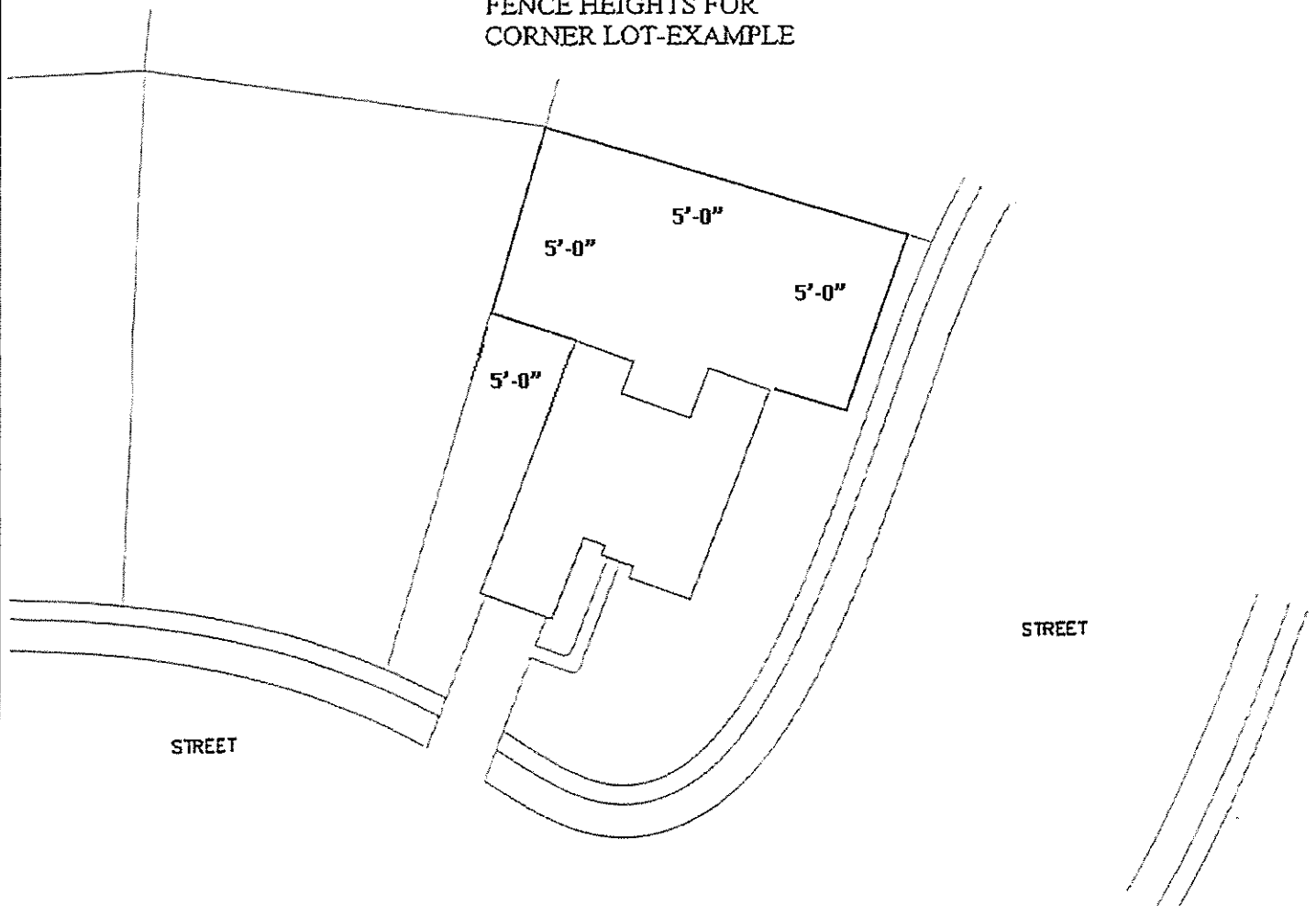
(SEE DRAWINGS ON NEXT SECTION)

Fence Detail-

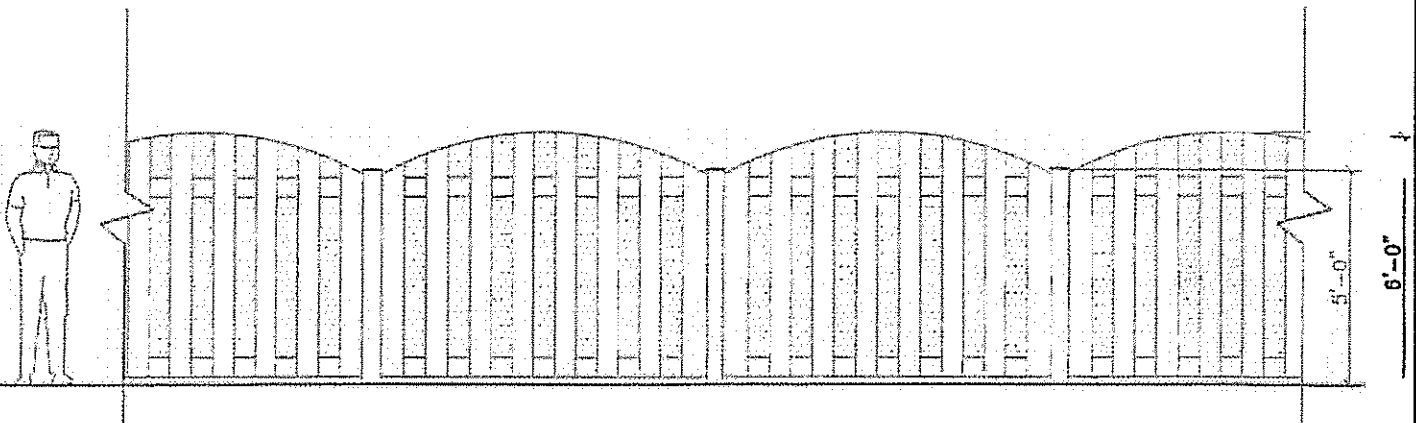
Fence Heights for Corner Interior Lots

YARD FENCE

FENCE HEIGHTS FOR
CORNER LOT-EXAMPLE

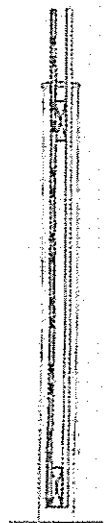


Fence Detail

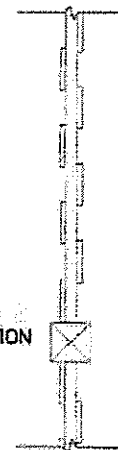


PRIVACY FENCE

CONSTRUCTION OF FENCE
IS BOARD ON BOARD STYLE
(SHADOW BOX STYLE)



SECTION DETAIL OF
FENCE CONSTRUCTION



PLAN DETAIL OF
FENCE CONSTRUCTION

Parking Pads

Appearance:

Layout (design) should compliment the original driveway and walkway; surface shall be of the same color and finish type as the existing concrete.

Approved landscaping may be required to screen the parking area from being visually obtrusive from adjacent lots (as determined by the Architectural Control Committee).

NOTE: NOT ALL LOTS CAN ACCOMMODATE A PARKING PAD.

Location:

Parking pads will be evaluated on a case by case basis.

Playground Equipment

Appearance:

Play equipment should blend with the natural surroundings.

No recreational equipment shall be located in such a manner as to constitute a nuisance or unsightly condition to adjoining Owners.

The size of play equipment shall be proportional and consistent with the surroundings.

Children's play toys and other moveable equipment shall not remain repeatedly overnight within the front yard of any Lot, within the side yards of any Lot located on a roadway corner, or upon any Lot, Dwelling Unit or portion of the property.

Location:

Dependent upon the configuration of each lot, play equipment should be placed in the rear yard and is subject to Architectural Control Committee approval for placement.

Landscaping

General Information:

Hasentree Owners Association, Inc. encourages its homeowners to accent their homes with landscaping elements. Landscaping around the home can add a personal touch and increase the value of one's home. Homeowners are encouraged to seek professional assistance when planning extensive landscape plantings or structures. Several commonly requested landscape elements which need prior approval before building/installing on the property include, but are not limited to, the following list:

- Tree Removal
- Patios
- Walkways
- Gardens (water, vegetable)
- Gardens (flower)
- Gazebos
- Planters
- Rain Barrels
- Retaining walls
- Landscape beds (natural areas)
- Exterior lighting- all require approval
- No post lighting
- Drainage

In general when planning landscaping for any element (including those listed above), one should limit the change in grading of the property to insure proper drainage away from the foundation as well as away from the neighboring properties. Additionally, the planting of shrubs and trees should be made in such a manner that they will not impede the vision of motorists on the street.

Below are a few of the major categories under landscaping and some standard rules of thumb which must be considered:

Tree Removal: Hasentree would like everyone to preserve and protect the trees on the properties in the subdivision. However, there may be circumstances when tree removal is necessary. No trees may be removed from any Lot without the written approval of the Architectural Control Committee.

Landscaping - Continued

Gardens (vegetable or water): These types of gardens should be located in the rear yard in such a manner as not to constitute a nuisance or unsightly condition to any adjoining Owners. Vegetable gardens should be kept clean and clear of high growing weeds when in the off season. Water gardens should be planned in such a manner as to limit the potential for accidents (e.g., electrocution or drowning).

Gardens (flower): Flower gardens are highly encouraged, but types of material and placement must have Architectural Control Committee approval.

Patios: Patios should be consistent with the grading of the property and located in the rear yard. The materials may consist of natural color concrete, flagstone, slate or brick. The patio size, design and setback distances to neighboring property lines should be kept in proportion to the home and property. The view of the patio should be softened from the neighbors, possibly accented with shrubs/flowers.

Walkways: Walkways should be consistent with the grading of the property so as to prevent improper drainage. Walkway locations should generally be limited to the side and rear of the house. The materials used for the walkway are limited to natural color concrete or brick pavers (see above).

Landscape Beds: Natural areas (landscape beds) should be in proportion to the home and property. All front yards, though, should have a minimum of 50% grassed area.

Rain Barrels: All Rain Barrels must be approved by the ACC (Architectural Control Committee) prior to installation. Single family units are allowed a maximum of 3 Rain Barrels per lot. Maximum Rain Barrel size – 80 gallons. Any neutral colors acceptable with ACC approval. All connectors to match existing color downspouts. All Rain Barrels to be located at rear location of house. Front and side locations will be reviewed on a case by case basis. Barrel must not be visible from street or front of home. All Rain Barrels must be shielded from view with shrubs, vines, landscaping or other material approved by the ACC. Connected hoses must not be strewn across lawns to create an unsightly appearance. All Rain Barrels must be maintained. Upon removal of a Rain Barrel, downspouts must be returned to their original state.

Landscaping - Continued

Other (Gazebos, planters, retaining walls, exterior lighting, fountains etc.): These shall be reviewed on an individual basis by the Architectural Control Committee.

Drainage: All drainage must be reviewed and approved by the Architectural Control Committee. Drainage will be reviewed on an individual basis. Please submit plot plan showing the location of the drains, the output area and the nearest catch basin.

All exterior changes require Architectural Control Committee approval.

Exterior Painting

Appearance:

All exterior painting shall be consistent with the initial paint application to maintain a variety as well as continuity with the surrounding homes. Siding paint shall be only a flat latex type of paint (no semi-gloss or gloss-type paints are permitted).

All exterior trim paint shall be semi-gloss in appearance.

Materials:

Siding paint shall be Duron Deluxe Exterior Flat House Paint or equivalent.

Trim and shutter paint shall be Duron Weathershield Exterior Acrylic or equivalent.

Notes:

Any changes to the original exterior paint colors require Architectural Control Committee approval.

All exterior painting applications require a paint chip to be submitted with the application, and painted house should match the color of the chip.

Sheds

Following is Article IX, Section 1 in regards to accessory buildings:

No structure, except as hereinafter provided, shall be erected, altered, placed or permitted to remain on any detached single-family residential Lot other than a detached single family dwelling not to exceed three (3) stories in height exclusive of the basement, a garage and small accessory building (which may include a pool house, servants' quarters, or guest facilities), provided, the use of such dwelling or accessory building does not in the opinion of the Board or Architectural Committee overcrowd the site. Such accessory building may not be constructed prior to the construction of the primary dwelling. All garages must be attached to the main dwelling, unless the Board, Declarant or the Architectural Committee pursuant to Article VI hereof, approves in writing a variance permitting a detached garage. The Board, Declarant, or the Architectural Committee, pursuant to Article VI hereof, may approve in writing a variance permitting a single-family dwelling of more than three stories.

Screen Porches And Deck Enclosures

Appearance

All screen porches and deck enclosures will be approved on a case by case basis.

The screen porch or deck enclosure should be of the same color scheme as the house or deck, preferably made from the same siding and roofing materials as the house.

Screen porches and deck enclosures must be permanent in nature. No temporary structures will be allowed. A permanent structure includes walls and a roof attached to the main structure of the house. Wall and roof design will be allowed to vary per individual taste.

Location

Screen porches and deck enclosures must be located on the rear of the house. The homeowner must design the screen porch or deck enclosure within the setbacks of his property and is responsible for obtaining all necessary building permits.

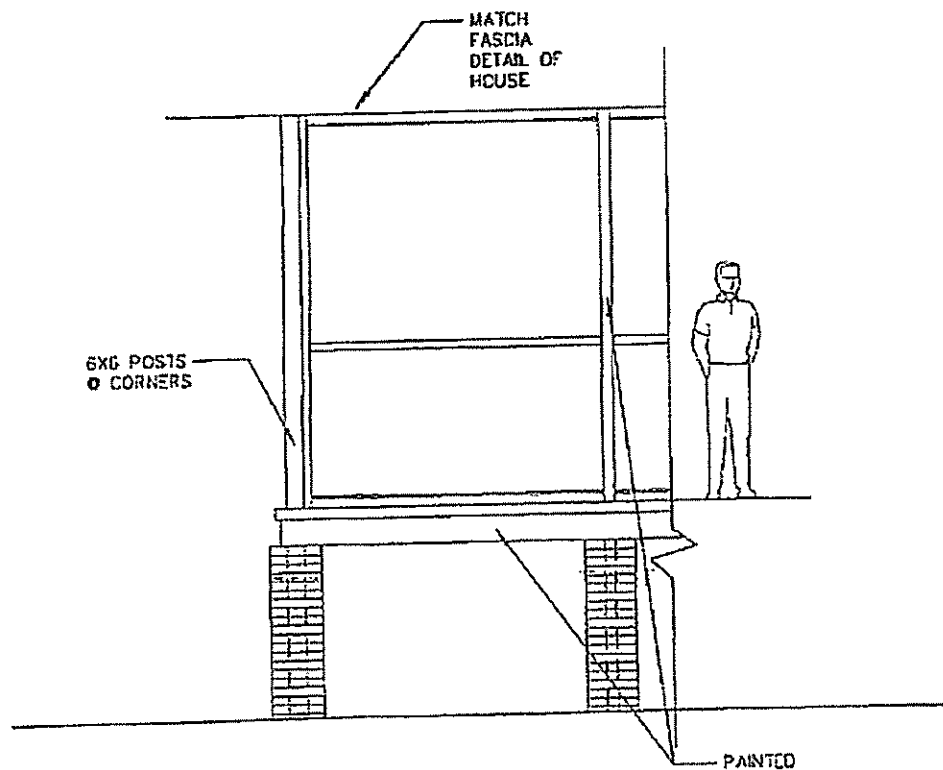
Materials

The materials for building a screen porch or deck enclosure must be of equal or better quality than the materials used to construct the home or deck.

Drainage

All applications should clearly indicate how drainage will be handled, including site drainage, gutters and downspouts, and how these may affect the existing drainage pattern.

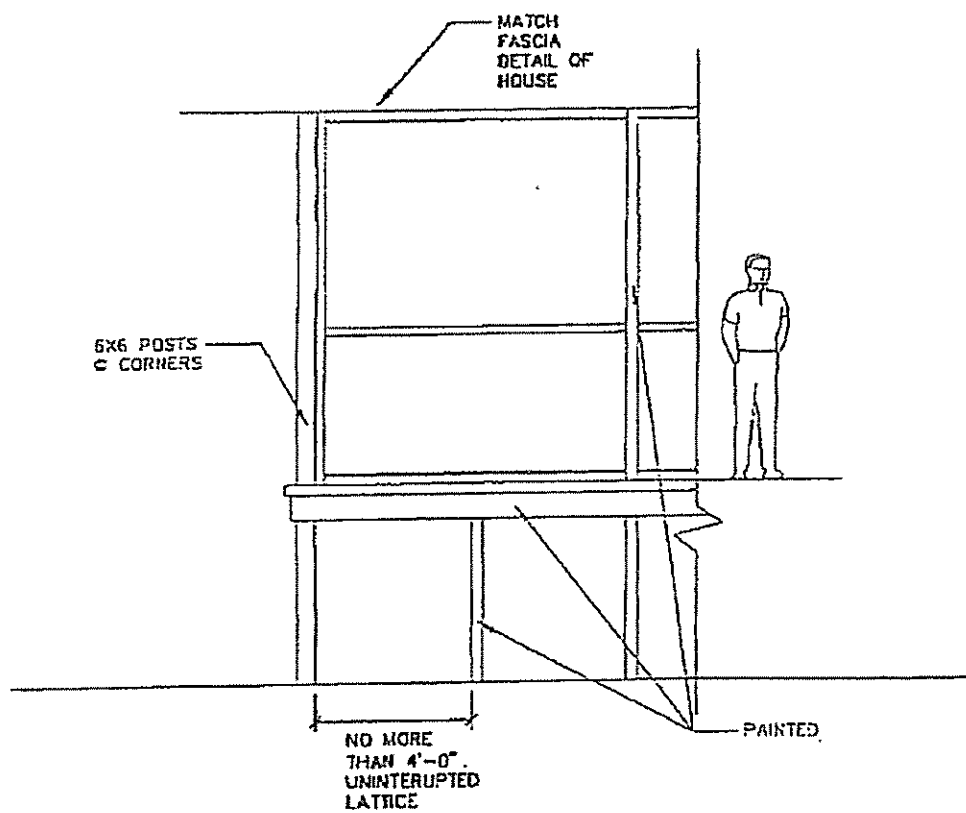
Screened Porch Detail - A



BRICK PIERS REQUIRED AT ALL
PERIMETER POSTS

PAINT BAND BOARDS, RAILS,
AND POSTS TO MATCH TRIM
COLOR ON HOUSE. ALL OTHER
WOOD TO REMAIN NATURAL.

Screened Porch Detail - B



PAINT BAND BOARDS, RAELS,
AND POSTS TO MATCH TRIM
COLOR ON HOUSE. ALL OTHER
WOOD TO REMAIN NATURAL

Basketball Goals

General

Only permanent pole-mounted basketball goals are permitted. As with all other exterior changes, homeowners are required to submit applications for basketball goals and, if approved, are required to perform periodic maintenance as necessary to keep it in good shape. Slope of the driveway should be considered when planning a basketball goal installation.

Note: Portable basketball goals and goal lights are not permitted.

Permanent Pole-mounted Basketball Goals

A permanent goal to be mounted on a pole on a property is subject to Architectural Control Committee approval for placement and color. Goals shall be placed to maximize child safety and to minimize impact to lawns and neighboring property. Worn nets shall be replaced or removed in order to maintain a neat appearance.

Awnings

Appearance

All awnings will be approved on a case by case basis.

Location

All awnings must be at the rear of the home over the deck only.

Mailboxes

Appearance

All mailboxes and posts must remain the same size and colors as originally installed by the builder. (See attached drawing.)

Location

Movement of the mailbox from the original location to an alternative location will require an application.

Mailbox Contact Information: Piedmont Mailpost Systems 888-434-6602

Pools and Hot Tubs

In Ground Pools

All in ground pools will be reviewed on a case by case basis. Application should show location of pool and mechanical equipment, grading plans, size, decking, fencing and landscaping.

Above Ground Pools

Above ground pools are not permitted.

Hot Tubs

All hot tubs will be reviewed on a case by case basis. Application should include the location, supports, and screening with a detail description of the size and style of hot tub.

Outdoor Fireplaces

Outdoor Fireplaces

Applications will be reviewed on a case by case basis.

Application must include detailed description of fireplace or fire pit and if possible a picture, distance from trees and other structures, and fuel source. Wood-burning fireplaces will not be allowed.

Signs

All signs must have approval from the Hasentree Architectural Review Committee before they are placed on lots.

Signs such as those advertising landscaping, improvements, and businesses, are not allowed.

For Sale Signs

A single sign will be allowed. Please see attached drawing of the sign approved for use in Hasentree. This sign is available from: Signs by Tomorrow 919-787-3737. Only one sign per yard will be permitted. Sign must be placed in front yard.

Political Signs

Political signs will be allowed under the following conditions:

- Only placed in front of the lot-maximum of one per lot.
- Placed no earlier than 30 days before the election.
- Removed no later than 7 days after the election.
- None allowed on common areas.

Holiday Decorations and Special Occasions

During the time period below, a residence may be decorated in a fashion that celebrates the holiday so long as they are temporary in nature. It is **not** necessary to get approval in advance. Should a residence be decorated prior to the time restrictions listed below or should the decorations remain in public view after the time restrictions indicated, the property owner would be in violation of the deed restrictions and these guidelines.

Holiday Decorations

All holiday decorations may be installed 30 days before and removed 15 days after the holiday.

Special Occasions

Special announcements such as birth, graduation, etc. may be displayed for 1 week.

Note:

It is **not** necessary to get approval to display decorations.

Flags

All flag applications must be submitted to the Architectural Control Committee (ACC) for approval. The application should include the size and type of flag. The application should also include the color of pole with a site plan for the pole location and pictures of the front showing the existing trees and landscaping. The decision for approval will be considered on a case-by-case basis.

Types. United States flags and other related national, patriotic flags

Size. No flag shall exceed 3ft. by 5 ft.

Method of Mounting. The flag must be mounted on a flagpole, six feet in length or shorter. The pole must be mounted perpendicular to the front of the house.

A temporary flagpole may be placed in the ground and kept there only when the flag is displayed. Temporary in-ground flagpoles are generally defined as those poles that are installed in the ground by a sleeve system that is designed to allow easy removal and reinsertion of the pole.

Both the house mounted and the in-ground temporary flagpoles must be removed from view when no flag is displayed.

Maintenance of Flags. The flag and flagpole must be properly maintained at all times. This includes, but is not limited to, the replacement of faded, frayed, or torn flags, and the replacement of poles that are bent, rusted, or in any way damaged.

Please Note: No flag may be displayed which is, in the opinion of the ACC, offensive to good taste and decency. Those homeowners who choose to display the US flag must adhere to the US Flag Code, Title 4, Chapter 1.

HVAC Equipment

Except for corner Lots, no air conditioning or heating equipment or apparatus shall be installed on the ground in front of, or attached to any front wall of, any Dwelling Unit on a Lot. Additionally, air conditioning and heating equipment and apparatus shall be screened from view from Roadways by landscape improvements, as more particularly provided in the Guidelines, and installation of air conditioning and heating equipment and apparatus in windows shall be prohibited.

Solar Panels

General Considerations

Solar panels/collectors should be visually integrated with the architecture of the house regarding style, location, size and color. Solar panels/collectors shall not be located on the front elevation of any building.

Specific Guidelines

1. Panels shall have a low profile and be flush mounted to the roof or wall.
2. Panels shall be static with no tracking mechanisms.
3. The framing, including the bracing joining panels together, shall match the surface it is attached to, either roof or siding if wall mounted.
4. Ground mounted solar panels must be located in the rear or side yards and screened from neighboring properties by landscaping.
5. Panels shall not exceed the area of the roof nor extend above the ridge line of the roof.
6. Additional meter required for collectors must be landscaped to shield it.
7. Solar panels requests will be reviewed on a case-by-case basis and more information may be requested.

Submission Requirements

1. A copy of the site/plot plan and the location of the proposed solar panels.
2. A drawing showing the proposed layout and dimensions of the solar panels.
3. Actual color sample of panel to be installed.
4. Photographs of the house showing the proposed location of the panels and location of additional meter.
5. Catalogue photographs or manufacturer's "cut sheets" of the solar panels and complete specifications on all components, including cables, connections, dimensions and materials.
6. Plans for proposed landscape screening for the additional meter and ground- mounted panels.

Generators

General Considerations

No interior permanent generators are permitted. Exterior permanent or temporary generators will be permitted; however, no generators may be installed in the front of the home or any side of the home that faces a street, common area or a driveway.

Portable (Temporary)

Portable (temporary) generators are permitted for emergency use during temporary power outages. They are to be operated outdoors only, with a five (5) foot clearance on all sides of the generator and the exhaust directed away from the exterior of the building. Homeowners are requested to be considerate of their neighbors when operating generators and should consider cycling their operation on a timed basis as necessary to provide the service required. When not in use, portable generators must be stored in the garage; they may not be stored anywhere outside.

Permanent

Permanent, natural gas fueled generators designed to operate on an automatic stand-by emergency-only basis are permitted. Homeowners are to strictly follow the manufacturer's recommendations with regard to use, safety instructions, maintenance and operation. Generators should be placed within a landscape bed as close to the wall as recommended by the manufacturer and screened from view with plants.

Specific Guidelines

Generators must be installed to the rear of the midpoint of the side plane of the home, and not less than 20 feet to the rear of the front plane of the immediate neighboring home at the side of the home in which the generator is to be installed. By way of example:

- If the total side plane of the home measures 50 feet, no part of the generator may extend farther forward than 25 feet from the front plane of the home.
- If the front plane of the immediate neighboring home at the side of the home in which the generator is to be installed sits 10 feet behind the front plane of the home, no part of the generator may extend farther forward than 30 feet from the front plane of the home, regardless of the measurement of the side plane of the home."

Submission Requirements

Requests for the installation of an exterior generator must be submitted in writing with approval to be considered based on the following:

- Description of the location of the generator shown on a plot plan with clearance to the house.
- Specifications of the proposed generator, to include:
 - o size of unit
 - o electrical diagrams showing installation and wiring details
 - o diagram and description of gas connection, venting, and exhaust

- Installation by licensed contractor (name, address and license# to be provided, along with a certificate of insurance)
- Approval by the County (request to be submitted and approved by the Board prior to obtaining the necessary permits)
- The existing irrigation lines may not be disturbed for the installation of the generator, nor may the irrigation heads be blocked by the generator.
- Noise level should not exceed 70DB at 10ft.

Upon completion of installation, a copy of the County's final certificate of approval must be submitted to the Hasentree Community Association to ensure that the generator meets all safety and local code requirements.

Whether installing a permanent or temporary generator, homeowners shall be fully and solely responsible, and indemnify and hold harmless the Association, for all liabilities and damages resulting from the installation, maintenance, use and operation of the generator.

Section Four

Maintenance

Maintenance

It is the responsibility of each homeowner to maintain his/her property in such a way so that it adds to the overall beauty and harmony of the subdivision. Each homeowner should take this responsibility seriously, as failure to do so can negatively affect the value of surrounding properties as well as the subdivision as a whole.

There are many areas in and around the home, which should be inspected regularly to insure the property is in good repair. These include but are not limited to:

- Trees, Shrubbery and Lawns
- Decks
- Fences
- Driveways and Sidewalks
- Playground Equipment
- Paint
- Roofing
- Garbage Can Storage
- Repainting of Improvements
- Repair of Exterior Damage to Improvements

Deterioration

If at any time the Board of Directors is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the community, the Architectural Control Committee will be requested to make a site inspection. The Committee will then make a recommendation for action to the Board of Directors.

Based on the severity of the deterioration, the homeowner will be given a specified period of time in which to make the necessary repairs. If, after that time, the repairs have not been completed to the satisfaction of the Board, the Board has the obligation of enforcement as described in the Declaration of Covenants, Conditions, Easements, and Restrictions for Hasentree.