

**Millstone
Community Association, Inc.**

**ARCHITECTURAL AND LANDSCAPE
GUIDELINES & PROCEDURES**

MILLSTONE

Updated: May 21, 2025

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Introduction

Millstone Community Association, Inc. (also referred to as “Association”, “Community”, or “Millstone”) 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.

Millstone is 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 Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens (“Covenants”) under which all property owners would live and abide and which would provide for the maintenance of all Common Properties and improvements thereon. 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; 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 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.

Maintaining high standards of excellence at Millstone requires attention to many details. Therefore, the Architectural Committee (“AC”) has published these Guidelines and Procedures (“Guidelines”) to assist homeowners in designing and developing projects that will be harmonious with the character of this Community and compatible with the existing neighborhood in which they are sited. These Guidelines also serve as an aid for current and future AC members and HOA Staff to strive for consistency in the design review process. The design concepts and implementation techniques set forth in these Guidelines are not meant to discourage unique design solutions. Rather, they embody the intent of the findings that must be made for design review Applications and serve as the basis (along with those requirements set forth in the *Covenants*) on which the AC membership makes its decisions.

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 AC, including any that are not covered in this booklet). Please read on and familiarize yourself with the information contained herein.

Governing Article

ARCHITECTURAL COMMITTEE

An Architectural Committee ("AC") consisting of three or more persons may be appointed by the Association's Board of Directors and shall be responsible to the Board.

PURPOSE OF THE ARCHITECTURAL COMMITTEE

The Architectural 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.

GOOD NEIGHBOR POLICIES

Cooperation among neighbors can lead to the best solutions to problems that may arise. The AC supports and encourages a neighborly approach to solving problems through the consensus of the parties involved.

Those contemplating the construction of a new Improvement, or Alteration of an existing Improvement, are encouraged to:

- a. Consider the proposed design of the Improvement within the context of the neighborhood.
- b. Discuss the proposed plans with neighbors.
- c. Consider mutual neighborhood privacy in all aspects of the house design and site layout – including noise and lighting.
- d. Consider the neighbors' point of view in the placement and architectural appearance of the Improvement, or the addition to an existing Improvement.

GUIDELINES

The Architectural 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 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, Restrictions, Easements, Changes and Liens

(The following is reprinted from the Declaration of Master Covenants, Conditions, Restrictions, Easements, Changes and Liens, 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 IX ARCHITECTURAL CONTROL

After occupancy of the Dwelling constructed on a Lot pursuant to a certificate of occupancy or other certificate issued by the appropriate governmental entity, no building, fence, sign (including unit identification signs), wall or other structure (including play equipment) shall be commenced, constructed, erected or maintained upon a Lot, nor shall any exterior addition to or change or alteration thereof be made, nor shall a building permit for such improvement or change be applied for or obtained, nor shall any major landscaping or re-landscaping be commenced or made (such construction, alteration and landscaping are hereinafter referred to as the "Improvements") until plans and specifications showing the nature, kind, shape, heights, materials, color and location of same shall have been submitted to and approved in writing by the Declarant.

Declarant shall have the right to charge a reasonable fee, not to exceed \$150.00, for receiving and processing each application and the right (but not the obligation), at the expense of the Owner seeking approval of the Improvements, to employ an engineer or other professional to review the plans for the Improvements.

Declarant shall have the right (but not the obligation) to promulgate and from time to time amend written architectural standards and construction specifications (hereinafter the "Architectural Guidelines") which may establish, define, and expressly limit the standards and specifications which will be approved, including, but not limited to, architectural style, exterior color finish, roofing material, siding material, driveway material, landscape design and construction technique. Declarant shall not approve any Improvements which it determines, in its sole discretion, not to be in harmony of external design, construction and/or location in relation to the surrounding structures, topography or the general plan of development of the Subdivision.

Declarant may, at any time, delegate, in part or in whole, the review and approval authority contained in this Article IX to the Board of Directors of the Association, which, in turn, may delegate such authority to an Architectural Committee composed of three or more persons appointed by the Board. Declarant shall delegate such authority no later than the end of the Declarant Control Period. Except as provided in the next paragraph, any use of the term Declarant in this Article IX shall be deemed to apply to Declarant and, when appropriate, to the Board of Directors or Architectural Committee. Nothing herein shall be construed to permit interference with the development of Lots by the Declarant.

Notwithstanding any other provision of this Declaration, including, without limitation, the provisions of the immediately preceding paragraph, Declarant shall have and shall exercise the rights set forth herein as to a Lot at all times prior to issuance of a certificate of occupancy or other certificate issued by the Town or

appropriate governmental entity for the Dwelling constructed on a Lot. Neither the Board of Directors nor any Architectural Committee of the Board shall have the right to overturn any decision of Declarant without the prior written consent of Declarant, unless the Declarant no longer exists as a legal entity, in which event the foregoing proscription shall not apply.

In the event that any structure is commenced or constructed in violation of the provisions of this Article, in addition to any other remedy available for such breach including, without limitation, monetary fines for such violation, either Declarant or the Association may seek and obtain injunctive or other equitable relief to prevent construction and/or removal of such unapproved structure. The party prevailing in any action to enforce the provisions of this Article shall be entitled to recover from the non-prevailing party the costs of such action including, without limitation, court costs and attorneys' fees actually and reasonably incurred by the prevailing party.

Disclaimer

The Association, Declarant, Architectural 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 Committee to recover any such damages.

**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. The management company can send an application to property owner, or they may use the one in the handbook or on the Association's web page.
- STEP 3. Application is completed and returned to your HOA Management Company along with the supporting documents.
- STEP 4. The management company dates the application upon receipt thus starting the forty-five (45) day approval/disapproval timeframe and copies and distributes the dated application to the Architectural Committee. The 45-day period stops and resets if the application is deemed incomplete or without sufficient information.
- STEP 5. Committee members receive copies of the dated application, review and approve/disapprove within the require timeframe. Committee votes and comments are sent to the management company.
- STEP 6. The management company will advise the Committee's decision within the 45-day time limit. Should the property owner wish to submit another application, a modified request, or if required to submit additional information the forty-five (45) day process starts again with each submittal.
- STEP 7. Property owner receives authorization and starts project or receives disapproval and either submits additional information or appeals for reconsideration (thus starting the forty-five (45) 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 forty-five (45) days for final approval or disapproval.

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 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 no email address is on file with the Association.

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 Community website, or your Association guidelines. After the application has been completed, the form can be submitted as shown on the application.

It is recommended that you thoroughly review the relevant section of the guidelines, and perhaps speak with someone from the management team if you are planning any major changes. They 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 submit all plans, sketches, elevations, drainage, drawings, or renderings so that the AC has a full and clear picture of the project. If deemed necessary by the AC, a meeting may be requested to further discuss details – but this does not replace the need to include all details in your submission. 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 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. *****

Architectural Guidelines

Decks

- Deck flooring must remain natural in finish color. Clear protectants are allowed.
- Decks must complement dwelling and be in proportion to dwelling.
- Decks must also be within minimum set back requirements of local municipalities, but final placement and approval will be by the Architectural 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 the local municipality and ensuring compliance with all applicable codes and requirements.
- Lattice is 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)



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 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 Committee's sole discretion.

Appearance:

- All fences shall not exceed six (6) 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.
- Black Aluminum or white vinyl fencing only. No wood, chain link, or PVC fences shall be permitted.

Location:

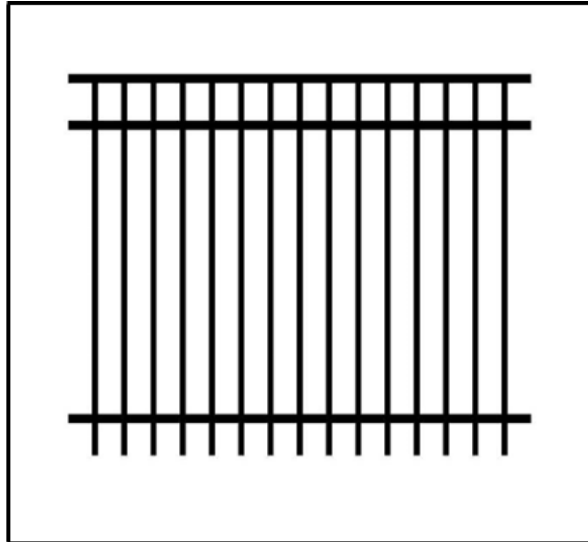
- On the property line, allowing for neighbor to tie into existing fence. If homeowner does not place fence on the property line or allow neighbor to tie into fencing, fence must be placed at minimum, 2 feet from the property line to allow for property maintenance without encroaching on neighboring property.
- Location of fence on side yards shall not extend past 50% of the depth of the house for that side of the 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.
- Homeowner is solely responsible for obtaining required building permit(s) from the local municipality and ensuring compliance with all applicable codes and requirements including all easements.

Materials:

- 4 to 6 ft. black aluminum "3 bar" style fence with optional 4ft brick columns. Optional columns must be 18 ft. or 24 ft. Apart. OR 4 to 6 ft. white vinyl.

(SEE DRAWINGS ON NEXT SECTION)

SAMPLE OF BLACK ALUMINUM



SAMPLE OF WHITE VINYL



Parking Pads

Appearance:

Layout (design) should complement 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 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.

Depending upon the lot location, play equipment should be located in the rear yard and behind the building envelope of the home, which is subject to Architectural Committee approval for placement.

The Association will review playground equipment on a case-by-case basis.

Landscaping

General Information:

Millstone Community 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 (flower & vegetable)
- 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 ensure 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:

The Association 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 Committee.

Architectural Control

Section 3.05

Landscaping - Continued

Gardens (flower):

Flower gardens are highly encouraged but types of material and placement must have Architectural Committee approval (With the exception of annual flowers that are installed in existing landscape beds).

Gardens (vegetable):

Vegetable gardens may be no larger than 60 square feet. Garden must be maintained in a weed free condition. Garden location must be directly behind the house or approximately 14.5” from the side yard lot line. Invasive plant materials are not permitted. Maintenance of the edging/bed will be required as needed to maintain a like new condition. Garden materials used should be colored to blend in with the natural landscape as much as possible. Gardens may not be built and/or maintained in a fashion that will promote and/or attract wildlife. Provisions will be made by the owner to deter wildlife from entering the garden as required; this may require a future application to the committee for additional garden improvements.

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.

Architectural Control

Section 3.05

Landscaping - Continued

Rain Barrels:

All rain barrels must be approved by the AC (Architectural 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 are acceptable but are still subject to AC 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 AC. 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.

Artificial Vegetation:

Artificial vegetation of any type is not allowed with the exception of artificial turf which must be located within the back yard. Artificial turf is treated as an impervious surface and must meet municipal limit restrictions. Artificial turf requests will be reviewed on a case-by-case basis and approved/rejected at the Committee's discretion.

Mulch:

Hardwood mulch, pine bark, or pine straw can be used for mulching of the plant beds. Mulch types can be mixed within the same yard. The mulch beds must be kept weed free. Mulch that has been reduced due to erosion, rotting, or other factors, must be replenished in a timely manner.

Other (Gazebos, planters, retaining walls, exterior lighting, fountains etc.):

These shall be reviewed on an individual basis by the Architectural Committee.

Decorative Objects:

Exterior decorative objects including, but not limited to, sculptures, fountains, lawn art, trellises and the like, shall not be placed or installed without prior approval by the AC. Overly large and/or thematic statues, fountains, and yard ornaments are not allowed in front or side yards. All yard ornaments are to be level, secured in place, and kept in clean and if applicable, working, condition.

NOTE:

No red mulch is allowed for mulch beds. Stone is subject to Committee approval and will be evaluated on a case-by-case basis.

Any plantings installed on the property shall be the sole maintenance responsibility of the homeowner, including but not limited to any plantings installed by the Declarant.

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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. The intent is for the individual house to blend into the natural setting. 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 Sherwin Williams Super Paint Exterior Acrylic Latex or equivalent. Trim and shutter paint shall be Sherwin Williams Super Paint Exterior Acrylic Latex Paint or equivalent.

Notes:

Any changes to the original exterior paint colors require Architectural 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.

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.

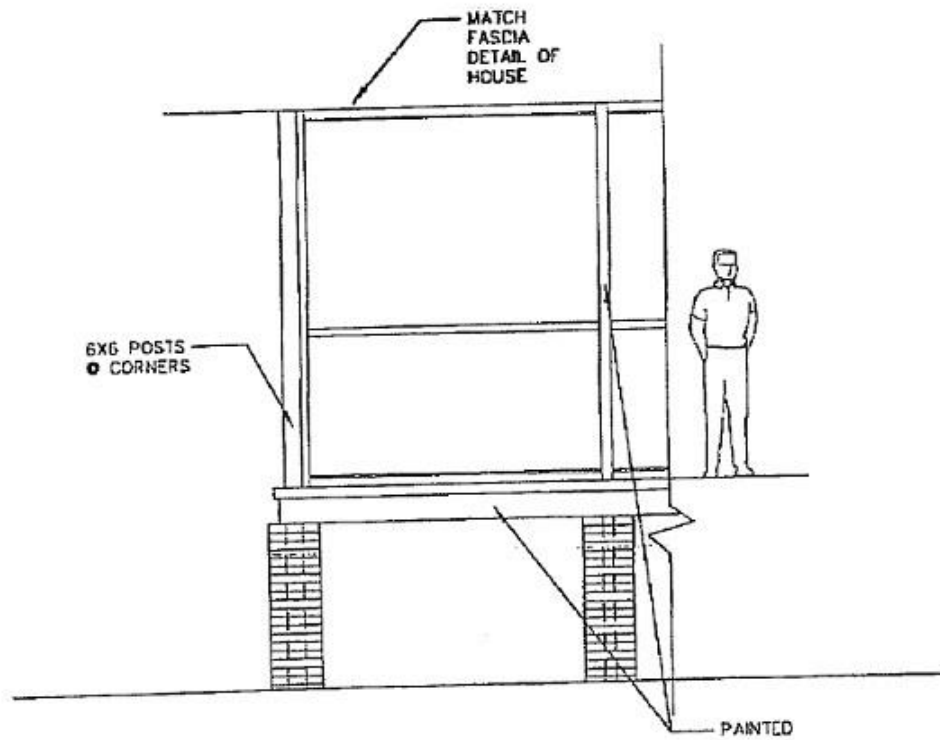
Materials

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

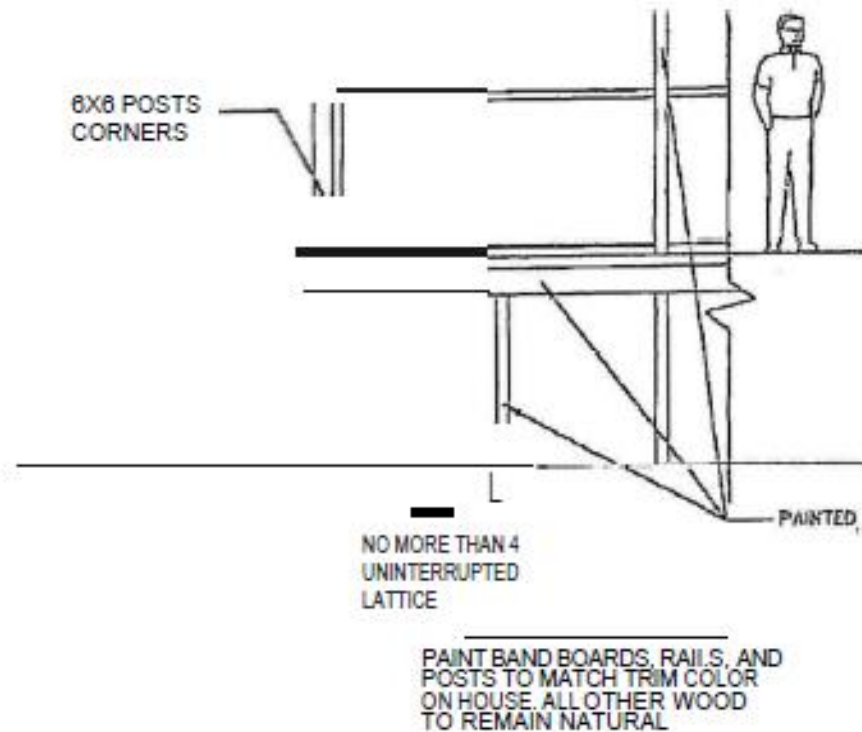


PAINT BAND BOARDS, RAILS,
AND POSTS TO MATCH TRIM
COLOR ON HOUSE. ALL OTHER
WOOD TO REMAIN NEUTRAL.

Screened Porch Detail - B

SCREENED PORCH-B

MATCH FASCIA DETAIL OF HOUSE



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 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.

Permanent goals will be reviewed on a case-by-case basis.

Awnings

Appearance:

All awnings will be reviewed on a case-by-case basis. Awnings should be canvas, nylon, or other fabric in the same or similar color as either the sides or the trim of the house. Awning material is not permitted to be patterned.

Location:

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

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, a picture, distance from trees and other structures, and fuel source.

Signs

Except as otherwise required by the Town of Apex, no sign of any kind shall be displayed to the public view on any Lot except the following:

For Sale Signs

One sign of not more than six (6) square feet advertising the property for sale shall be permitted.

Political Signs

Political signs will be allowed as outlined under Article X Section 5 of the Declaration. Signs of not more than six (6) square feet expressing support of or opposition to political candidates or other issues which will appear on the ballot of a primary, general or special election, provided that such political signs shall not be placed on a Lot earlier than thirty (30) days before such election and shall be removed within seven (7) days after such election.

No sign of any kind shall be displayed in or on the Common Area without the prior written consent of the Association. Notwithstanding the foregoing, Declarant shall have the right to erect and maintain signs of any type and size on any Lot which it owns and on the Common Area in connection with the development and sale of the Properties.

Architectural Control

Section 3.13

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

Holiday decorations may be placed by an Owner on his Dwelling or Lot no sooner than thirty (30) days prior to the date of the Holiday and must be removed no later than fourteen (14) day after the date of the Holiday.

Special Occasions:

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

Note:

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

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Flags

In-ground flagpoles are not permitted. Only a residential wall-mountable flagpole shall be permitted.

Types:

United States of America flag and State of North Carolina flag. No other types of flags are permitted, regardless of installation method or length of time displayed.

Size:

Each flag shall be of a size no greater than four feet by six feet, which is displayed in accordance with or in a manner consistent with the patriotic customs set forth in 4 U.S.C. §§ 5-10, as amended, governing the display and use of the flag of the United States.

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.

Method of Mounting:

- The flag must be mounted on a wall-mountable flagpole, six feet in length or shorter.
- The wall-mountable flagpole must be mounted perpendicular to the front of the house.
- House-mounted flagpoles must be removed from view when no flag is displayed.

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 will generally not be approved to show on the front elevation of any building but may be considered on a case-by-case basis.

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. Panels shall not exceed the area of the roof nor extend above the ridge line of the roof.
5. All tile replacement must match original material and specifications.
6. Additional meter required for collectors must be landscaped to shield it.
7. Ground mounted solar panels must be located in the rear or side yards and screened from neighboring properties by landscaping.
8. Solar panels requests will be reviewed on a case-by-case basis and more information may be requested.

Homeowner is solely responsible for obtaining required building permit(s) from the local municipality and ensuring compliance with all applicable codes and requirements.

(Note: Roof mounted panels and equipment may void builder warranties and/or the roof warranty.)

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.

Garbage and Unsightly Storage

All trash and rubbish shall be kept in garbage cans so as not to be visible from the street upon which the Unit fronts. No trash, rubbish, stored materials, wrecked or inoperable vehicles, or any other unsightly items shall be allowed to remain on any Lot; provided, however, that the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish, and other debris for collection by governmental or other similar garbage and trash removal units. In the event of curbside trash and/or garbage pickup, trash and/or garbage cans may be moved to the street on the night before the scheduled pickup, but all garbage cans must be returned to the garage or to an approved screened enclosure area the night of the scheduled pickup.

Architectural Control

Section 4.00

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 community. Each homeowner should take this responsibility seriously, as failure to do so can negatively affect the value of surrounding properties as well as the community 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
- Power washing / Exterior building maintenance
- Roofing
- Trash Receptacle Storage
- Repainting of Improvements
- Repair of Exterior Damage to home and grounds

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 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, Restrictions, Easements, Changes and Liens for Millstone.