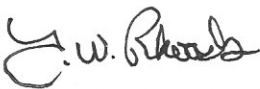


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Approved by	Tim Rhoads <i>GHC HOA President</i>	[Signature] 	[Date] 19-Nov-2018
	Brooke Hoff <i>PPM, Inc.</i>	[Signature] 	[Date] 11/19/2018

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1. General:

The Green Hope Crossing Home Owners Association, Inc. (hereinafter, "HOA" or "GHC") rules and regulations (R&R) are administered by the elected Board of Directors (BoD) to establish and maintain community conditions that are fair, uniform, and beneficial for the entire Association. The CC&Rs are equally applicable to all owners, homeowners, residents, tenants, renters, lessees, guests, and similar (collectively, "Occupants") of GHC. The cooperation and collaboration of each townhome owner and single-family home owner (HOA Member) are vital to the community's longevity and property value maintenance. Fines may be imposed for violations of the R&R and the Declaration of Covenants, Conditions and Restrictions (for Green Hope Crossing recorded at book 15865, page 475 of the Wake County Register of Deeds (hereinafter, "CC&Rs").

2. Monthly Assessments:

HOA Member assessments are due on the first day of each month and are considered late after 30 days. Any HOA Member who is in arrears for one or more months will be subject to legal action, liens, foreclosure, and a judgement administered by the Wake County Court System. All legal / court costs will be the HOA Member's responsibility pursuant to N.C.G.S. §47F-3-116.

3. Renter / Tenant / Lessee Awareness:

Renters / tenants / lessees must be fully informed of the R&R by the HOA Member during signing of the Occupants agreement, and the renter / tenant / lessee must comply with all sections of the R&R. Any property damage caused by renters / tenants / lessees will be charged to the associated HOA Member. **A HOA Member is required to provide the name and contact information of their renter / tenant / lessee within 15 days of the Occupants agreement.** Please see Article 5.15 of the CC&R for additional restrictions on leasing.

4. HOA Member Insurance and Property Damage:

- a. **Insurance:** The HOA does not provide insurance coverage for the community townhome and single-family units (Residence). Although 11.2 allows the HOA to purchase insurance on the townhomes, the HOA has elected NOT to purchase casualty insurance on the Residence pursuant to Section 11.2 of the CC&Rs. Therefore, each HOA Member is required, at his / her expense, to secure and maintain in full force and effect one or more insurance policies. These policies must insure the lot and improvements thereon for the full replacement value thereof against loss or damage from all hazards and risks normally covered by a standard "extended coverage" insurance policy, including, as example, fire, lightning, vandalism, and malicious mischief. Any damages / repairs to any community unit that would be covered under a standard "extended coverage" insurance policy such as (Example list, not inclusive) wind, hail, lightning, vandalism, malicious mischief, etc. shall be the responsibility of the HOA Member. The HOA Member is also required, at his / her own expense, to secure and maintain in full force and effect, comprehensive general liability insurance for personal injury and personal belongings damage occurring on or at the Residence.
- b. **Community Property:** Any damage to the exterior of any building, interior of community buildings, community fencing, community parking lots, or any community common area shall be charged to the accountable HOA Member. The use of video surveillance to monitor community property may be utilized by the BoD.

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- c. **Residence Property:** Breakage and maintenance of exterior glass, doors, door casings, door locks, windows, window casings, screens, patios, fencing, outside faucets, etc. is the responsibility of the HOA Member.

5. Hazards:

The discharge of firearms, fireworks, explosive devices, and any other noise making devices is not permitted at any time within the community. *See also* Article 5.32 of the CC&Rs.

6. Common Areas:

Each HOA Member should respect and protect his / her interest in the community common areas. Abuse of the common areas by Occupants through such acts as littering, trespassing, theft, etc., or otherwise restricting / limiting the community's enjoyment of the common areas is not permitted or tolerated. The common areas may not be used in any way for storage by Occupants. A fine can be imposed for violators of the common areas. Occupants use of the trash receptacles located at the pool house is prohibited and such use is subject to fines.

7. Trash Collection and Receptacles:

Trash receptacles should be placed at the edge of the street in front of the Residence no earlier than the evening before trash pick-up day and should be returned to the Residence as soon as possible before the end of trash pick-up day. The Town of Cary enforces storage of the trash and recycling receptacles – receptacles should not be stored in view from the street. The Town of Cary will haul away discarded furniture, used appliances, and large debris for a nominal fee. Occupants should contact the Town of Cary for a scheduled pick-up of their discarded items. The discarded items must only be placed in front of the Residence / near the street no earlier than the evening before the scheduled pick-up.

8. Noise Consideration:

Loud voices or noises from televisions, games, musical equipment, video / audio equipment, pets, and other disturbances must be avoided always, especially between the hours of 10PM and 8AM daily. If you as an Occupant are disturbed, first attempt to notify and resolve the issue with the disturbing party. If the disturbing party is uncooperative or the noise problem is severe, contact the Town of Cary Police Department at 919-469-4012.

9. Driving and Parking in the GHC Community:

- a. **Speed Limit:** The GHC community speed limit is twenty-five (25) miles per hour. Safe driving and careful attention while driving / backing / parking is expected of all Occupants and contractors.
- b. **Parking:** Occupants must park their vehicles in their garage or driveway. All vehicles parked in the community, which includes driveways, must be in operating condition, both legally and mechanically (Example list, not inclusive: current license plates, no flat tires, no missing structural parts, etc.). The community roads, sidewalks, and bicycle lanes must not be blocked by vehicles, toys, debris, trash cans, etc. at any time. Parking is not allowed on the grass or common areas, other than the designated areas

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alongside of each community street. Parking for contractors, guests, and large vehicles in the community's designated parking spots alongside each community street is only permitted from 7AM until 11PM. Vehicles illegally parked and / or not in operating condition may be towed without notice at the Occupant's expense.

- c. **Parking on the Street:** Street parking is not allowed, day or night, except for emergency vehicles. Temporary parking by delivery vehicles and moving vans must be kept to a minimum, and the driver must be readily available to move the vehicle timely. Recreational vehicles (Example list, not inclusive: campers, boats, and utility trailers), vehicles of more than 18' in length, and vehicles with more than two rear axles) are not allowed on the community streets or private driveways.
- d. **Overflow Parking:** The community overflow parking lot (near the swimming pool) permits short-term parking except near the community mailboxes. Overnight parking in the overflow parking lot is limited to up to six (6) consecutive days, twice per calendar year per residence. This area cannot be used for routine parking such as parking on weekends or weekdays. The 2019 BoD will consider forming a sub-committee to develop and implement a parking permit system for the overflow parking lot.
- e. **Vehicle Repairs:** Only emergency vehicle repairs (Example list, not inclusive: flat tire, dead battery, etc.) are allowed in the community. Vehicles on jacks or blocks are not permitted. Any damage to community streets, community parking areas, and driveways from leaking automobile fluids or vehicle maintenance tasks will be the responsibility of the HOA Member associated with the Occupant vehicle.

10. Permanent / Temporary Exterior Alterations:

Any modifications to a Lot must be approved in writing by the GHC. See Article 5.22 of the CC&Rs. Prior to any exterior alterations or additions to a GHC Residence (building, patio, driveway, sidewalk, lawn, landscaping), a request must be submitted in writing by HOA Member to the Architectural Committee. The associated application form(s) and documents can be found under *Community Information* at www.charlestonmanagement.com. The Architectural Committee and/or BoD, at its sole discretion, may or may not approve the requested change(s). The Architectural Committee and/or BoD may approve a request, conditionally, approve a request with specifically stated conditions for approval, deny a request, or return a request for additional information. A written reply to the HOA Member's submitted request will be made within sixty (60) days after receipt of the request. Any HOA Member or Occupant who makes exterior alterations without prior approval from the Architectural Committee or BoD will be subject to the cost to reverse the change, legal action, and / or fines pursuant to Article 3.11 of the CC&Rs.

- a. **Patio / Deck Areas:** Patio / deck areas must be kept neat and clean. Patios / decks are not permitted to be used as storage areas, and interior household furniture is not allowed on patios / decks. Patio / deck areas must be kept free of debris, toys, clothes, and general loose articles. The landscaping maintenance personnel are instructed to not move, clean up, or work near resident's belongings, so grass clippings may not get blown from patios / decks

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having multiple pieces of outdoor furniture or personal belongings. The GHC standard patio / deck paint and stain colors compliment the color design of the community and reference standard Sherwin-Williams colors. Paint suppliers can match the Sherwin-Williams standard colors. The GHC standard colors provide owners with a choice of a light, medium, or dark color tone. The standard colors are: Gray Pine (SW #3560SS), Mountain Ash (SW #3540SS), Banyan Brown (SW #3522SS), and Navajo Beige (standard community trim color).



Gray Pine SW 3560SS



Mountain Ash SW 3540SS



Banyan Brown SW 3522SS

- b. **Backyard Privacy Panel Fencing:** Fencing of any kind, size, color, or height is not permitted in the front of Residences. Privacy fencing between patio areas and/or along property boundaries must not be altered, painted, or damaged. New privacy fencing in a Residence backyard / rear property area must be consistent with GHC's existing panel-type fencing. Example specification list – not all inclusive: same configuration, height, thickness, color. As of August 2018, an approved supplier for privacy panel fencing does not exist. Privacy fence repair or replacement projects during or after August 2018 will require extra planning and repair time to allow the HOA Member to work with the then current Architectural Committee to identify and approve a suitable privacy fence supplier. HOA Members who elect to install backyard privacy panel fencing will be responsible for maintaining their landscaping and lawn areas to GHC specifications inside, under, and 6" outside the fencing.
- c. **Backyard Aluminum Fencing:** Fencing of any kind, size, color, or height is not permitted in the front of Residences. Fencing in a Residence backyard / rear property area must be consistent with GHC's standard black aluminum fencing specifications (Example list – not all inclusive: same configuration, height, thickness). HOA Members who elect to install backyard aluminum fencing will be responsible for maintaining their landscaping and lawn areas to GHC specifications inside, under, and 6" outside the fencing.
- d. **Basketball Goals:** GHC has the right to regulate basketball goals under Article 5.26 of the CC&Rs. Basketball goals require pre-approval by the Architectural Committee per the approval application found at www.charlestonmanagement.com. Basketball goals must have transparent or white backboards with minimal advertising decals / colors. The backboards must be mounted on a black metal pole. Basketball goals cannot be attached to the Residence, garage, or other structure. Basketball goals must be located at the edge of the driveway as close to the garage as possible and no closer to the street than the driveway's mid-point. They cannot be placed anywhere other than the driveway or Residence's front entryway sidewalk (e.g., not on the grass, front landscaping mulch area, or front community sidewalk). All basketball goals, portable or permanently mounted, must not impinge upon the neighboring property. Both the backboard and pole color and condition must be maintained in like new condition. Basketball goal assemblies in disrepair

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will be required to be repaired or removed by the Architectural Committee and/or BoD. Basketball goals not utilized for > 6 months as deemed by the BoD can be requested to be removed by the Architectural Committee.

11. Standard Architectural Appearance:

GHC is a planned community, and Residences were intentionally designed by the builder with a standardized architectural style, color, and appearance. These standardized attributes need to be maintained by the GHC regulations to protect GHC's appeal and property values.

The GHC HOA Members must maintain the original standardized attributes through the limiting of signs, postings, colors, structural changes, alterations, decorations, ornaments, window coverings, communication devices, debris / refuse, refuse containers, plantings, fencing, furniture, bikes, toys, hoses, edging, lighting, and the like.

Structural changes to Residences are mostly not allowed and must be pre-approved by the Architectural Committee using the architectural approval application found at www.charlestonmanagement.com. Structural changes that are not allowed include anything affixed / attached to the original structure: Example list; not all inclusive - signs, stickers, posters, lights, awnings, mailboxes, hanging items, sports equipment, etc.

HOA Members found to be out of compliance and issued a non-compliance notice are required to correct all non-compliance issues within 10 days of the non-compliance notification date. Failure to correct non-compliances timely will result in BoD follow up actions up to and including fines, liens, and court actions.

- a. **Address Number Signs:** Only the original Residence address number sign installed by the developer (original size and color) or duplicate replacement is allowed.
- b. **Exterior Lighting:** Only the original Residence exterior lighting installed by the developer (original size and color) or duplicate replacement is allowed and must remain uniform.
- c. **Security Cameras:** Security cameras are allowed without Architectural Committee approval but must be less than 6" in each dimension, not aimed at adjoining residences, mounted as out of sight as possible, and color coordinated with the residence colors. Security cameras are limited to the front entrance, driveway, and rear entrance.
- d. **Realtor Signs:** All realtor signs and signs related to the sale / lease / rental of a Residence may only be placed in a unit's front window during the sale / lease / rental advertisement period. These signs must be removed timely upon closing of the transaction agreement. The community's Architectural Committee will decide on a case-by-case basis if a sign is not acceptable due to being too large, overly colored, or visually distracting from the community.
- e. **Security Company Signs:** Security company signs are allowed without Architectural Committee approval but need to be less than 100 square inches in total per sign, mounted on a pole, positioned within 15" of the unit's foundation, and positioned no more than 24"

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high from the ground. A single security company sign is permitted at a front, a side, and a rear entrance of the Residence (maximum total two signs per townhome and three signs per single-family home).

- f. **Antennas:** Exterior antennas are not allowed. Satellite dishes less than 1 meter in diameter are allowed without Architectural Committee approval but must not be visible from the street. Satellite dishes must not be mounted on roofs, but rather on the rear of the home unless an acceptable quality signal cannot otherwise be obtained. All satellite dishes mounted must comply with the architectural guidelines for screening. There are detailed provisions related to antennas and receivers in Article 5.19 of the CC&Rs. Owners are encouraged to review these carefully.
- g. **Signs at the Mailboxes:** A message board and messages at the community mailboxes are permitted only for the BoD to communicate community updates and notices.
- h. **Planted Flowers and Flower Pots:** Townhome landscaping appearance changes made without an Application for Architectural Review are limited to planted flowers in the Residence's front mulched beds and potted flowers not attached to the residence structure. Flower pots / containers are allowed on the front entry sidewalk, edge of the driveway, and rear patios only. Flower pots / containers are not allowed on retaining walls, the lawn areas, and community mulched beds. All flower pots / containers must be removed from view timely when flowers are not growing, and dead flowers must be removed timely throughout the growing season. Townhome flower pots are limited to five (5) per Residence total and each dimension (height, diameter, and square) is limited to 18-inches (45 centimeters). Flower pot colors must be color coordinated with the Residence colors. Flower pots / containers and plantings must not impinge upon or detract from adjacent homes.
- i. **Patio Gardens:** Patio gardens can be planted without Architectural Committee permission only in pots and boxes positioned on the existing rear property concrete patio. Flower + garden pots are limited to 5 per Residence total and each dimension (height, diameter, and square) is limited to 18-inches (45 centimeters). Flower / garden pot colors must be color coordinated with the residence colors. Garden boxes must be only of plastic construction, are only permitted on the rear concrete patio March 15th – October 15th, are limited to a maximum of 4 feet (1.22 meters) in length, 12 inches (0.3 meters) in width, and 6 inches (0.15 meters) in depth. Garden box colors must be color coordinated with the Residence colors.

NOTE: The positioning of the garden pots and boxes on the rear concrete patio must allow for safe patio door ingress and egress by emergency services by maintaining an always clear three (3) feet (0.9 meter) pathway from the rear lawn area to the rear patio door opening. Garden plantings must not extend off the patio into the lawn areas, into neighboring properties, into community common areas, or on or above the community privacy fence panels. Patio concrete damage, building foundation concrete damage, and townhouse siding damage including mold or algae caused by patio garden pots, boxes, or plantings are

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the responsibility of the HOA Member with remediation actions and repairs directed by and approved by the HOA Architectural Committee.

- j. **Planting:** Only the planting of flowers and patio gardens is allowed per sections 11.h. and 11.i. The planting of any trees, shrubs, bushes, or vines is not allowed at GHC townhomes. The community's landscaping plan is maintained and improved by the community's Architectural Committee. Unapproved plantings will be ordered removed by the Architectural Committee and/or BoD, and removal costs will be responsibility of the HOA Member.
- k. **Front Landscape Decorations:** Front landscape decorative objects such as sculptures, figurines, artwork, etc. are limited to two per residence and a maximum of 18-inch (45 centimeter) dimensions (length, width, height). The decorative objects are limited to the front landscape mulch bed only. The decorative object colors must be color coordinated with the Residence colors.
- l. **Landscape Lighting:** Landscape down lighting is limited to the front and side mulch areas of townhomes (along driveways and walkways), 8 matching lights per residence, 4" (0.1 meter) maximum diameter, and 18" (45 centimeters) maximum height. The lights must not be placed in the grass or within 4" of the grass. The landscape lighting must not impinge upon or detract from the adjoining residences.
- m. **Landscape Edging:** . Landscape edging materials are to be cement-like or stone-like, light gray, tan or red in color, less than 8 inches high, and rectangular in shape with the longer dimension installed on the ground to ensure long-term upright stability. The edging must be installed to support efficient landscape maintenance. Example picture are shown below.



- n. **Holiday Decorations:** Holiday decorations are permitted without Architectural Committee approval, but the decorations must only be installed to the front door frames and garage door frames with push pins or staples (not nails or screws) to avoid permanent wood damage and termite entry to the structure. The decorations may only be displayed at Residences during the GHC recognized holidays. The decorations can only be displayed within 15 days prior to through 15 days after the recognized holiday date. The Architectural Committee will decide on a case-by-case basis if the decorations are deemed to be excessive and / or distracting from the community appearance. See below for GHC recognized holidays:

1	Diwali – October or November (lunar calendar dependent)
2	Halloween – October 31 st

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3	Thanksgiving – 4 th Thursday of November
4	Christmas – December 25 th
5	New Year's Day – January 1st

NOTE: The U.S. flag is not considered a holiday decoration and can be displayed any day of the year in accordance with the U.S. flag protocol. Bracket installation for displaying the U.S. flag requires Architectural Committee approval to avoid permanent damage and/or termite entry to the structure.

- o. **Management of Personal items:** Personal items such as: Example list; not all inclusive - bicycles, lawn hoses, toys, play equipment, lawn chairs, etc. must not be left in the front or rear of townhomes, nor in the community lawn areas near townhomes.
- p. **Clothes Drying:** No clothes drying / hanging is permitted on lawns, common areas, driveways, sidewalks, decks, or patios.
- q. **Window Coverings:** Window coverings (drapes, blinds, shutters) must be neutral-color backed for uniform appearance. Bed sheets, blankets, paper, and the like, as well as window treatments with graphics, bright colors, or patterns are not allowed.
- r. **Window Air Conditioners:** Window air conditioners are not allowed.