

CERTIFICATE OF RATIFICATION AND PROMULGATION OF RULES AND REGULATIONS OF WAKE HIGH
MEADOWS HOMEOWNERS ASSOCIATION

WHEREAS, in Article VIII, Section 1 of the duly adopted Bylaws of the Association provides that the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of common area facilities, individual homeowner property and the personal conduct of the members and their guests thereon and to establish fines or penalties for the infraction thereof.

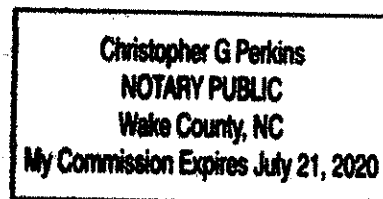
NOW THEREFORE BE IT RESOLVED that Rules and Regulations as listed in "EXHIBIT A", which may from time to time be altered by the Board Of Directors with a minimum of 30 days' notice to the members, be adopted by the Board: and

BE IT FURTHER RESOLVED that in addition to the means for enforcement provided in the Declaration and Bylaws, the Board of Directors shall have the authority to impose reasonable monetary fines against a Homeowner, its guests, relatives or lessees in the manner provided herein. The Board of Directors shall have the authority to impose monetary fines not to exceed Twenty Five Dollars (\$25.00) for each violation. Each day on which a violation shall occur or continue shall be deemed a separate and distinct offense. No such fine shall be imposed except following a hearing before the Board of Directors and each violation being given opportunity to be heard, to present evidence and notice of the decision.

Lawrie Joyner
President

ATTEST:

Lisa Wallace
Secretary



STATE OF NORTH CAROLINA
COUNTY OF WAKE

Before me, the undersigned authority, personally appeared Lawrie Joyner and Lisa Wallace, President and Secretary respectively, of Wake High Meadows Homeowners Association to me well known to be the persons described in and who executed the forgoing instrument and they acknowledged jointly and severally to and before me that the execution thereof was their free act and deed for the uses and purposes therein set forth.

Witness my hand and official seal this 21st day of November, 2015

Christopher G. Perkins
Notary Public

My Commission Expires:

July 21, 2020

WAKE HIGH MEADOWS RULES AND REGULATIONS

EXHIBIT "A"

1. **PARKING ON PRIVATE STREETS-** No vehicles of any kind, including private passenger cars and pickup trucks, boats, trailers or other recreational vehicle such as vans, campers, etc., may be parked on the private streets in the subdivision or unpaved common area.
2. **PARKING OF COMMERCIAL VEHICLES-** No commercial vehicles or large trucks having a wheel base greater than 120 inches or a height of greater than 84 inches, may be parked on the private streets, or other Association Common Area, or in private driveways or lots in the subdivision, without written permission of the Association. This excludes pickup trucks and vans.
3. **RECREATIONAL VEHICLE PARKING AREAS-** Boats, trailers or other currently registered recreational vehicles may be kept on the private lots in the subdivision provided they are kept out of the front of the house, as may be determined by the Board of Directors. Any vehicle with a length greater than 25 feet needs prior written permission from the Association to be stored anywhere in the subdivision.
4. **DISABLED OR INOPERABLE MOTOR VEHICLES-** All motor vehicles designed for operation on public highways must at all times be registered, with a valid inspection sticker, and be capable of operating. No long term mechanic work (over 5 days) or ongoing repairs may be undertaken on any such vehicle on the private lots or on Common Area within the subdivision except within the confines of an enclosed garage. All vehicles in violation are subject to towing at the owners expense. Mechanic work shall ONLY be performed on homeowners' vehicles and only in the homeowners' driveway.
5. **ENTRANCES-** No signs, political or otherwise, or "for sale" items (i.e. cars, trailers, etc.) may be placed at or in any of the entrances to the subdivision or in any Common Areas. Any sign or for sale items so placed may be removed by the Association and disposed of the owners expense. The only exceptions are standard purchase real estate signs and temporary yard sale signs which must be removed within 24 hours.
6. **OFF ROAD VEHICLES-** No unregistered or uninsured motorcycles, mini bikes, go carts, ATV's or similar vehicles are allowed on Association Common Area Property, including the streets at any time. If witnessed by at least (2) homeowners, you will be called to a hearing with no additional notice required and may be fined up to \$25.00 per occurrence.

7. **APPEARANCE OF PRIVATE LOTS-** Houses, accessory buildings and yards in the subdivision must be maintained in good repair at all times. No vehicles of any kind, including private passenger cars and pickup trucks, boat, trailers and other recreational vehicles such as vans, campers, etc. may be parked on the front yard of the dwelling. If, in the opinion of the Association, any house, accessory building or yard area on any lot needs maintenance, repair or cleaning up, the owner of the lot will be so informed by letter from the Association. The letter will list the problems needing correction, giving a date by which they must be corrected, and also giving the owner the opportunity to appear before the Board of Directors at a hearing on the listed problems. If the owner of the property does not properly maintain his building and lot as provided herein, then the Association may either impose fines or have the required work, and the costs incurred, including administrative costs (\$25,00) shall be added to the assessment on that lot and shall become a lien on the property if necessary.
8. **SPEED-** The posted speed limit of 10 MPH will be maintained at all times. If witnessed by at least (2) homeowners, you will be called to a hearing with no additional notice required and may be fined up to \$25.00 per occurrence.
9. **PETS-** All dogs, cats and other household pets, when outside shall be on a leash or in the immediate presence of the owner (per Wake County Ordinance), Pets shall not be left outside unattended, except outside dogs with doghouses, nor shall be allowed to run loose at any time. The pet owner shall be responsible for removing any waste from others homeowner's lot and/or Common Area. Please use the available dog waste stations located throughout the community.
10. **FIREWOOD-** Firewood may not be stored in the Common Area due to the interference with the lawn service and the damage it may cause.
11. **DAMAGE-** Homeowners are responsible for any damage to the Common Area. Homeowners are also responsible for their renters and guests.
12. **FIREARMS-** Discharge of firearms is not allowed on any Wake High Meadows property, including homeowners' property.
13. **ARCHITECTURAL CONTROL-** All architectural changes must be approved by the Board, in writing, prior to all exterior changes. All changes needing approval are described individually in SECTION II. Property maintenance does not require any approval, such as painting in the same color or repair of an existing structure.

EXHIBIT "A"
SECTION II
ARCHITECTURAL CONTROL

INTRODUCTION: Unless otherwise indicated in writing by the Board, a homeowner may not make any changes to the exterior of a building or any other exterior structure. The sole reason behind any architectural restrictions by the Association is to protect the homeowners' property value and maintain the appearance of the neighborhood. All requests must be compliant with board zoning restrictions.

1. FENCES- Fences must be no taller than 6 feet and privacy fences are allowed up to the rear of the home and may not extend into the Common Property. Any fence construction requires prior approval from the Board of Directors. No chain link fences will be approved.
2. SIDING- Vinyl siding is allowed and a sample must be accompanied with an approval form.
3. PAINT- An approval form is required only if there is a color change and samples must accompany the request form.
4. LANDSCAPING- Flower, bush and tree installation on your property does not require approval. No approval is necessary for landscape timbers as long as they are not stacked taller than 30 inches and does not affect water flow.
5. DRIVEWAYS- Driveways may not be closer to 12 inches to the property line and may only consist of gravel or concrete. Any driveway addition requires prior approval.
6. STORAGE BUILDINGS- Storage buildings must closely match the design of the house with identical paint and trim. All shed/storage building construction requires prior approval and must meet all zoning and building codes as set by Wake County building codes.

7. ANTENNAS/SATELLITE DISHES- Antennas are not allowed. Satellite dishes with a maximum span of 1 meter are allowed under the following provisions:
- They shall not be installed any higher than absolutely necessary for reception of an acceptable-quality signal.
 - Installation shall be completed so that it does not damage the Common Areas or the lot of any other resident or void any warranties of the Association or other owner.
 - They shall be located in a place shielded from view from the street or from other lots to the maximum extent possible; provided, however, that nothing in this rule would require installation in a location from which an acceptable-quality signal may not be received from an individually owned lot. Owners are responsible for all costs associated with the dish, including the maintenance and repair. Approval from the Board must be obtained prior to dish installation, specifically indicating where the dish will be placed if not located on the roof and viewable from the street.
8. DECKS- Deck additions require prior approval. No decks are allowed in the front of the house.
9. COMMON PROPERTY- Common Property may be used for non-permanent structures such as above ground swing sets and moveable sheds/storage buildings (no concrete headers or formers/slabs) with written approval from the board. The Homeowner will be responsible for returning the area to its original condition upon the removal of any such item. The homeowners also assumes all liability.
10. WINDOW A/C UNITS- Are allowed on sides and rear of the house. No window units are allowed on the front of the house.