

**Autumn Woods Homeowner Association
ARCHITECTURAL GUIDELINES POLICY
(ADOPTED – December 1, 2009)**

According to the recorded Declaration of Covenants, Conditions, and Restrictions ARTICLE IX ï ARCHITECTURAL CONTROL of the Autumn Woods Owners Association, Inc, the affairs of the Association shall be managed by a Board of Directors elected by its Member/Owners whose charge is to carry out the Purpose and Powers of the Association, including ARCHITECTURAL CONTROL within the overall Autumn Woods community.

The Autumn Woods Owners Association shall have the right to promulgate and from time to time amend written architectural standards and construction specifications (hereinafter the ñARCHITECTURAL GUIDELINESò) which may establish, define and expressly limit the standards and specifications which will be approved.

The Autumn Woods Owners Association may, at any time (and hereby provides notice that the Autumn Woods Owners Association has formally adopted this ARCHITECTURAL GUIDELINES POLICY as contained herein), delegate the review and approval authority contained in this Article to the Board of Directors of the Association, which in turn, may delegate such authority to an Architectural Committee. Until otherwise amended, the Autumn Woods Board of Directors shall act as the Architectural Committee.

In general, the purpose of the Autumn Woods Homeowners Association is to maintain or enhance the property values in the Autumn Woods community through ensuring conformity with the recorded Declaration of Covenants, Conditions, and Restrictions while ensuring conformity to the existing style, function, and appearance already exhibited in the overall Autumn Woods community. To attain this goal these Architectural Guidelines have been established. The broad set of Rules already established in the recorded Declaration of Covenants, Conditions and Restrictions are binding. However, to assist those interests in certain interpretations and application of the recorded rules, these Architectural Guidelines have been established.

It is the desire of the Autumn Woods Board of Directors to allow reasonable latitude in the interpretation and application of the recorded Declaration of Covenants, Conditions, and Restrictions to accommodate individual tastes, so long as other Autumn Woods properties are not negatively affected. With the purpose of maintaining or enhancing the Autumn Woods's property values and overall community aesthetics, the following Architectural Guidelines have been adopted by the Autumn Woods Homeowners Association Board of Directors.

Failure to adhere to the Autumn Woods recorded Declaration of Covenants, Conditions, and Restrictions and to these Architectural Guidelines as herein set forth may subject property owners to fines and possible liens as provided under the recorded Autumn Woods Declaration of Covenants, Conditions, and Restrictions and other policies.

The following paragraphs, explanation, and examples are intended to be broadly interpreted. The Autumn Woods Homeowners Association Board of Directors has the authority to regulate all architectural matters within the Autumn Woods community, and hereby reserves the right to interpret these guidelines in the manner that is ultimately in the best interest to the overall Autumn Woods Community and such interpretation is not limited by the examples provided below.

1) Architectural Request Form submission process:

All architectural request forms will only be considered if submitted by the property owner of record and must be submitted to the Autumn Woods Homeowners Association Board of Directors on the approved form. The Board will have these documents scanned for electronic data retention. The Board will review the documents for completeness and accuracy and render a written decision within 30 days. That decision will be one of the following:

- a) Disapproved,**
- b) Approved as submitted,**
- c) Approved with conditions,**

The decision will be presented to the property owner of record with explanation (if necessary). The property owner of record may appeal any decision directly to the Board at its next regularly scheduled meeting, but such appeal must be made in person by the property owner of record and accompanied by evidence not already provided in the original request. All documents and correspondence related to the request, including appeals, shall be scanned for electronic data retention by the Board. Any appeal decision shall be rendered in writing within 30 days. All appeal decision shall be final.

2) Architectural Approval Forms from the Autumn Woods BOD:

a) Plantings:

Any plantings of trees, shrubs, and flowers requiring new growth beds or earth moving of any nature must be submitted to the Autumn Woods Homeowners Association Board of Directors on the approved form in advance of planting, along with a scaled plan locating all changes and a detailed description of the materials to be utilized in the planting. Trees, flowers, bulbs and small shrubs that do not require earth moving are exempt. Front yards must be not less than 80% grass as originally planted, exclusive of driveways and sidewalks.

b) Fences:

Any request for new fencing not originally installed during construction by MI Homes must be submitted to the Autumn Woods Homeowners Association Board of Directors on the approved form and shall be required to be approved in advance by the Autumn Woods Homeowners Association Board of Directors. All fencing must be vinyl and white in color, and as much as possible, must match, in style, height and color, any existing fencing on or near the property. No front yard fencing of any kind shall be permitted. Perimeter fences shall not be permitted. All fencing location, height, style and color must be approved in advance prior to installation. Every attempt to match heights of existing and adjoining neighbor's fence lines shall be made. Maintenance of fencing shall be by the individual owner. Failure to maintain any fencing located on the owner's property may subject the property owner of record to a fine. Violations of these guidelines stated in this Policy will be remedied as set forth in the Articles of Incorporation and the Declaration of Covenants, Conditions, and Restrictions of Autumn Woods as recorded.

c) Storm Doors:

All storm doors shall be full glass with white frame, and must be submitted to the Autumn Woods Homeowners Association Board of Directors on the approved form and shall require approval by the Autumn Woods Homeowners Association Board of Directors in advance of any installation.

d) Sheds and other detached structures:

No sheds or detached structures of any kind shall be permitted in Autumn Woods.

e) Decks, Porches, Patios, Sunrooms, Spas, etc.

Any addition or alteration to any existing deck or patio must be submitted to the Autumn Woods Homeowners Association Board of Directors on the approved form and shall require approval by the Autumn Woods Homeowners Association Board of Directors in advance of any construction, and shall include a scaled drawing locating all changes or modifications and a detailed description of the materials and finishes to be utilized for construction. Additionally, the submission shall include the appropriate approvals and building permits from the City of Raleigh, including approvals that might cause changes to any current, future or recurring stormwater fees that Autumn Woods might be required to pay. If a change in the current, future or recurring stormwater fees that might

be required to be paid by Autumn Woods could be grounds for denial of such changes or modifications to decks, patios, porches, sidewalks, etc.

No staining of Decks, porches, patios, etc is permitted. Decks, porches, patios, etc may be waterproofed with a clear coat application without being submitted to the Autumn Woods Homeowners Association Board of Directors for approved in advance.

f) Exterior Paint:

No exterior painting of any residence or part thereof is permitted.

3) Lawn Appearance:

The objective of maintenance and landscaping for each lawn shall be for uniformity and conformity within the overall Autumn Woods community. Lawns must be maintained in order to preserve a neat, tidy, and well-kept appearance of the entire Autumn Woods community.

Included in the overall appearance of lawns and yards is particular attention to pet waste and the affect on lawns and yards. It is the responsibility of the property owner of record to ensure and maintain their pet's waste so not to damage or detract from the Autumn Woods community. Furthermore, it is the responsibility of the property owner of record to ensure and maintain that their pet's waste is not left in any yard or common area within the Autumn Woods community and is immediately removed and properly disposed of per the Raleigh City Ordinance. If pet waste is left and not properly disposed of per the Raleigh City Ordinance the Autumn Woods Homeowners Association Board of Directors may impose a fine plus the cost to cure (including any cost associated with the damage that might be caused by any such per waste) on the property owner of record and report such violation to the Animal Control Office of the City of Raleigh.

If lawns and yards are not properly maintained, the Autumn Woods management company will notify the property owner of record with instructions to remedy the issue within 30 days. The Autumn Woods PET POLICY shall apply at all times. If the issue is not rectified within 30 days, the Autumn Woods VIOLATION POLICY Procedures will be implemented.

4) Home Business:

No part of any property shall be used for business, manufacturing, commercial, or professional purposes, except where fully contained and not visible to neighbors. Any ongoing activity that is loud, creates an eyesore, generates excessive traffic, or is offensive can be considered a nuisance and is restricted from activity within the Autumn Woods community.

Activities such as computer use for programming, sales, accounting, or telephone sales would be permissible where no other annoyance or nuisance is caused.

No trade materials or inventories may be stored or regularly kept on the property, unless it is kept totally out of sight and causes no other nuisances.

5) Mailboxes & Home Delivery devices:

No installation or placement of mailboxes or other Home Delivery devices (such as Newspaper boxes) are permitted within the Autumn Woods community.

6) Outdoor Decorations:

No permanent exterior or outdoor decorations are permitted in the Autumn Woods community. Temporary seasonal decorations may be allowed for holiday events, but must be removed within 10 days following the date of the holiday.

However, if written complaints are received, the Autumn Woods Homeowners Association Board of Directors hereby reserves the right to modify (including rescinding) of any approvals or prior approvals, as it deems necessary.

7) Building materials:

No change in exterior building materials of any kind are permitted, including paint or stain colors, or exterior material applications of any kind.

8) Lawn Statuary:

While lawn statuary is specifically regulated in the Autumn Woods Declaration of Covenants, Conditions, and Restrictions, certain statuary improvements may be approved under the Autumn Woods Architectural Submission and Approval Process. However, if written complaints are received, the Autumn Woods Homeowners Association Board of Directors hereby reserves the right to modify (including recension) of any approvals or prior approvals, as it deems necessary.

9) Signs & Flags:

No signs of any kind are permitted, other than "For Sale" or "For Lease" signs are permitted so long as they are not in violation of the recorded Autumn Woods Declaration of Covenants, Conditions, and Restrictions. No real estate directional signs are allowed except as daily placement for open houses. No political signs of any kind are permitted in the lawns or yard of properties, including common areas.

Flags are permitted so long as they are displayed on appropriate poles or stanzas and do not obstruct views and walking or driving activities within the Autumn Woods Community. Flags may not exceed 10 Square Feet in size.

However, if written complaints are received, the Autumn Woods Homeowners Association Board of Directors hereby reserves the right to modify (including resending) of any approvals or prior approvals, as it deems necessary.

10) Recreational Vehicles:

Per Article 9 Section 6 of the Autumn Woods Declaration, no Tractors, Boats, Boat Trailers, campers, motor homes, jet skis, trailers or trucks in excess of one ton weight are permitted to be parked in driveways or parking spots for more than 10 hours or overnight, whichever is less. They may not be parked on any grassy or common areas at any time.

In general, no vehicle is permitted to be parked on the street within or adjoining the Autumn Woods community except in a designated paved parking space.

11) Commercial Vehicles:

No commercially titled or licensed vehicles, trailers, or inoperable vehicles, may be parked on the lot, on common area property or within any right-of-way of any street in or adjacent to the Autumn Woods community as stated in the recorded Autumn Woods Declaration of Covenants, Conditions, and Restrictions.

12) Yard Waste and Trash pick-up:

Trash cans & yard waste shall not be placed on the curb prior to 5 PM the night before the Raleigh scheduled pick-up, and must be returned to their appropriate storage space within 24 hours following the Raleigh scheduled pick-up.

13) Window Air conditioners:

Window air conditioners are NOT permitted on any property within Autumn Woods Community.

14) Miscellaneous:

It is the primary responsibility of each property owner and tenant to maintain the property in a way that does not detract from the overall aesthetics within the Autumn Woods Community.

However, if written complaints are received, the Autumn Woods Homeowners Association Board of Directors hereby reserves the right to modify (including resending) of any approvals or prior approvals, as it deems necessary.

15) Summary:

It is the intent of the Autumn Woods Homeowners Association Board of Directors to maintain a peaceful and pleasant environment in which to live. These guidelines set forth policies that are meant to help all owners and occupants of Autumn Woods to achieve these goals. Autumn Woods's owners and occupants are encouraged to settle minor differences and concerns or disputes among themselves prior to petitioning the Board. Violations of these guidelines stated in this Policy will be remedied as set forth in the Articles of Incorporation and the Declaration of Covenants, Conditions, and Restrictions of Autumn Woods as recorded.