

Rules and Regulations

Hensley Homeowners Association

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Design Standards

HENSLEY DESIGN STANDARDS

ARTICLE I – AUTHORITY AND RESPONSIBILITY

1.1 AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT DESIGN REVIEW

- 1.1.1 **DOCUMENTS:** The Hensley Design Standards (the “Standards”) are created under the authority of the Declaration of Covenants, Conditions and Restrictions (the “Declaration”) for Hensley Homeowners’ Association, Inc. (as may be amended from time to time). The Hensley Architectural Committee (the “HAC”) is established under the same authority. The HAC will use the Standards in its review of all applications for exterior improvements to any property in Hensley.
- 1.1.2 **REVIEW BY THE DECLARANT:** The Declarant for Hensley Homeowners’ Association, Inc. (the “Association”) reserves the right to review, evaluate, and approve, disapprove, allow or not allow the use of all builders’ and/or Realtors’ marketing and/or advertising plans and programs related to the sale and construction of new homes to be built in Hensley.
- 1.1.3 **ARCHITECTURAL REVIEW BOARD:** The HAC has been established to promulgate these Standards and receives its authority from Article VI of the Declaration. Although the Standards contain a listing of specific requirements to be followed, the very nature of design is an individualistic process. Consequently, it is the responsibility of the HAC to interpret the goals of the community and these Standards as they relate to design submittals and the HAC has sole discretion in this regard.
- 1.1.4 **DEFINITIONS:** Any capitalized terms not otherwise defined herein shall have the same meaning as that found in the Declaration.

1.2 HENSLEY DESIGN POLICIES

- 1.2.1 **AMENDMENTS AND DELETIONS:** The HAC reserves the right to modify, add to, or delete from any specific section of the Standards from time to time without notice or approval of any Member, Owner, Builder, or the Board of Directors. All changes must be approved by the Declarant prior to incorporation into these Standards.
- 1.2.2 **VARIANCES:** The Standards have been created to reasonably protect the quality and character of the community. The Designated Committee and, where provided in the Standards or Article VI of the Declaration, the Association, will endeavor to interpret, implement, and enforce these Standards in a consistent, fair and reasonable manner throughout the community. The HAC retains all authority to interpret these Standards as they apply to each application, and also has the authority to grant variances from specific requirements based on site-specific conditions that may, in the sole discretion of the HAC, warrant such an exception or when granting a variance would result in a better design. What constitutes a “better design” will be determined in the sole discretion of the HAC. Neither the Association nor the MC may grant variances without approval from the HAC until such time as the rights of the HAC have been transferred pursuant to Article VI of the Declaration. No variance shall be granted if the variance request is determined to conflict with proffered conditions or County approved documents and plans.
- 1.2.3 **DESIGN STANDARDS NOT A WARRANTY:** These Standards and the review activities of the HAC do not constitute a warranty to any Owner or group of Owners against any variance from these Standards occurring at any specific location in Hensley.

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1.3 RESPONSIBILITY FOR OBTAINING APPROVALS

- 1.3.1 **PROPERTY OWNER IS RESPONSIBLE:** Each builder, as the original lot owner, shall adhere to all standards and guidelines, presented herein, and shall first obtain required approvals for proposed elevations in bulk from the HAC from which a comparison matrix will be created. Construction completion shall include all minimum yard and landscaping improvements as required in the Standards.

Each Owner is responsible for ensuring his or her Lot, as defined in Article I, of the Declaration, is in compliance with these Standards. Any proposed improvements to be made to the Lot may affect compliance, and the Declaration requires that the Owner obtain approvals from the Designated Committee prior to making the improvements, in order to maintain compliance. This is true regardless of whether or not the work is being performed by the Owner directly, by a contractor, or by any other individual.

- 1.3.2 **OWNER TO COMPLY WITH OTHER LAWS AND PROFFERED CONDITIONS:** In addition to approvals from the Designated Committee, other approvals and permits, such as a building permit, may be required by the Town of Holly Springs. It is not the responsibility of the Association, the Declarant, or the HAC to provide notification of required permits nor to obtain any permits on behalf of an Owner, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, with the Declaration or with the Standards.

ARTICLE II – SUBMITTALS AND REVIEW PROCESS

2.1 SUBMITTAL AND APPROVAL PROCESS

- 2.1.1 **REVIEW BASIS:** The Designated Committee shall base reviews of each application on its interpretation of the Declaration, and these Standards as well as on the graphic and written information presented. Due to time constraints, the Designated Committee review of all applications occurs without personal presentations by the applicant. If, in the applicant's opinion, extenuating circumstances exist which would justify a variance from stated guidelines, this information shall be presented in writing by the applicant with the application.
- 2.1.2 **ARCHITECTURAL REVIEW FEES:** A submittal will be valid only if accompanied by the required fee. No plan shall be reviewed until such time as the submittal is complete and the required fee has been submitted.

<u>REVIEW TYPE</u>	<u>CHARGE PER PLAN</u>
Modification Review	There is a fifty dollar (\$50.00) fee for Modification reviews by the HAC. In the event that an independent Modifications Committee is formed, that Committee may recommend its own fee schedule to be approved by the Hensley Homeowners' Association Board of Directors.

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2.2 GENERAL CONSTRUCTION REQUIREMENTS FOR MODIFICATIONS

- 2.2.1 ACCESS TO LOTS: Submission of an application to the HAC will constitute permission from the Owner to the HAC or its agents to have access to the Lot before, during and after construction for the purpose of reviewing the construction and assessing compliance with all approvals per the application.

2.3 APPROVALS AND APPEAL PROCESS FOR MODIFICATIONS

- 2.3.1 APPEAL PROCESS: In the event that an application is not approved by the Designated Committee on the basis of the Declaration or the Standards and the applicant contends that the submittal was misinterpreted or that there were extenuating circumstances which qualify for an exception from requirements, the applicant may request, in writing, an appeal for a variance and approval in accordance with the following hierarchy of appeals.
- a) FIRST APPEAL
 - HAC In the event that an application is not approved by the HAC, the applicant may appeal directly to the HAC for a variance and approval. The applicant is invited to present this appeal either in writing or in person. Any appeals presented in person must be scheduled at least one week in advance with the HAC Chairperson. After the presentation of the appeal, the balance of the meeting shall be conducted in closed session.
 - MC If an independent MC is formed and the appeal applies to a decision made by that MC, the first appeal shall be to the MC with the same procedural guidelines detailed above.
 - b) SECOND APPEAL
 - HAC If an applicant contends that he or she has been unfairly denied approval by the HAC through the first appeal process, then a second appeal may be made in writing to the HAC Chairperson, requesting that the submittal be sent to the Declarant for review. The Declarant may or may not request a personal meeting with the applicant and will issue a decision to the HAC for communication in writing to the applicant. **There are no further appeals provided.** If the rights of the HAC have been conveyed by the Declarant to the MC, this third & final appeal would then be to the Hensley Board of Directors instead of the Declarant. In this case, the Hensley Board of Directors may develop its own procedures for that appeal process. **There are no further appeals provided.**
 - MC If an independent MC is formed and the second appeal applies to a decision made by the MC, the second appeal must be to the HAC in writing. The HAC may or may not request a personal meeting with the applicant and shall issue a final decision in writing to the applicant.

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c) THIRD APPEAL

MC If an applicant contends that he or she has been unfairly denied approval by the MC and HAC through the appeals process, then a third appeal may be made in writing to the HAC Chairperson, requesting that the submittal be sent to the Declarant for review. The Declarant may or may not request a personal meeting with the applicant and shall issue a final decision in writing to the HAC for communication to the applicant. If the rights of the HAC have been conveyed by the Declarant to the MC, this third & final appeal would then be to the Hensley Board of Directors instead of the Declarant. In this case, the Hensley Board of Directors may develop its own procedures for that appeal process. **There are no further appeals provided.**

ARTICLE III – LOT DEVELOPMENT STANDARDS

3.1 LANDSCAPING

- 3.1.1 FRONT YARD AREA: Front Yards shall be defined as all yard areas (except for foundation planting bed) from the front corners of the house to the curb. All Front Yards shall be sodded with a drought resistant turf grass or planted with low-growing ground cover. For corner lots, the Corner Side Yard is considered a Front Yard.
- 3.1.2 FOUNDATION PLANTING BEDS: Foundation planting is required along the entire front façade of the house. For corner lots, foundation beds shall run down the full side of the house in the along the Corner Side Yard.
- 3.1.3 PLANTING BED MATERIALS & MAINTENANCE: The following types of planting bed materials are permitted in Hensley: Hardwood (shredded) mulch, rubber mulch or landscape rocks, stones or pebbles. Colors for hardwood and rubber mulch shall be muted shades of brown or black. Colors for landscape rocks, stones and pebbles shall be muted shades of brown or black. All other colors shall be considered on a case by case basis and reviewed within the context of the lot and overall community. All types of planting bed materials shall be maintained and beds shall be weed free.
- 3.1.4 SIDE YARDS: Side Yards shall be defined as any lot area between the house and the side lot line, and between the front corner of the house and the rear corner of the house. Side Yards shall be sodded to match Front Yards.
- 3.1.5 CORNER SIDE YARDS: Corner Side Yards shall be defined as the Side Yards adjacent to a street on a corner lot. For the purpose of landscaping, the Corner Side Yard is subject to the same Standards as Front Yards.
- 3.1.6 REAR YARD: Rear Yards are defined as any lot area from the rear corner of the house, back to the rear property line. Lawn areas in Rear Yards may be either sodded or seeded. Rear Yards may also be developed as ornamental gardens, planting beds with shrubs or trees, or mulched play areas. The HAC reserves the right to require sod or additional landscaping in Rear Yards of homes that are highly visible from a public street.

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- 3.1.7 PONDS & WATER FEATURES: Ponds, waterfalls, fountains, or other decorative water features must be approved by the Designated Committee and shall be permitted in rear yards only.
- 3.1.8 VEGETABLE GARDENS: All vegetable gardens and any other gardens for non-decorative plants which are not part of normal property landscaping, shall be permitted in Rear Yards only, shall be located behind the mass of the home and may not take up more than 10% of the rear yard area. All gardens must be submitted to the Designated Committee for review and approval prior to installation.
- 3.1.9 STREET TREE PROGRAM: The following plan for the planting of ornamental or shade trees along the streets of Hensley has been created in accordance with Article III, Section 3.15 of the Declaration in order to enhance the overall streetscapes in the community. This comprehensive plan was designed to regulate the planting and maintenance of trees adjacent to streets to better provide for more aesthetically pleasing streetscapes as well as to contribute significantly to the value of land, preservation of resources and quality of life in the community.
- a) INSTALLATION: Unless determined otherwise by the Declarant, only October Glory Red Maple, 2 ½" caliper, is allowed. Street Trees shall be installed at the time of initial landscape installation for the lot. Each lot shall have one (1) Street Tree in the front yard and corner lots shall have an additional three (3) Street Trees along the street facing side yard. Street Trees are to be located a minimum of twenty-five (25) feet from the base of all street light poles. Street Trees are not to be placed within a public storm or utility easement.
 - b) MAINTENANCE: At all times following the planting of a tree as part of the Street Tree Program, the Owner shall have the obligation to maintain the tree, at Owner's expense. The Association reserves the right to require the removal and replacement of any dead or dying trees or require that any trees with dead or low-hanging branches be trimmed. Any tree that is part of the Street Tree Program which is required to be removed shall be replaced with a tree of the same type and similar size and in the identical location as the tree which was removed unless otherwise approved by the HAC. All removal and replacement shall be at the sole expense of the Owner.

3.2 LANDSCAPE ACCESSORIES

- 3.2.1 CLOTHESLINES: Retractable exterior clotheslines shall be permitted in rear yards, directly behind the mass of the house and not extending to the side past the house corners. Clotheslines shall be retracted when not in use.
- 3.2.2 FLAGS & FLAGPOLES: No flag or flagpole of any size, shape, or form, temporary or permanent, shall be permitted on the exterior of any portion of a Lot (as described in the Declaration) or improvement thereon, except as provided herein:
- a) FLAGS MOUNTED ON HOUSES: The Designated Committee may grant written approval for a reasonable and aesthetic house mounted pole or poles, which are attached to and extend from the facade of the house. One house mounted pole may be

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attached to and extend from the façade by the front door of a home without the prior written approval of the Designated Committee as long as the pole does not exceed 6' in length and the flag displayed on the pole does not exceed 4' x 6'.

- b) VERTICAL FLAGPOLES: Neither permanent nor temporary vertical flagpoles shall be permitted in front yards. Permanent or temporary flagpoles not exceeding 15' in height, may be permitted in rear yards directly behind the mass of the house and no closer than 20' to any property line. Written approval from the Designated Committee is required for Vertical Flagpoles.
- c) DECORATIVE FLAGS: Flags greater than 12" x 18" which are mounted on posts, are permitted on a temporary basis only under the guidelines provided in Section 4.5.4(c) for holiday decorations. Flags mounted in this way shall not impede pedestrian walkways or roadways. Small flags no larger than 12" x 18" are permitted to be displayed all year round on posts located in the Front Yard.

Outside of this stated approved guideline, the display of any flag or the installation of any necessary supporting structure(s) for any flag on or within the Properties, including on the exterior of any Lot (as described in the Declaration) or any improvement thereon within Hensley, is hereby expressly prohibited without prior written approval of the Designated Committee. For the purpose of this section, any flag or flagpole or necessary supporting structure for any flag on any portion of a Lot (as described in the Declaration) is deemed an "exterior alteration or modification of existing improvements" as contemplated by Article XII of the Declaration.

- 3.2.3 SIGNS: Except as noted below, all signs on lots in Hensley, as well as lead-in signs and builder's or realtor's signs, shall be based on templates approved by the HAC, and must be approved as to placement. During initial house construction, only one construction sign will be permitted per lot, for the identification of the builder, architect, sub-contractors or suppliers. "For Sale" signs, other than those posted or approved by the Declarant, shall be limited to one sign per lot and placed in the center of the front yard only. Rear yard signs are not permitted. No lead-in signs are permitted.

- a) REAL ESTATE SIGNS: Real estate signs for resale of a home may not exceed 2' x 3' in size and stand no higher than 5' from the ground. Real Estate Signs may be placed in the front yards only.
- b) SECURITY SIGNS: Signs indicating the existence of security systems are permitted in front of the home in landscape beds near the front door, not at the street. Security signs may not exceed a maximum of 10.5" x 8" in size.
- c) ELECTION SIGNS: Election campaign signage may be placed on the Owner's lot and may not exceed 2' x 3' in size and stand no higher than 5' from the ground. Only one Election Sign (total) may be displayed per home no more than 30 days prior to or 48 hours following national, federal, local or community elections.
- c) INITIAL "FOR SALE SIGNS" & CONSTRUCTION SIGNS: Initial "For Sale" and construction signs are signs placed by the original builder for the first sale of the home. Construction signs and initial "For Sale" signs are addressed in sections 4.1.6 & 4.1.7 of these Standards.

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- d) “WELCOME” AND RESIDENTIAL IDENTIFICATION SIGNS: No more than one sign displaying a welcome message or address is permitted. Signs may be anchored to the home or placed in front of the home in a landscape beds near the front door, not at the street. The sign shall not be larger than 11” x 17” in size and stand not higher than 3’ from the ground. Color, material, size, message & location of the sign shall be approved by the Designated Committee. The Designated Committee reserves the right to deny placement of any sign the message of which it deems distasteful. What is considered “distasteful” shall be in the sole discretion of the Designated Committee.

3.2.4 OTHER LANDSCAPE ACCESSORIES: Landscape Accessories are defined as any structure placed, erected or installed in the Front or Rear Yard which was not approved as part of the original landscape plan for the home. For the purpose of this section, the Front Yard is defined as the area extending from the rear plane of the home to the side property lines and forward to the street.

- a) LARGE LANDSCAPE ACCESSORIES: Large Landscape Accessories are those accessories that measure 3’ tall or higher and include, but are not limited to, the following: benches, arbors, trellises, fountains, permanent barbecues, statues, decorative objects, and temporary shade structures. If not listed here, the Designated Committee shall determine in its sole discretion if the submitted item is considered a Large Landscape Accessory.
 - 1) PLACEMENT: In general, unless a variance is granted by the Designated Committee, Large Landscape Accessories, excluding rain barrels, cisterns and other water conservation devices, are permitted no farther forward than the rear corners of the home and shall be located behind the mass of the home. The Designated Committee may consider Large Landscape Accessories that are part of an overall landscape plan in front of the home on a case-by-case basis. The Designated Committee reserves the right to require additional screening for any Landscape Accessory.
 - 2) APPROVAL REQUIRED: All Large Landscape Accessories must be submitted to and approved by the Designated Committee as to size, location, design & materials prior to installation.
- b) SMALL LANDSCAPE ACCESSORIES: Small Landscape Accessories measure less than 3’ in height and include, but are not limited to, the following: bird feeders and hangers, plant hangers, flower pots, bird globes, edging, statues and decorative objects. If not listed here, the Designated Committee shall determine in its sole discretion if the submitted item is considered a Small Landscape Accessory.
 - 1) PLACEMENT: No more than five (5) Small Landscape Accessories shall be permitted in the Front Yard. With the exception of landscape edging installed around any planting bed, Small Landscape Accessories shall not be located farther than five (5’) feet from the front façade of the home unless a variance is granted by the Designated Committee.
 - 2) APPROVAL REQUIRED: Small Landscape Accessories which meet the requirements listed above need not be submitted for approval prior to installation, however the Association reserves the right to require removal of any Small Landscape

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Accessory which it deems, in its sole discretion, to be distasteful. What is considered “distasteful” shall be in the sole discretion of the Board of Directors of the Association.

- c) **HOLIDAY DECORATIONS:** All holiday decorations are subject to regulations adopted by the Hensley Board of Directors and may be prohibited or subjected to additional regulations. Holiday decorations may be displayed 2 months prior to and no more than 1 month after any commonly recognized holiday for which such decorations are traditionally displayed. For holiday lighting guidelines, please refer to Section 4.8.2(e).

3.3 DRIVEWAYS, PAYMENTS AND WALKWAYS

- 3.3.1 **DRIVEWAYS AND APRONS:** Every improved lot in Hensley shall have a single paved driveway that conforms to the following criteria. The driveway shall be maintained free from excessive oil, mud and other stains. The Association may enforce compliance of such maintenance as needed.
 - a) **MATERIAL:** The permitted material for driveways and parking areas is broom-finish concrete. Where a driveway is intersected by a concrete sidewalk, the apron of the driveway, from the sidewalk to the roadway, must be concrete to match the sidewalk.
 - b) **SPECIAL DRIVEWAYS:** Circular driveways, parking areas in front of the house, and other special conditions are generally discouraged where they substantially reduce the yard area in the Front Yard. The HAC may approve certain applications where they feel that the appearance of the Front Yard will not be adversely affected or when granting a variance would result in a better design. What constitutes a “better design” will be determined in the sole discretion of the HAC.
- 3.3.2 **FRONT WALKS:** Front walks shall extend either from the front steps to the driveway or from the front steps to the sidewalk in front of the home. Front walks shall be paved of broom finish concrete, exposed aggregate concrete, brick, or concrete pavers. The HAC encourages the use of pervious materials. Other materials will be reviewed on a case-by-case basis. Minimum width of any front walk shall be 3'-0".
- 3.3.3 **SECONDARY WALKWAYS:** Unless intersected by a fence, secondary walkways extending forward of the rear plane of the home shall be constructed entirely of approved hard surface material. Secondary walkways located behind the rear plane of the home, or any portion of a secondary walkway located behind a fence may be constructed of loose laid stone in gravel or mulch in addition to approved hard surface materials. Continuous landscape edging shall be required along soft surface walks.
- 3.3.4 **PATIOS:** Patios are permitted and may be paved of broom finished concrete, exposed aggregate concrete, brick or concrete pavers. Other materials shall be reviewed on a case-by-case basis. The design and location of patios shall be judged on a case-by-case basis by the Designated Committee.

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3.4 MECHANICAL, ELECTRICAL AND COMMUNICATIONS EQUIPMENT

- 3.4.1 UTILITY EQUIPMENT: No equipment other than equipment placed by a utility provider for phone, electric, cable, internet and for any household utility not yet contemplated but developed in the future and deemed in the sole discretion of the HAC a standard utility under this provision, may be placed on a home except for standard residential heating and air conditioning equipment or satellite dishes in compliance with provisions of the Declaration and this section. Window or through-wall heating and air conditioning units are prohibited. Generators permanently installed and permanently affixed to the home and provided for emergency use are permitted on a case by case basis with regard to size and shall be subject to the same design standards provided for utility equipment in this section.
- 3.4.2 OTHER EQUIPMENT: Mechanical equipment detached from the home, yard equipment and other similar items, on or stored outside the home, shall be located behind the mass of the home and located or screened so as to be reasonably concealed from view of neighboring lots, streets and property located adjacent to the lot. What constitutes “reasonably concealed” or “similar items” shall be in the sole discretion of the Designated Committee.
- 3.4.3 SATELLITE DISHES AND ANTENNAS
- a) PERMITTED SATELLITE DISHES AND ANTENNAS: No satellite dish or antenna in excess of one meter in diameter shall be allowed on a Lot. The following satellite dishes and antennas are permitted as required by the Federal Telecommunications Act:
- 1) A satellite dish or an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services.
 - 2) A satellite dish or an antenna that is designed to receive video programming services via multi point distribution services, including multichannel, multi point distribution services, instructional television fixed services, and local multi point distribution services.
 - 3) A satellite dish or an antenna that is designed to receive television broadcast signals.
- b) LOCATION: Television Broadcast Antennas shall be located in the house attic unless it can be demonstrated that inadequate space exists in this location, or that adequate reception is not feasible here. For satellite dishes, to the extent it is reasonable, the preferred location and installation site shall be in the rear of a dwelling or in the rear portion of the Lot. The following priorities shall be observed in determining location for satellite dishes:
- 1) Mounted directly on the rear of the home, on a roof plane facing the rear, or on the back side of a chimney.
 - 2) Mounted on the ground in the rear yard.
 - 3) Mounted on a pole, an existing other structure, or a tree in the rear yard.

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- 4) If no clear signal may be obtained in any of the above locations, mounted on the ground or, if necessary, on a pole, in the front yard, or on the front plane of the home. In the event that the satellite dish must be mounted in the Front Yard, Owner shall notify the Designated Committee in writing, of such concern. Such notification shall include the appropriate documentation related to preclusion of reception and designate the site upon which the Owner wishes to install the satellite dish.
- c) **APPEARANCE AND SCREENING:** Insofar as possible, the visibility of antennas should be minimized using one or both of the following methods:
 - 1) To the extent they do not comprise the signal reception, screen the antenna from view from the street with natural plantings, trees and shrubs.
 - 2) Use antennas with a dark or muted color, or paint the antenna a muted color to blend with the background surface on which it is mounted or with the surrounding landscape.
- d) **NO ADDITIONAL REGULATION BY THE ASSOCIATION:** Under Federal law, satellite dishes and antennas that meet the requirements of this section may not be further regulated by the Hensley Board of Directors or the HAC as to type or placement. Residents are encouraged to use care in the selection and placement of satellite dishes and antennas to preserve the appearance and character of Hensley.

3.4.4 SOLAR PANELS

- a) Solar collectors that lie flat against a roof plane or that are otherwise not generally visible from a street are recommended for residential domestic hot water systems and may be used upon approval of the exterior components by the Designated Committee.

3.5 EXTERIOR LIGHTING AND FIXTURES

- 3.5.1 **POST LAMPS:** Post lamps of traditional design appropriate to the style of the house, may be installed in front yards and shall be submitted for review and approval as to location, style, color and design. Only incandescent or socket fluorescent type fixtures are permitted.
- 3.5.2 **OTHER PERMITTED FIXTURES:** Other exterior light fixtures shall be limited to lights at entrances to the structure, lights at garage doors, low intensity landscape or driveway lights, facade floodlighting as defined below, and side or rear (only) eave-mounted floodlights directed completely within the applicant's lot area. Light fixtures shall be compatible in style with the style of the house with the provision that flood lights may be more generic in design.

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- a) **FAÇADE ARCHITECTURAL ACCENT LIGHTING:** Accent lighting of the front and rear façades of the home may be permitted by the Designated Committee. If permitted, only incandescent or halogen bulbs limited to a maximum of 50 watts are permitted. Fixtures shall be concealed in landscape beds and, when possible, shall be placed between the home's façade and landscaping. No more than one fixture for every 15' of façade frontage will be permitted.
- b) **FAÇADE FLOODLIGHTING:** Floodlighting of front facades shall be permitted by the Designated Committee on condition that floodlights use only low voltage fixtures, and the fixtures are placed at ground level and concealed in landscape beds.
- c) **LANDSCAPE LIGHTING:** Landscape lighting fixtures may be utilized to illuminate landscaping, landscape beds, walkways, trees, decks, water features and patios. Light from landscape lighting must be directed completely within the applicant's lot area.
 - 1) **LOCATION:** All landscape lighting shall be incorporated into a landscape bed and shall be placed so as to face directly at the object(s) being illuminated.
 - 2) **STYLES:** Landscape lighting fixtures shall be limited to a maximum of 40 watts per fixture and utilize either incandescent or halogen bulbs. Fixtures shall be compatible with the style of the house.
 - 3) **APPROVAL REQUIRED:** All landscape lighting shall be submitted to the Designated Committee for review and approval of location & design prior to installation.
- d) **HIGH INTENSITY FIXTURES PROHIBITED:** High intensity house or pole mounted area or security lights are prohibited unless permitted by the Designated Committee for special conditions. "High intensity" refers to ballasted light fixtures using high or low-pressure sodium, mercury vapor, or metal halide lamps.
- e) **HOLIDAY LIGHTING:** All holiday lighting is subject to regulations adopted by the HAC or Hensley Board of Directors and may be prohibited or subjected to additional regulations. Holiday lighting may be displayed 2 months prior to and no more than 1 month after any commonly recognized holiday for which such lighting is traditionally displayed. Refer to Section 4.5.4(c) for Standards pertaining to other Holiday Decorations.

3.6 FENCES

- 3.6.1 **YARD FENCES:** Pressure treated wood fences, black metal fences and evergreen hedges are permitted to enclose Rear Yards or portions of Rear Yards. Staining of wooden fences will be reviewed on a case by case basis. PVC fences are not permitted except as provided in Section 4.10.6. Other materials may be considered on a case by case basis.

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- a) PICKET FENCES:
 - 1) WOODEN FENCES: Only straight (pointed picket) picket fences are permitted. Fences may extend up to 4' to the top of the picket. Spacing between pickets shall be no less than 1" and no greater than 3". Appendix B for illustrations of approved fence types.
 - 2) METAL FENCES: Only straight topped square picket metal fences capped with a double horizontal rail are permitted. Fences may extend up to 4' to the top horizontal rail. Spacing between pickets shall be no less than 3" and no greater than 4". See Appendix B for additional details and illustrations of the approved fence type.
- b) PRIVACY FENCES: Only straight solid board privacy fences with a capped top are permitted. Fence may extend up to 6'. See Appendix B for illustrations of approved fence types.
- c) GENERAL FENCE CONSTRUCTION: The finished side of the fence shall face out from the lot being fenced. Fences may be constructed on property lines except where otherwise indicated in this Section 4.9. Where an existing fence is already constructed on a property line, the new fence may extend up to it. Only one fence shall be constructed at the same location on any property line.
- d) INSTALLATION LOCATION: Fences shall be permitted in Rear Yards only and no farther forward than the rear corners of the home. For corner lot side yards, fencing may extend up to the side yard sidewalk unless landscaping is required between the fence and the road, in which case the fence shall be set back a sufficient distance to allow for landscape screening.
 - 1) LANDSCAPING REQUIRED: If a fence is installed on the following lots, landscaping consistent with the front foundation beds is required to be installed along the exterior of the fence along the street: Lots 3, 9, 16, 17, 28, 37, 38, 47, 48, 69, 70, 78, and 84.
- e) SWIMMING POOL FENCES: Pools shall be enclosed with either privacy or picket fencing. Black metal fencing (excluding chain link) may be submitted for consideration on a case by case basis.
- f) DOG RUNS: In addition to Dog Pen standards in Section 4.9.4, dog runs are permitted and shall be located behind the rear plane of the home.
 - 1) DEFINITION: A dog run is defined as a fenced area in which a dog can be confined and can exercise.
 - 2) LOCATION: The dog run may be attached to the rear of the home or enclose a portion of the Rear Yard. Dog runs shall be constructed with pressure treated wood or black chain link fencing screened by privacy fence or approved landscaping such that the chain link is not visible from any adjacent road or amenity. The fenced area shall not exceed four (4) feet in width and the fence shall not exceed six (6) feet in height.

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- 3) APPROVAL REQUIRED: All dog runs shall be submitted to the Designated Committee for review and must receive written approval prior to installation.
- 3.6.2 PRIVACY SCREENS FOR SPAS: Privacy screens may be vertical board privacy fences or framed lattice and may be constructed on decks or directly adjacent to patios for the purpose of screening spas. The extent of these privacy screens shall be reviewed by the Designated Committee on a case-by-case basis, but in no case shall any such privacy screen extend past the rear corners of the house. The Designated Committee reserves the right to require landscaping for the purpose of mitigating the visibility of this screening.
- 3.6.3 RESIDENTIAL TRASH ENCLOSURES/SCREENING FENCES: HVAC equipment and trash containers shall be enclosed in a screened enclosure or in separate enclosures.
- a) INSTALLATION LOCATION: Enclosures may be located in the Rear Yard or on the side of the house toward the rear corner of the home. No enclosures shall be located on an adjacent lot or in an adjacent lot's maintenance easement.
- b) GENERAL ENCLOSURE CONSTRUCTION: Screening fences may be convex picket fencing or framed lattice enclosures constructed of natural wood. Fence enclosures shall be properly supported, trimmed, level and plumb. Equipment shall be screened facing the street and side lot lines, but may be open to the rear. Spaces between vertical fence boards shall be 2" maximum. The height of the screening enclosure shall be at least as high as the equipment screened, but not more than 12" higher. In any case, the maximum height may not exceed 5'.
- c) APPROVAL REQUIRED: Other than those constructed during the New Construction process, any Enclosure shall be submitted to the Designated Committee for review & approval prior to installation. The Designated Committee reserves the right to require additional landscape screening when, in the sole discretion of the Designated Committee, it is determined that the siting of the enclosures so requires.
- 3.6.4 DOG PENS: Dog pens shall be submitted to the Designated Committee and will be reviewed on a case-by-case basis. In no instance shall a dog pen extend beyond the rear plane of the home. The Designated Committee reserves the right to require additional screening when, in the sole discretion of the Designated Committee, it is determined that the siting of the Dog Pen so requires. For dog runs see Section 4.9.1 (f).
- 3.6.5 PROHIBITED FENCE TYPES: Split rail, board and rail, turned rail, or any other rough-cut rail fences, unless as an integral part of the overall design of the community are prohibited. Unless otherwise provided herein, the following fence types are prohibited for use in any area of Hensley: chain link fences, barbed wire fences, fences with metal posts, stockade style solid picket fences and post and wire fences. Any fence type not described in this article must be submitted for review by the HAC to determine if it may be used.

3.7 RECREATIONAL EQUIPMENT AND STRUCTURES

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- 3.7.1 PLAY EQUIPMENT: Play structures and equipment shall include but not be limited to: Swing Sets, Sliding Boards, Jungle Gyms, Climbing Structures, Trampolines and Skateboard Ramps. Factory built, pre-finished equipment is preferred but not required. Home-built play equipment shall be neat and orderly in appearance and finish. All structures shall be stained or painted in neutral or earth tone colors. All exterior play equipment must be submitted for approval and review by the Designated Committee prior to placement on the lot.
- 3.7.2 ENCLOSED STRUCTURES: Forts, playhouses, or other enclosed buildings with an interior height of 6'-0" or less floor-to ceiling, and with a total floor area of less than 36 square feet shall be considered to be play equipment. Dog houses are also permitted under this section. Larger buildings are considered to be Accessory Buildings regulated under Section 5.10.
- 3.7.3 LOCATION: Unless otherwise noted in this section, Play Equipment & Enclosed Structures shall be located in Rear Yards only, away from property lines that are adjacent to other houses or roads and away from neighbors' direct view where possible. Play sets must be located behind the mass of the house, and are not permitted in the side yard. Variances may be granted by the Designated Committee on a case-by-case basis for wooden play structures to be located in the side yard pursuant to Section 1.2.3.
- 3.7.4 BASKETBALL GOALS: Goals, if installed, shall be installed in accordance with the following criteria:
- a) POLE MOUNTED: Pole mounted basketball goals are defined as any permanent or temporary basketball goal which is not affixed to the home. Temporary basketball goals may not be used on community streets.
 - 1) LOCATION – DRIVEWAY WITH FRONT LOAD GARAGE: For homes with front loading garages, temporary or permanent pole mounted basketball goals may not directly face the street unless otherwise approved by the Designated Committee. Permanent basketball goals may be installed on the side of the driveway and no farther than 10' from the garage door.
 - 2) LOCATION – DRIVEWAY WITH SIDE LOAD GARAGE: For homes with side loading garages, temporary or permanent pole mounted basketball goals may be installed either at the head or side of the driveway. Temporary or permanent pole mounted basketball goals installed on the side of the driveway may only be located behind the front plane of the home.
 - 3) LOCATION – BACK YARD: Temporary or permanent pole mounted basketball goals are permitted in rear yards, but must remain directly behind the mass of the house and be located no closer than 8' to any property line. Basketball pads will be considered a patio & the materials for the pad must be consistent with those listed for patios in Section 4.6.5. Basketball pads must be submitted to the Designated Committee for review & approval prior to installation.
 - 4) DESIGN: Mounting pole must be black pre-finished metal or painted a neutral earth tone. Backboard shall be gray, white or clear acrylic. Colored or patterned backboards are not permitted.
 - 5) APPROVAL REQUIRED: The location and design of any temporary or permanent pole mounted basketball goals shall be submitted to the Designated Committee for review & approval prior to installation.

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- b) HOUSE MOUNTED: House mounted basketball goals are defined as any basketball hoops, whether or not attached to a backboard, which are affixed to the home.
 - 1) LOCATION: House mounted basketball goals shall only be mounted on the garage elevation of the home.
 - 2) DESIGN: Backboards on house mounted basketball goals shall be gray, white or clear acrylic. Colored or patterned backboards are not permitted
 - 3) APPROVAL REQUIRED: The location and design of any house mounted basketball goals shall be submitted to the Designated Committee for review & approval prior to installation.
- 3.7.5 TRAMPOLINES: Trampolines, if installed, shall be installed in accordance with the following criteria:
 - a) LOCATION: Trampolines shall be located in the rear yard behind the mass of the house. Variance may be granted by the Designated Committee on a case-by-case basis pursuant to Section 1.2.3.
 - b) DESIGN: Trampolines, including protective netting, shall be natural earth tones. Brightly colored trampolines are not permitted. What is considered brightly colored shall be in the sole discretion of the Designated Committee.
 - c) APPROVAL REQUIRED: The location and design of any trampoline must be submitted to the Designated Committee for review and approval prior to installation.
- 3.7.6 SWIMMING POOLS & SPAS: Above-ground swimming pools are not permitted. If installed, in-ground swimming pools and above-ground spas shall be installed in accordance with the following criteria:
 - a) LOCATION: In-ground swimming pools and above-ground spas are permitted in Rear Yards only and must remain behind the mass of the home. Variances for location may be granted by the HAC pursuant to Section 1.2.3. Pool wells shall be located no closer to any property line than 15'. Pool decks may be located up to 5' from any property line.
 - b) DECK DESIGN: Pool decks shall be constructed of concrete, brick or concrete pavers. The Designated Committee reserves the right to require landscape screening between a pool deck and any property line in order to mitigate the view of the deck from neighboring properties.
 - c) FENCING REQUIRED: All pools shall be fenced in accordance with County code for such fencing. Pools fences may be either privacy or picket fencing as detailed in paragraph 4.9.1(e). Black metal fencing (excluding chain link) may be submitted for consideration on a case by case basis.
 - d) APPROVAL REQUIRED: The location and design of any in-ground swimming pool, above-ground spa, or appurtenant structure, including but not limited to decks and fences, shall be submitted to the Designated Committee for review & approval prior to installation.

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- 3.7.7 SCREENING: The Designated Committee may require that any recreational equipment or structure be screened from view. The standard requirement for screening shall be to provide densely shaped evergreen shrubs or trees the height of which, when planted, are at least 2/3 the height of the structure, and so placed as to provide a continuous screen on the stipulated side. Planting may be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions. It shall be the sole responsibility of the Owner to submit to the Designated Committee a plan with proposed plant types, size and quantity for review.
- 3.7.8 MAINTENANCE: Any recreational equipment or structure that has fallen into disrepair shall be removed from the property by the Owner. The Association shall retain the authority to require removal of any recreational equipment or structure which it deems, in its sole discretion, to be in need of repair or maintenance.

ARTICLE V – MISCELLANEOUS

5.1 WINDOWS

- 5.1.1 SUN CONTROL DEVICES & AWNINGS: Sun control devices such as awnings and trellises are not permitted on the front façade of the home nor are they permitted on any other street facing façade. Sun Control Devices are encouraged on all other façades. Sun Control Devices shall be compatible with the architectural style, character, and color of the house and shall be submitted to the Designated Committee for review & approval prior to installation.

5.2 DOORS

- 5.2.1 STORM/SCREEN DOORS: Storm/screen doors shall be reviewed on a case-by-case basis by the Designated Committee. They shall be the same color as the door they cover or shall match the trim color of the home. Support or dividing bars on any storm or screen door shall match the color of the door being covered.
- 5.2.2 SLIDING DOORS: Sliding doors shall be judged on a case-by-case basis and installation is restricted to the side and rear façades of the home. Door styles shall be submitted for approval and shall be consistent with the architectural style, character, and color of the home. Sliding doors shall have a wide sash design similar to French (full-lite) swing doors.

5.3 REAR DECKS

- 5.3.1 CONSTRUCTION: Rear decks shall be constructed of pressure treated wood or composite decking, including steps and railings. Alternate upgraded railing styles will be considered. Decks shall be supported on minimum 6 x 6 wood posts. Generally, decks may remain unfinished, however staining of decks with a transparent or translucent stain in natural earth tones is permitted. Deck stain colors and colors of composite decking material shall be compatible with the overall color scheme of the home and all deck colors shall be submitted to the Designated Committee prior to application. All vertical surfaces on decks (railings, band boards, step risers, posts) may be finished to match the house trim.

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- 5.3.2 Screening: Decks more than 2 feet above grade (to the bottom of the band board) and less than one story above grade shall be enclosed with framed wood or PVC lattice between posts or piers. Lattice shall be match the deck or the color of the upright members of the railings. Screening with landscaping is not permitted. For homes with walk-out basements, lattice under the deck is not required. Second story balconies or decks, including supporting structures, when approved by the HAC, shall be finished to match the house (except decking boards).
- 5.3.3 LOCATION: Rear decks shall be primarily located behind the mass of the home and totally behind the rear plane of the home. No portion of the deck, including, but not limited to, stairs or entrance ramps, may extend farther forward than the rear plane of the home. Decks extending beyond the mass of the home, beyond the side plane of the home, maybe considered on a case by case basis with attention to the potential impact on neighboring lots.

5.4 ADDITIONS

- 5.4.1 CONSISTENCY OF DESIGN: To ensure consistency in the design of the house and minimize visual disruption of the community, additions shall match the design characteristics of the house.
- 5.4.2 ARCHITECTURAL STYLE: The architectural style of additions shall match the style of the house. The massing of the addition shall be similar in the use of shapes to that of the house, but proportionately smaller so as not to overpower the house. Roof styles and slope shall be similar.
- 5.4.3 ARCHITECTURAL ELEMENTS: Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, shutter and siding shall match the style of the same elements on the house.
- 5.4.4 OPENINGS: Openings, including windows & doors, shall be required in additions, in a similar fashion and extent as in the original house. Windows and doors shall be of matching material as those in the house. In general, windows and doors shall match the style of those in the existing house. Exceptions may be granted for sunrooms at the discretion of the Designated Committee.
- 5.4.5 FINISHES: All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is prohibited. Greenhouse additions shall be constructed of finished wood framing or of a pre-finished metal consistent with the exterior color scheme of the home.
- 5.4.6 SCREENING: The space beneath any structure constructed on piers (including decks) higher than 2' above grade, but less than one story above grade shall be enclosed with lattice or other approved screening material. Screening with landscaping is not permitted.
- 5.4.7 LOCATION: Additions may not extend beyond the approved set backs set for construction of the main home. See Section 3.4 for information on setbacks.

5.5 ACCESSORY BUILDINGS

*Original Issue Date March 2017
Revised April 2018*

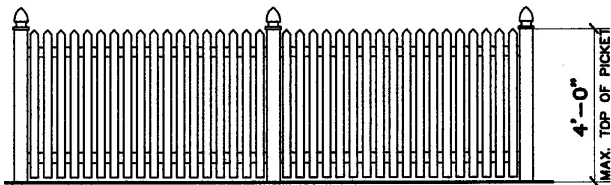
HENSLEY DESIGN STANDARDS

- 5.5.1 DESIGN LIMITATIONS: Accessory buildings shall match either the main house (at a minimum) or may be specially designed in a unique style, to the extent that it enhances the over-all design of the house or lot in the sole opinion of the Designated Committee.
- 5.5.2 SHEDS, WORKSHOPS & OUTBUILDINGS: The maximum floor area for sheds, workshops or other outbuildings shall be 120 square feet (e.g. 10' x 12'), unless otherwise approved by the Designated Committee. Exceptions to this limit shall be judged on the basis of exceptional design merit and on siting that does not significantly impact adjacent properties or the visual streetscape. The Designated Committee reserves the right to require additional screening if it determines, in its sole discretion, that the location of the accessory building so requires.
- 5.5.3 DETACHED GARAGES: The maximum floor area for detached garages shall be 624 square feet unless otherwise approved by the Designated Committee. Exceptions to this limit shall be judged on the basis of exceptional design merit and on siting that does not significantly impact adjacent properties or the visual streetscape.
- 5.5.4 CONSTRUCTION: Accessory buildings may be slab on grade, or may be set directly on the ground on skids. When skids are used, the accessory building shall be set level and plumb. Any space greater than 12" that is visible beneath the accessory building shall be concealed with lattice or plantings.
- 5.5.5 ARCHITECTURAL STYLE: The architectural style for all accessory buildings shall generally match the style of the house. Roof styles and slopes shall be similar to that of the main house (i.e. gable roof with gable roof buildings, etc).
- 5.5.6 HEIGHT: The maximum interior height of a shed, workshop or outbuilding shall be 8', measured at the eaves (exclusive of sloped roof height). A greater interior height may be approved for detached garages but in no instance shall any accessory building be taller than the main home.
- 5.5.7 ARCHITECTURAL ELEMENTS: Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, shutters and vinyl shall match the style of the same elements on the house.
- 5.5.8 OPENINGS: Windows and doors in accessory buildings shall be similar in style to those on the main house. Alternate styles of shed doors may be approved at the discretion of the Designated Committee.
- 5.5.9 FINISHES: All exterior finish materials shall match the main house and the colors shall be similar.

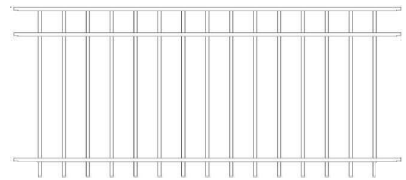
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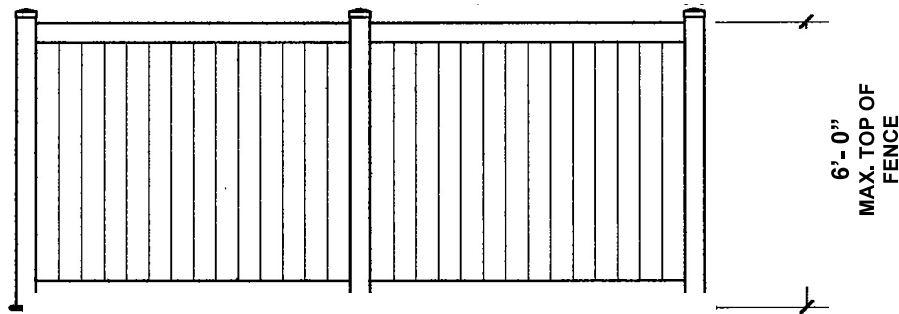
APPENDIX B PERMITTED FENCE STYLES



Wooden Picket Fence:
Straight topped fence
Pointed 1x4 picket with 1 – 3 inch spacing
French Gothic post tops



Metal Picket Fence:
Straight topped with double rail
5/8" square picket with 3.85" between pickets
2" square posts



Privacy Fence: solid board with 2x6 pocket rail top and capped post tops

*Original Issue Date March 2017
Revised April 2018*



FirstService Residential
Pamela Paul, Compliance Coordinator
5970 Fairview Road, Suite 710
Charlotte, NC 28210
Direct 704.227.0887
Email Pamela.Paul@fsresidential.com

MODIFICATION APPLICATION

Date Received: _____

Date Reviewed: _____

NEW APPLICATION for MC - ☐ RE-SUBMITTAL to MC - ☐ MC RECOMMEND TO HAC - ☐
NEW APPLICATION for HAC - ☐ RE-SUBMITTAL to HAC - ☐ RESIDENT APPEAL to HAC - ☐

This section is for office use only:

Conditional Approval: _____ Assigned to Follow-up: _____
Variance Granted: _____ Not Approved: _____
Deferred for Additional Information: _____ Add'l Info Needed: _____

Please fill out completely and make sure that all proper documentation, materials, etc are included with the application, otherwise, the application will be deemed incomplete.

Applicant/Lot Owner Name: _____ Home #: _____
Address: _____ Office #: _____
Do you currently own the lot: ☐ Yes ☐ No Lot #: _____ Email: _____
Wetlands Near Property?: ☐ Exist ☐ Do Not Exist Adjacent to Common Area?: ☐ Yes ☐ No

DESCRIPTION OF REQUEST: *Please check the appropriate box and include any specifications/explanations on the lines provided.*

☐ Addition ☐ Landscaping Plan ☐ Satellite Dish ☐ Patio ☐ Storm Door ☐ Accessory Building
☐ Landscaping Accessory ☐ Play Structure ☐ Fence ☐ Screened Porch ☐ Other: _____

Attach the following to all applications at submission:

- ☐ Actual Site Plan with proposed modifications(s) to approximate scale with dimensions.
- ☐ Complete Description (photos/drawings) of construction design materials, sizes, color, and finish.
- ☐ Material samples of stone, granite, brick, color chips, etc.
- ☐ Floor plan(s), elevation(s), section drawing(s) (i.e. footings).

I do, by my signature, understand and agree to the following:

1. The Hensley Homeowners' Association has encouraged me to review these plans with the owners adjacent to our lot as a courtesy.
2. It is the sole responsibility of the owner to obtain all applicable County permits.
3. That all County codes supersede any approvals given and are the sole responsibility of the owner to research.
4. That I assume total responsibility for the upkeep and maintenance of all modification(s) made in the area. I also acknowledge that obtaining insurance for the improvement is my responsibility.
5. That the modification(s) will in no way hinder yard care.
6. That the Hensley Homeowners' Association reserves the right to require removal or repair of the modification at my own expense if: 1) the modification is not constructed or installed as per specifications submitted for approval with this form; or 2) the modification is not maintained in a safe condition; or 3) the modification is not maintained in keeping with the surrounding structures and is not satisfactory to the Modifications Committee.
7. I certify that I have read and agree to follow the rules and regulations pertaining to architectural control and review.
8. There is no obligation on the part of the Applicant to ever start this modification. However, if Applicant does not start construction within six (6) months, approval will automatically be revoked without prior notice from the Association. Time extensions may be granted upon receipt of written request, at the discretion of the Association. When extensions are not granted, the application must be resubmitted for review.
9. This document will become part of the owner's contract and will inure to any succeeding owners. Owner is responsible for disclosure of this document to any subsequent purchasers.

Date

Applicant/Lot Owner Signature

DO NOT WRITE BELOW: For Committee Use Only

Date Recv'd by HOA Staff

Date Reviewed by MC

Follow-Up Date

Initial

Date Recv'd by HAC

Recv'd by

Date Reviewed by HAC

Date Ltr was sent

Initial

HENSLEY HOMEOWNERS ASSOCIATION, INC.
POLICY RESOLUTION NO. 2020-1
PRIVATE PARKING LOT RESOLUTION

WHEREAS, the Declaration of Hensley Homeowners Association, Inc. (recorded in Book 16755, Pages 242-287, Wake County Registry) as amended (the “Declaration”) authorizes and empowers the Executive Board (the “Board”) of the **Hensley Homeowners Association, Inc.** (the “Association”) to formulate, publish, amend and enforce reasonable rules and regulations concerning the use and enjoyment of the Property as defined in the Declaration and to provide for the imposition of fines and other remedies for the violation of such rules and regulations and applicable provisions, including but not limited to Section 4.10 of the Declaration; and

WHEREAS, the Board recognizes the need to establish a Policy and Rules and Regulations regarding parking within the private parking lot;

NOW, THEREFORE, BE IT RESOLVED THAT, the Board adopts the following Policy and Rules and Regulations regarding parking within the private parking lot within Hensley:

1. The use of the private parking lot is for Hensley owners, residents, tenants, and guests only.
2. Vehicles may not be parked in private parking lot overnight.
3. Parking must be in designated areas only. Parking is not allowed on the grass, on sidewalks, blocking the entrance, mailboxes, or other vehicles, or on landscaped areas.
4. No vehicle which is abandoned or inoperable shall be parked, stored or left anywhere within the private parking lot.
5. No boat, trailer, recreational vehicle, wave rider, camper or commercial vehicle shall be parked, stored, or left within the private parking lot.
6. Owners, residents, and tenants shall park only in the garage or driveway serving their Lot, leaving the private parking lot and street parking for guests or overflow parking when applicable.
7. Vehicles of Owners and guests not adhering to these rules and regulations are subject to towing at the Owner’s expense. Owners are responsible for the actions of their tenants and guests. It is the responsibility of the Owner to inform tenants and guests of these rules and regulations.
8. The Board may enforce these rules and regulations by designating other persons, including the Property Manager and other agents, for that purpose.
9. In addition to towing and other remedies otherwise available as provided in these rules and regulations and the Declaration, violations of these rules and regulations shall subject the violating Owners to fines levied as provided in the By-laws of the Association.

10. Terms that are defined in the Declaration shall have the same meaning when used in these rules and regulations as they have been defined in the Declaration.

This resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board.

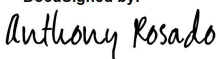
RESOLUTION ACTION RECORDED

Resolution Type: Policy No. 2020-1

Pertaining to: Parking Policy

Duly adopted by the Executive Board effective as of: 5/24/2020

VOTE

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Date</u>
DocuSigned by:  4B1BB82168EF4EA... President	<u>X</u>			<u>5/19/2020</u>
DocuSigned by:  00B0A0FE0FE34B3... Vice President	<u>X</u>			<u>5/19/2020</u>
DocuSigned by:  549D96B2A80E439... Secretary	<u>X</u>			<u>5/20/2020</u>
DocuSigned by:  9C84AB43968747E... Treasurer	<u>X</u>			<u>5/24/2020</u>
DocuSigned by:  6340841A4BBD45C... Director	<u>X</u>			<u>5/24/2020</u>