

Granite Falls Homeowners Association

GUIDE TO GFAC ARCHITECTURAL REVIEW STANDARDS AND PROCEDURES

The Board of Directors of Granite Falls Homeowner's Association, Inc. (HOA) with the assistance of the GFAC Architectural Committee has completed and approved the attached GUIDE TO GFAC ARCHITECTURAL REVIEW STANDARDS AND PROCEDURES. The provisions included in this document will be administered by the GFAC Architectural Committee of the Association and establish a consistent standard to follow in planning and implementing any exterior changes to your property or the Common Properties of Granite Falls HOA. **Please retain this document as part of your permanent documents for future reference. This document and any future new provisions or amendments should also be made available to prospective buyers of your home.**

Authorities. *Granite Falls HOA Board of Directors* has final authority for HOA issues. The Granite Falls GFAC Architectural Committee (hereinafter the "GFAC") appointed by the Board, is charged with establishing and implementing consistent GFAC Architectural standards. Any issues covered in the Guide will be handled by the GFAC, including applications, information requests, guidance, and requests for approvals or disapprovals. The GFAC will provide responses in a timely manner. All properly submitted requests will receive a response within sixty (60) days of confirmed receipt of a complete submission or the plans shall be deemed approved. After the decision of the GFAC a homeowner will have fifteen (15) days to submit an appeal (in writing) to the HOA or Modifications Committee (hereinafter MC) to dispute a decision and will receive a final ruling within thirty (30) days of the receipt of that appeal. The *management company* provides administrative functions for the Board.

GFAC Architectural Review. Owners must use the attached GFAC Architectural Review Application when applying to the GFAC for approval of any proposed change to the exterior of your property. Normal upkeep, maintenance, or repair to original condition of the property, without changes, is the ongoing responsibility of the owner and requires no review or approval. Following a standard application process will ensure fairness, full disclosure and speed in handling your requests. No request for a change can be considered unless accompanied by an GFAC Architectural Review Application as well as necessary drawings, a plot plan and supporting exhibits.

You should return your completed applications to the management company at the address shown on the application form. An application will be considered received by the GFAC on the fourth calendar day after it is date-stamped by the management company. If an application is incomplete in any respect it will also be deemed denied upon receipt. Notification of such to the homeowner will be within four calendar days of receipt. In such instances an applicant will be permitted to resubmit an application to the GFAC once any previously missing elements are provided. The GFAC will evaluate all properly submitted applications and notify the Board of its decision within sixty (60) calendar days of its formal receipt of that application. The management company will then inform the applicant in writing of this decision.

As required by Granite Falls HOA legal documents, you **must obtain written** approval from the GFAC **before** any exterior change or staging can be permitted to your lot, home, deck, porch, patio, fencing, landscaping or any other exterior physical feature or attribute of your property. Written approval is also required by your local city, county or other municipality before any construction permits will be issued. Your adherence to these standards and procedures will not only preclude the potential expense of rework but will also be in the best interests of our community as a whole. Please be aware that failure to follow the provisions in the attached document can result in legal action against you for injunctive relief, fines or both as allowed under the recorded documents for the community and the Planned Community Act. It is essential that all owners take this process seriously.

GRANITE FALLS HOA ARCHITECTURAL REVIEW STANDARDS AND PROCEDURES

I. OVERVIEW

In a planned community such as Granite Falls HOA, the question naturally arises as to how to preserve and enhance a harmonious and quality development. This answer is provided by the statement of GFAC Architectural Review Standards and Procedures. It is specific as well as flexible, defining benchmarks that any GFAC Architectural element must meet as well as general procedures for homeowners to follow in proposing exterior changes that will enhance the use, value and presentation of their individual properties. As such, it provides the basic framework for addressing and balancing the interests of individual owners and the broader community. These responsibilities and procedures are specifically contemplated and authorized by the legal documents of Granite Falls HOA.

The legal documents of Granite Falls HOA, which run with the land and establish the authority of the GFAC Architectural Committee to maintain the quality and consistency of design, effect, and construction throughout the development, are binding upon all homeowners. They exist to ensure that high standards are uniformly applied throughout, to protect property values and harmoniously preserve the community's overall quality, effect and environment. Through ownership, every homeowner is subject to and assumes a duty of care to comply with these legal documents.

The GFAC Architectural Committee shall be comprised of not fewer than three persons who shall be appointed by the Board of Directors (hereinafter, the "Board") of Granite Falls HOA Homeowner's Association (hereinafter, the "Association"). The legal documents require that the Association, on behalf of the GFAC, shall provide prior *written* approval or disapproval of *any* proposed exterior change, addition or alteration to any property. Such changes shall include (but not be limited to) the erection, alteration or addition to the exterior of any building in any manner or the erection, alteration or addition including but not limited to, any fence, wall, abutment, steps, hardscaping, swimming pool, spa, water feature, ramp, shrubs, trees, grading or other landscaping. Successful applications to the GFAC will be evaluated based on their harmony with the key GFAC Architectural elements, materials and visual concepts established by the developer and builder, their compatibility with the lot sizes and topography of Granite Falls HOA, their suitability for Granite Falls HOA and their general ability to preserve property values and promote an exceptional and responsible quality of life for residents.

The standards and procedures in this document will be applied by the GFAC to manage and maintain the exterior standards, presentation and attributes of Granite Falls HOA. We hope that they serve as a positive tool to assist you in the use and improvement of your property in a manner that is consistent with the quality and aesthetic standards of the community.

II. GFAC ARCHITECTURAL COMMITTEE RESPONSIBILITIES AND GUIDING PRINCIPLES

The key responsibility of the GFAC is to harmoniously preserve the aesthetic attributes, GFAC Architectural concepts and overall presentation standards of Granite Falls HOA in a way that protects property values, emphasizes shared responsibility, promotes community safety and ensures a high quality of life for all. In this way, the term “GFAC Architecture” extends beyond the design and construction of structures on individual lots and the Common Properties to the appearance and overall presentation of each property. This responsibility is established by Granite Falls HOA governing documents.

In fulfilling this responsibility, the GFAC will emphasize three central principles in evaluating any change to the exterior of an individual property or to the exterior use of an individual property:

Harmony and Quality of the GFAC Architectural Environment. Any approved change will preserve and be consistent with the harmony and GFAC Architectural integrity of existing structures, landscaping and hardscaping of individual homeowner properties and the Common Properties;

General Welfare and Safety of the Community. Any approved change or permitted use will be compatible with the general welfare and safety of those living in, serving and visiting your community; and

Quiet Enjoyment of Property. Any approved change or permitted use will be compatible with the quiet enjoyment of all immediately neighboring owners as well as any other owners whose quiet enjoyment may be adversely affected by any exterior change or conduct of an owner

III. APPLICATION REVIEW CRITERIA

The GFAC Architectural Committee evaluates each application on its individual merits. The GFAC’s decisions will be guided by the following criteria:

Validity of Concept

The basic idea of the exterior change must be sound and appropriate to its surroundings.

Impact on Landscaping and Environment

The exterior change must not adversely impact the condition or aesthetics of either the natural or man-made landscape or environment.

Relationship of Structures and Adjoining Property

The proposed change must relate harmoniously to its surroundings and to any existing buildings and terrain that are visually related to the change.

Protection of Neighbors

The interests of neighboring owners must be protected by making reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design that may have negative effects on the value or enjoyable use of a neighboring property.

Design Compatibility

Any proposed change must be compatible with the design characteristics of the applicant's home and the general neighborhood setting. Compatibility is defined as harmony in design, style, scale, materials, color and construction details.

Design: Proposed changes must not alter the essential design, appearance, function or construction of your dwelling or any other approved structure although new and compatible design elements will be considered.

Style: Proposed changes must conform to the original style of the dwelling, structures attached to the dwelling, landscaping and hardscaping.

Scale: The three-dimensional size of any proposed change must relate satisfactorily to adjacent structures and its surroundings.

Materials: Continuity will be established by the use of identical or highly compatible materials as used in the existing home, deck, porch, landscaping or hardscaping, as applicable.

Color: Color of all paints and other materials must be in keeping with the existing color scheme of the home, deck, porch or hardscaping, as applicable. Color changes from the existing require prior approval.

Workmanship

The proposed and completed quality of any approved work must equal or exceed that of existing structures. No variances or allowances for sub-standard or non-conforming workmanship will be granted. Any instances of such workmanship will be required to meet prevailing community standards.

Project Schedule and Completion Date

All complete applications will contain a planned work schedule and maximum time period from start to completion of any exterior construction work. If the proposed time period is considered unreasonable, the GFAC may not approve the application. After approval is obtained, any change in project plans or delays in the implementation or completion of the project of one (1) month or greater will require resubmission of the applicant's plans to the GFAC for corrective review. Failure to comply with this requirement will result in the project being declared non-compliant with community standards and subject to the Correction Procedures contained herein and all remedies at law and in equity to which the Association is entitled.

Owners are **cautioned to not purchase project materials or hire a contractor** in anticipation of application approval by the GFAC. All applicants should wait for **written** approval from the GFAC before entering into contracts or purchasing materials for such work. Some exterior changes may require city or municipal permits which may not be issued without prior written approval from the GFAC. Finally, please plan well ahead to allow time for your application to be reviewed and processed carefully. The GFAC may respond to your application with questions that must be answered in writing, it may request additional supporting detail and it may request a visit to inspect proposed work or installation sites. In the event of a maintenance emergency owners are permitted to perform temporary exterior modifications. Should the proposed permanent repair include alterations to the property approval will be required prior to proceeding with the permanent repair.

IV. APPLICATION AND PROJECT MANAGEMENT PROCESSES

The Association's processes for application, review, inspection and enforcement of design review are outlined in this section.

Submitting Your Application

Complete the standard application form (included with this document) and attach all required exhibits and sample materials. Be sure to include full details of the proposed change. If the change is structural, landscaping, hardscaping, fencing or grading submit a sketch or plan and list all specifications related to dimensions, brand, model, style, materials, finish, texture and location as appropriate to the proposal. **Attach a copy of your plot plan and indicate the location of the proposed exterior design change on your lot in relation to the dwelling and other existing structures.** Also attach any other sketches, specifications, pictures, paint charts, finish samples or the like that will assist the GFAC in reviewing your application. The GFAC also encourages you to speak with your neighbors about proposed changes. They may be able to offer valuable input.

It is highly recommended, but not required to provide written acknowledgement from adjacent neighbors. The application provides a location for neighbors to sign. This is a courtesy to your neighbor to advise them of a project adjacent to their home.

Transmit your completed application either by **hand-delivering, certified mail, courier or electronic mail** to the management company at the address shown on the application form. If you hand-deliver your application request a dated receipt. Incomplete applications will be returned and deemed denied.

Completed applications are considered on their individual merit following the steps and processes outlined below.

Action on Your Application

During the review period for an application, GFAC member(s) *may* view the site, talk to the applicant or neighbors and verify that neighbors are aware of the proposed change. Any concerns raised by neighbors will be documented and given considerable weight by the GFAC. However, the GFAC will also be required to consider general standards of reasonableness and fundamental fairness along with the standards, principles, criteria and processes set forth in this document. Immediate neighbors will not, consequently, possess any "veto" power over an application.

After initially reviewing an application and gathering additional data and input as appropriate, an application will be formally reviewed and discussed by the GFAC. Following such discussion, the GFAC will vote to **approve, approve conditionally, or disapprove each application**. A simple majority will determine the will of the GFAC. If an application is conditionally approved or disapproved, the GFAC will briefly state in writing on the application its reason(s) for this action. The applicant will be notified in writing of the GFAC decision. The GFAC will record the disposition of each application by placing a copy of the executed application, all supporting documentation and related correspondence in the GFAC's electronic and paper GFAC archives. Duplicate copies of all records will also be forwarded to the management company for safekeeping.

If an application is granted conditional approval the applicant may commence work or other proposed changes provided the applicant provides proof to the GFAC that all additional requirements have been met either during or at the conclusion of the approved work. Proof can be provided by inspections, photographs or certifications provided by licensed professionals. Work-in-progress and completed work may be periodically inspected by or on behalf of the GFAC. Any instance of work that fails to comply with the specifications of the approved application and the general standards adopted by the GFAC will result in a written request to the applicant to correct any deficiencies before further work is undertaken. If an applicant fails to comply with such a request within seven business days from the date of notification the GFAC will issue a letter stating that the project does not comply with the approved application. The owner of any non-compliant project will stand in violation of the provisions of this document and the governing documents and will be subject to the Correction Procedures set forth below.

Project Staging and Inspection

Applicants are advised to minimize the visible staging or storage of work tools and materials during the construction phase of any project.

As appropriate, the GFAC may conduct final site inspections to confirm compliance with the approved application.

Correction Procedures

Reported Violations: The GFAC may periodically inspect, with prior notification to the homeowner, all authorized work-in-progress and the community in general to identify violations. Additionally, all residents have the right and responsibility to bring to the attention of the GFAC, the Board or the management company any apparent violation of any provision of the Covenants or these GFAC Architectural Review standards and procedures.

The GFAC investigates each reported violation and seeks the cooperation of the owner. Notification of any known or apparent violation is made by letter to the owner to request a resolution. If temporary mitigating circumstances account for the violation the GFAC may provide a temporary waiver to the owner. Should the owner fail to follow through on the GFAC's proposed resolution or some other resolution that is acceptable to the GFAC and the owner, the GFAC will refer the violation to the Board for further attempts to resolve the matter with the owner or resident. If, after a reasonable period of time, the Board is unable to achieve a mutually satisfactory resolution of a violation, it may, at its own discretion, exercise its authority to assess fines or file a legal claim against the owner, or both.

Confirmed Violations and Remedies: An exterior change made without the written approval of the GFAC constitutes a violation of the governing documents and provisions of this Declaration of Standards and Procedures. A confirmed violation requires either prompt removal or correction of the violation at the expense of the property owner and, as may be required, payment by the property owner of any legal expenses incurred by the Association in its efforts to restore the affected property as well as payment for any damages sustained by the Association as a result of unauthorized changes. In accordance with the North Carolina Planned Community Act, the Board may impose fines for violations of the Association's covenants, by-laws, rules and regulations including non-compliance with GFAC Architectural Committee standards and guidelines and conditions established by the GFAC for the approval of a proposed design change, use change or property presentation change. Current legislation allows for assessment of fines for covenant violations up to \$100/day per violation.

Association, Board and GFAC Exemptions

The GFAC will review and act upon proposed plans, projects and other changes in accordance with the broad requirements and authorities granted to it by the governing documents. In approving an application neither the GFAC nor the Board shall make or be understood or construed to have made representations as to the inherent quality, safety, soundness or structural integrity of any proposed plan, project or change and neither the GFAC, the Board nor any of the officers or agents of the Association shall be held liable in the event applicant sustains financial or other damages or losses as a result of the failure of any work performed or changes undertaken or as a result of deviations from plans, or negligent or deficient construction of such plans or projects by the applicant's contractors, or any other damages arising from any approved plans or projects contemplated herein. All liability for the quality, usefulness, habitability, appearance and safety of a project shall reside with the owner.

V. DESIGN AND COMMUNITY GUIDELINES

This section is intended to guide you regarding particular design situations that may arise at Granite Falls HOA. Generally acceptable practices for complying with the GFAC Architectural standards outlined in this document are listed below. Changes, materials, devices and design concepts that are generally not acceptable are also indicated for your guidance. Please note that these guidelines may be neither universally applicable nor exhaustive. The GFAC will reach its decision on individual applications by considering the intrinsic merits of each proposal as well as all relevant surrounding circumstances. In some cases, proposed exterior changes that are allowed elsewhere may be

denied because the applicant's property has unique characteristics, a location or topography that make such a change unsuitable. It is therefore important that owners *not assume* that an application will be approved simply because a similar exterior change has been approved elsewhere. The GFAC must consider the impact of each proposed change on the property in question, neighboring properties and the community as a whole.

*****Please note that these guidelines may be modified periodically. An amended document will be re-issued whenever significant changes occur.*****

Animal Dwellings/Runs – See Article VII, Section 7.05 of the Declaration of Covenants.

No dwellings, runs or other accommodations for any animal, including dog houses, bird cages, animal pens or similar structures are permitted unless approved by the GFAC. No livestock or poultry of any kind are permitted within the Association. Please familiarize yourself and any other residents in your home with Town and County requirements regarding the responsible ownership of domestic animals.

Antennas - See Article VII, Section 7.06 of the Declaration of Covenants.

Except as described below with respect to certain devices that are designed to receive over-the-air video programming, no permanent attachments of any kind or character shall be affixed to the roof or exterior walls of any Dwelling. The installation, maintenance or use of antennas used to receive video programming is governed by the Federal Rules memorialized at 47 C.F.R. Section 1.4000. Accordingly, Granite Falls HOA GFAC requires antenna size and placement restrictions that limit: 1) the size of "dish" antennas to no more than 1.0 meter (39.37 inches) in diameter or diagonal measurement; 2) the height of antennas that are designed to receive local television broadcast signals to no more than twelve feet (12') above the Dwelling roofline. Further, the Homeowners' Association's preferred location and installation site for satellite dishes shall be only in the rear of a dwelling or in the rear portion of the Lot. ***Application is not required if owner complies with the requirements.***

Awnings

Awnings will be considered on a case-by-case basis and will not be approved in highly visible locations.

Clotheslines and Drying Areas

Clotheslines and similar outdoor drying devices are not permitted.

Colors and Textures

All exterior colors on all homes throughout the community are consistent, must be maintained to the original colors. This includes exterior siding, trim, overhead garage door color, front door color, roofing shingles, gutters and downspouts.

Decks and Back Porches

The addition or modification of a deck or back porch is considered a major design change to an existing dwelling. As such, deck and porch plans will always require the prior approval of the GFAC. Materials specifically designed for exterior applications, with weather and moisture resistant properties, such as pressure treated deck lumber, composite materials are recommended. Decking and porches shall be finished with either clear or translucent stain in a natural wood color or painted purchased in a color consistent with the home. ***Color must be submitted for review.***

- 1) The criteria for design compatibility and workmanship (Section II, preceding) will apply to the review of all deck and porch applications. All projects of this type will also be required to conform to all setback and utility easements, applicable governing documents and building codes of your city and/or county. Any permits required must be issued prior to commencing construction.

Doors and Window Shutters

Any painting, refinishing or replacement of exterior doors and/or window shutters must be approved by the Association.

Air Conditioning Units- See Article VII, Section 7.09 of the Declaration of Covenants.

No window air conditioning units may be installed.

Downspouts and Gutters

The originally installed downspouts and gutters attached to your dwelling are vital part of the overall rainwater management system at Granite Falls HOA. Any proposal that requires significant changes to existing gutters or downspouts or the installation of new gutters or downspouts must be approved by the GFAC.

Fences, Walls and Hedges

Fences, walls and hedges are governed by the governing documents of your community. No fence shall be erected without GFAC approval. Fences are permitted to enclose rear yards and may extend towards the front of the lot no further than 1/2 of the length of the finished home. The community standard fence style which will be reviewed for approval is included below. Puppy picket and minor decorative details may be considered on a case by case basis:

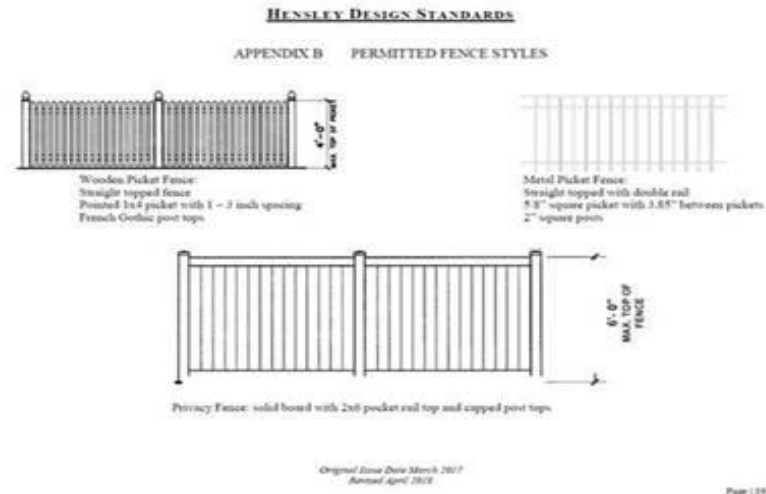
Pressure treated wood fences, black metal fences and evergreen hedges are permitted to enclose rear yards or portions of rear yards. Staining of wooden fences will be reviewed on a case by case basis and color submitted in advance. PVC vinyl fences are *not* permitted. Other materials may be considered on a case by case basis.

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".

2) METAL FENCES: Only straight topped square picket metal fences capped with a double horizontal rail are permitted. Fences may extend up to 5' to the top horizontal rail. Spacing between pickets shall be no less than 3" and no greater than 4".

b) PRIVACY FENCES: Only straight solid board privacy fences with a capped top are permitted. Fence may extend up to 6'.



- Black aluminum fence in the “Old Raleigh” style not to exceed five (5) feet in height, with a minimum height of three and a half (3 ft. 6 in.) feet.



Once erected, all fences must be properly maintained in as-new condition. No chain link, chicken wire, barbed wire or any other wire fence is allowed.

All fencing must follow the grade of the lot and may not exceed five (6) feet in height at any point. The horizontal support members of the fence must be on the inside, leaving the more attractive side towards the outside. All applicable city and/or county laws and regulations that apply to the location, dimensions and other characteristics of fences shall also apply.

Any mass planting, hedge, other shrubbery planted in a row or wall of any nature or material that creates a natural fencing or barrier between properties requires GFAC approval. Further, no other wall or abutment or other vertical stone, brick or concrete structure may be erected without GFAC approval.

Plantings may be required to soften or screen portions of the exterior side of the fencing if the GFAC deems necessary.

Flags

These Guidelines do not prohibit the display of the flag of the United States or North Carolina which are displayed in accordance with or in a manner consistent with the patriotic customs set forth in 4 U.S.C. sections 5-10, as amended, governing the display and use of the flag of the United States.

All permanently displayed flags and free-standing flagpoles must be approved by the GFAC. 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 or improvement thereon, except as provided herein:

- **Flags Mounted on Houses**
 - One house mounted pole may be attached to and extend from the façade by the front door of a home without prior written approval
 - Pole maximum length - 6'
 - Maximum flag size – 4' x 6'
 - Written approval is required for multiple flag poles or for pole(s)/flag(s) exceeding the stated maximum sizes.
- **Vertical Flagpoles (Permanent and Temporary)**
 - Vertical Flagpoles are not permitted in Front Yards.
 - Vertical Flagpoles are permitted in Rear Yards only, directly behind the mass of the house and no closer than 20' to any property line
 - Maximum height - 15'
 - Maximum flag size – 4' x 6'
 - Maximum of 3 poles per yard
 - Written approval is required for all Vertical Flagpoles
- **Landscape Flags**
 - Permitted in Front Yards only if installed within a landscape bed or hung from an existing light post
 - Landscape Flags may not impede pedestrian walkways or roadways
 - Maximum post height - 3'
 - Maximum size - 12" x 18"
 - Maximum of 3 flags per yard
 - Larger flags may be permitted on a temporary basis only under the guidelines provided Holiday Decorations.

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 or any improvement thereon within Granite Falls, is hereby expressly prohibited without prior written approval. For the purpose of this section, any flag or flagpole or necessary supporting structure for any flag on any portion of a Lot is deemed an “exterior alteration or modification of existing improvements” as contemplated by Article VI of the Declaration

Front Yard and Entryway Appearance

Exterior sculpture, fountains, bird baths/feeders or similar items must be approved by the GFAC. Installation of these items shall be considered in rear yards on a case-by-case basis.

Garage Doors

Homeowners and residents are requested to close their garage doors fully at any time other than ingress and egress from the garage. This is an essential practice for maintaining the safety, value and appearance of the community

Garaging of Personal Vehicles

Homeowners are requested to garage all personal vehicles when possible, unless garage space is already occupied by a secondary vehicle possessed by the homeowner as defined in the covenants. This is an essential practice for promoting the safety of all residents (i.e., by minimizing opportunities for vandalism and theft and easing vehicle flow through the subdivision). Minimizing obstructive views caused by on-street vehicles enhances the visual prominence of the design elements of the dwellings and landscaping of Granite Falls HOA.

Holiday Decorations

Holiday decorations may be placed on the front exterior of your home not more than 30 days prior and not more than 14 days after the date of that holiday.

Materials and Colors not Acceptable

Exposed standard concrete blocks, un-surfaced poured concrete, prefabricated storage structures or pre-fabricated materials of any kind -- to include those made of aluminum, steel, particle board or other wood products -- unnatural brick tones, bright finish windows, high-gloss ceramic planters, pots or bird baths, or any other non- conforming structures, materials or colors are not permitted unless expressly approved by the GFAC in writing.

Noise

Your local municipality enforces noise and nuisance ordinances to maintain a pleasant environment for everyone, particularly at night. Please familiarize yourself and any other residents in your home with these requirements. Discuss with your neighbor or report if necessary, to the Town of Rolesville Police Department. The HOA does not have jurisdiction over noise enforcement.

Outdoor Structures, Utilities and Equipment

Any approved equipment such as benches, planters, sculptures, fountains, water gardens etc., shall be compatible with and harmonious with the surroundings, installed only at the rear of the dwelling and may be required to be hidden by approved screening.

Portable electrical generators are permitted only for temporary use when a governmental emergency has been declared or for unique individually approved emergency situations. Proposals for permanent electrical generators that are affixed to a slab or to the dwelling will be considered on a case-by-case basis and must be approved in writing by the GFAC and may be used only in the event of a power outage

Parking and Storage of Vehicles, Boats, Trailers, etc.- See Article VII, Section 7.08 of the Declaration of Covenants.

Parking and Storage of vehicles is governed by Granite Falls HOA governing documents. Owners may not store boats, marine craft, recreational vehicles, pick-up campers, travel trailers, small trailers and wagons, motor homes, camper bodies, hovercraft, aircraft, commercial vehicles or similar vehicles or equipment in the driveway or yard of any dwelling or on any public street in the community.

Pet Management- See Article VII, Section 7.05 of the Declaration of Covenants.

Please review the Declaration for specific animal and pet rules and regulations. Pet owners are responsible for being considerate of others in our community. Please do not allow your dog to bark excessively aggressively or permit any pet to be or become a nuisance to owners or residents. Also, ensure that your pets are secured on your property and that all pet debris is immediately collected, and disposed of properly. When walking your dog please be courteous to your neighbors, ensure that your dog is placed on a leash and under owner control. Each owner shall be absolutely liable for the action of their pet and must abide by all applicable laws to such animals. The Town of Rolesville and Wake County Animal Control have jurisdiction over all provisions of the Ordinance.

Plants, Gardens and Trees- See Article VII, Section 7.13 & 7.14 of the Declaration of Covenants.

GFAC approval is not required for *minimal* plantings (such as annual beds, low growing perennials, and single shrub replacements). Approval is required for the following:

- Any landscaping project using hardscaping
- Any landscaping other than minimal low-growing plantings in your front yard
- Planting of trees or shrub clusters or rows in front and back yards
- Vegetable gardens and compost areas
- Any approved garden or composting areas should be maintained in the rear yard and must not be visible from the street.
- No trees shall be removed from a Lot without prior written approval. Owners shall also comply with any local ordinance and zoning condition applicable to tree removal.

For safety reasons, before digging, all subterranean wires, cables, gas lines, water lines and electrical conduit should be located. This can readily be done by contacting the state's free underground line locator service.

Play Equipment

Play equipment may be permitted provided it is placed in the rear yard, constructed principally of wood or composite materials, and is shielded from the view of neighbors by appropriate landscape screening such as tall plants and shrubs. GFAC approval is required for placing any stationary play equipment.

- Portable play equipment must be stored out of view from the street when not in use. All play equipment must be maintained in good condition and repair.
- Trampolines and placement thereof must be approved by the GFAC.
- In-ground basketball goals may not be installed without prior written approval.
- Portable basketball goals may be positioned at the top of the driveway adjacent to the home and may not be used on the public streets. Weighting a portable goal should be done so by manufacture requirements. Cinder block, unsightly weight shall not be placed on the base of the goal.

Re-grading

Any plan to re-grade a Lot must be reviewed and approved by the GFAC. While applications of this type should be rare and can involve significant rainwater runoff issues affecting your property and neighboring properties, there may be instances where re-grading becomes necessary. Consequently, the GFAC will require that you submit a written report prepared by a licensed professional engineer confirming the suitability of such work as supporting documentation for your application. Neither the Board nor the GFAC accepts any liability for any damage caused by such grading action, whether or not approved by the GFAC.

Repairs

Owners are responsible for repairs to existing structures, additions, etc. No application is necessary to effect repairs and restoration to *original* condition. If a major project is needed such as re-roofing please advise in writing the scope of your project for file. If no changes to the original are being done GFAC approval is not required.

Roofing

No roofs with less than 7/12 pitch (except front and or/rear porches) are permitted without written approval by the GFAC. All roofs shall be fitted with the roofing material used for the dwelling. All dwellings shall be roofed continuously with the original roofing material style and color. In instances where the original roofing material becomes unavailable the GFAC will specify a compatible alternative material. All roof vents, ducts, fans, etc. shall be painted to match the roof shingle color. All roof sections covered with custom copper sheeting must be maintained to the original standard with original materials.

Signs - See Article VII, Section 7.07 of the Declaration of Covenants.

The display of signs within Granite Falls HOA is governed by your communities governing documents.

For-Sale and For-Rent Signs. Owners may place one “For Sale” or “For Rent” sign on their Lot during any period when their property is being marketed. No sign can be more than three (3) feet high or (2) feet wide and does not stand higher than (5) feet from the ground. The sign should be professionally made of metal or composite material. “Homemade” or handwritten signs of any type are not to be allowed. “For Sale” or “For Rent” signs may **not** be attached to wooden posts, placed in any windows facing outward or nailed to a tree. No other signs related to the sale of that property are permitted on the Common Properties, including the entrance, of the subdivision.

Political Signs. One political sign for elections of offices in the Town of Rolesville, Wake County, North Carolina or the United States may be displayed no earlier than thirty (30) days prior to the date of the election and must be removed within forty-eight (48) hours after the day of the election. No sign can be more than three (3) feet high or (2) feet wide and should be professionally made of metal or composite material.

No other signs, including “garage/yard sale” signs, placards, posters, billboards, or identifying name or number may be placed upon any lot, or any portion of the Common Properties, except as otherwise explicitly permitted by the Association.

Swimming Pools, Wading Pools and Hot Tubs

All permanently-installed swimming pools, wading pools and hot tubs – indicated by the presence of hardscaping in stone, brick, or concrete and/or permanent electrical-feeds or plumbing-feeds – must be approved by the GFAC. In general, all such pools and tubs must be constructed of conforming materials, be aesthetically harmonious with the dwelling and surrounding area, produce no annoying motor noises and be set-back from the nearest property line by not less than fifteen (15) feet. In instances where this setback restriction cannot be feasibly achieved and a variance will not reasonably constitute an annoyance to a neighbor, it may be possible to site a pool or tub closer to a property line. In-ground pools must be enclosed and permitted by the Town of Rolesville and follow all Wake County requirements.

- All other pools and hot tubs are not permitted. Above-ground pools are not permitted.
- Owners must ensure that no wading pool, fountain or other water containing device permits mosquitoes to reproduce.

Storage and/or Accessory Buildings

No structure of a temporary nature shall be erected or allowed to remain on a lot without prior written approval. Any structure considered for approval by the GFAC should be constructed using materials identical in appearance to those of the original dwelling.

Trash Management and Receptacles

Trash and recycling containers must be removed from the street the same day as collection and should be stored either behind the home, within the garage, or in an area screened from view of the street by landscaping or an approved screening installation.

***NOTICE:** The preceding document has been created for the use of HHHunt for the education of homeowners of HHHunt properties. This document is not intended to serve as a guide or legal interpretation of the governing documents of your community, nor is it intended to override any standing legal statutes. It is intended for use only within North Carolina. Neither HHHunt or the Association's management company are liable for the interpretation of or any assumptions made using the information contained within. Please ensure that you familiarize yourself with the governing documents of your community before entering into any purchase agreement for your home.

