

Planters Walk of Knightdale Community Association, Inc.
POLICY RESOLUTION NO. 2006-1
ACC GUIDELINES

WHEREAS, Article VII, Section 6 of the Declaration of Master Covenants, Conditions and Restrictions for Planters Walk of Knightdale Community Association states that the Board may adopt additional guidelines along with rules and regulations as it deems necessary to carry out its functions and purposes hereunder, provided all such rules and regulations shall be approved by the Board of Directors and made a part of this Association's Book of Resolutions;

WHEREAS, Article VIII, Section 8 of the Declaration of Master Covenants, Conditions and Restrictions for Planters Walk of Knightdale Community Association states that the Board of Directors shall have the power to formulate, publish and enforce reasonable rules and regulations concerning the use and enjoyment of each lot and the common properties.

WHEREAS, the Architectural Control Committee and the Board of Directors have published Architectural guidelines for Planters Walk;

WHEREAS, the Architectural Review Board and the Board of Directors have determined the need for greater clarification and explanation in guidelines

THEREFORE, BE IT NOW RESOLVED THAT effective May 11, 2006 the Board of Directors duly adopts the Amended Architectural Guidelines (Attachment A) to be effective June 15, 2006. This resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

PLANTERS WALK OF KNIGHTDALE COMMUNITY ASSOCIATION, INC.

Attachment A

Policy Resolution 2006-1

ARCHITECTURAL STANDARDS AND CONSTRUCTION SPECIFICATIONS

Revised May 2006

FOREWORD

The Board of Directors and the Architectural Review Board have completed and reviewed these ARCHITECTURAL STANDARDS AND CONSTRUCTION SPECIFICATIONS.

These standards are intended as guidelines to follow when planning exterior changes to your property.

Please return completed applications to the management company at the address shown on the application form. Applications will be annotated by the Architectural Review Board with the date received. This date will be the first day of the review and approval period.

Please read and follow these standards. You must receive approval in writing from the Architectural Review Board through the management company before the start of any exterior change. The Architectural Review Board is allowed up to 30 days from the last day of the month in which the completed application is received to act on the application. Therefore, do not commit labor or materials until you have received written approval.

Your adherence to these standards and specifications will ensure that you receive a response to your application at the earliest possible date.

The Planters Walk Community Association Board of Directors and the Board's Architectural Review Board present the following standards designed to assist homeowners in complying with the Declaration requirement (Article VII) of obtaining prior approval for exterior changes in any property owned individually or in common in Planters walk. It is the intended effect that these standards should cause an equitable and consistent handling of all applications for Architectural Review Board approval.

I. INTRODUCTION

In a planned community such as Planters Walk, the questions naturally arise as to how to maintain a harmonious, quality development as the community matures. The following standards attempt to provide a meeting ground between private interests and the broader interest of the Planters Walk community.

Control for maintaining the quality of design is through the Declaration of Covenants and Restrictions of the Planters Walk of Knightdale Community Association, Inc. The covenants run with the land and are binding on all homeowners (members) and renters and should be fully understood.

The fact that each homeowner is subject to these covenants should assure all homeowners that the standards of design quality will be maintained, enhancing the community's overall environment and protecting property values.

The declaration establishes an Architectural Review board comprised of three or more representatives appointed by the Board of Directors. Article VII of the Planters Walk Declaration requires the prior approval of any exterior change, addition, or alteration to the property. **Such changes include any building, fence, wall or other structure that may be added or altered. It further requires that the plan, specifications, and locations showing the nature, kind, shape, height, and/or materials be approved in writing as to harmony in external design and location in relation to surrounding structures and topography.** Each property owner shall read the Declaration to obtain a full understanding of the Architectural Control Requirements.

The Architectural Review Board is charged with conducting the review of all applications for exterior changes, and rendering a decision to the applicant in writing. If an application is denied, the applicant may appeal to the Board of Directors. The Board of Directors may reverse or modify the Architectural Review Board's decision by a majority vote of the joint Board of Directors.

The standards which follow are the procedures and guidelines applied by the Architectural Review Board and the Board of Directors to assist the Association and its members in the design review process. It is hoped that these specifications will serve as a positive tool to assist each homeowner in the full and free use of their property in a manner consistent with the aesthetic and harmonious development to the Planters walk community.

II. WHAT MUST HAVE ARCHITECTURAL REVIEW BOARD APPROVAL

The Architectural Review Board's approval is required for any change in the exterior of a property pursuant to Article VII of the Declaration. The applicable portion of such article is shown below.

"No building fence or other structure shall be erected, placed or altered, nor shall a building permit for such improvement be applied for on any property in Planters Walk until the proposed building plans, specifications, exterior color or finish, plot plan (showing the proposed location of such building of structure, drives or parking areas) shall have been approved in writing by the company, or by the Architectural Review Board of the Association if such review responsibility has been delegated to the Association by the Company. In addition the Company may require prior written approval of a landscape plan. The Company further reserves the right to promulgate and amend from time to time architectural standards and construction specifications (hereinafter referred to as the Architectural Standards and Construction Specifications") for specific neighborhoods and areas or for all Properties within Planters walk and such Architectural Standards and Construction Specifications shall establish, define, and expressly limited to, architectural style, exterior color or finish, roofing material, siding material, driveway material, landscape design, and construction technique. Refusal or approval of plans, location, exterior color or finish, or specifications may be based by the Company upon any ground, including purely aesthetic considerations, which in the sole and uncontrolled discretion of the Company shall seem sufficient. No alteration in the exterior appearance of any building; structure, or other improvements, including exterior color or finish, shall be made without like prior written approval by the Company. One (1) copy of all plans and related data shall be furnished the Company for its records. In the event approval of such plans is neither granted nor denied within thirty (30) days following receipt by the Company of written demand for approval, the provisions of this paragraph shall be thereby waived.

This requirement applies to every homeowner's private property and any common areas.

III. REVIEW CRITERIA

The Architectural Review Board evaluates each application on the individual merits of each application- The Architectural Review Boards decisions are based on the standards in the following sections.

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

Landscape and Environment: The exterior change must not unnecessarily destroy or blight the natural landscape or the achieved man made environment.

Relationship of Structures and Adjoining Property: The proposed change should relate harmoniously among its surroundings and to existing buildings and terrain that have a visual relationship to the change.

Protection of Neighbors: The interests of neighboring owners and renters should be protected by making provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design which may have substantial effects on neighboring property. For example, fences may obstruct views, breezes, or access to neighboring property; dog pens may cause undesirable noises and odors or infringe drastically on views of neighboring property. The Architectural Review Board should consider the various and appropriate criteria and exercise discretion in determining which of these criteria will be governing in each specific application.

Design Compatibility: The proposed change must be compatible with the design characteristics of the applicant's home and with the general neighborhood setting.

Scale: The three dimensional scale of the proposed change must relate satisfactorily to adjacent structures and their surroundings. For example, a detached storage shed of a disproportionate size to the area in which it is intended to be placed would not be satisfactory.

Materials: Continuity is established by the use of the same or compatible materials as are used in the existing home. For example, an added shed should be made of the same or similar materials as the home, likewise the shingles should also be the same or similar.

Color: Color may be used to soften or intensify visual impact. For example the color of a fence shall blend in with the surrounding natural environment or be painted to be in continuity with the existing home. A storm door should be painted to match the entrance door or the house trim color. A shed shall be painted to match the existing home.

Workmanship: The quality of work must be equal to, or better than, that of any existing structures. Poor practices may cause the owner problems and may be visually objectionable to others- For example, a wooden fence not properly treated and maintained may, in a short period, start to decay and become unsightly to the owner and neighboring property owners.

Timing: In no event, however, shall the approval granted by the committee be valid for any project not completed within 180 days. Any action beyond that date shall require resubmission of the application and approval by the committee.

Do not apply for a building permit, purchase materials, or commit to any contractor in anticipation of instant approval by the Architectural Review Board. Applicants should wait until they have received written application approval by the Architectural Review Board prior to purchasing or committing to such work. Homeowners should plan well in advance to allow time for application processing-

IV. DESIGN APPLICATION REVIEW PROCEDURES

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

Objectives

The Architectural Review Board, in examining each application for design approval, considers whether or not the exterior change is in conformance with Article VII of the declaration and the standards and specifications outlined herein, and meets the objective of creating a community which is aesthetically pleasing and functionally convenient, and maintaining a harmonious relationship among structures, vegetation, topography, and the overall design of the community.

Application Procedure

Complete the Application form and attach all required exhibits. Include full details of the proposed change. If the change is structural, fencing or grading, submit a sketch or plan and outline specifications. Talk to your neighbors about your changes they may be able to offer valuable input. Be sure to include such information as type of materials, size, height, color, location, etc. provide a sketch of the location of a building, pen, or fence, as it relates to your house and lot. Mail or deliver the application form to the management company. All applications must be received by the **last day** of the month prior to the next monthly Architectural Review Board meeting or consideration will be delayed to the next regularly scheduled meeting. Incomplete applications will be returned, causing delay in obtaining approval.

The Architectural Review Board will review your **completed** application within 30 days and respond to you in writing **thru the management company**. Should you not hear from the Architectural Review Board within 30 days of **their** meeting, please call the **management company** to follow up. The 30 day review period does not start until the application deadline date **which is the last day** of the month.

An application with all the required information will be considered by the Architectural Review Board based on its individual merit, using these standards and specifications as a basis for making a decision. The Architectural Review Board's review process is outlined below.

Review Procedures

During the Architectural Review Board's consideration of an application the Review Board's members may view the site and may talk to the applicant and/or neighbors.

A quorum of the Architectural Review Board is required for review of the application.

The Architectural Review Board **thru the management company** will consider the application and any data or comments received from immediate neighbors, or other homeowners. After discussion of the application as submitted, the Architectural Review Board will either approve conditionally, disapprove, approve the application as submitted **or continue the review for further information**. The Architectural Review Board should note in writing on each application the reason or reasons for approval or disapproval.

The Architectural Review Board **thru the management company** will give each applicant written notice by use of a duplicate copy of the application or by a letter stating the decision.

The Architectural Review Board will record its action and the notification to the applicant by placing copies of the executed application and/or letters in the Architectural Review Board's archives **kept by the management company.** .

The Architectural Review Board may inspect work in progress and/or completed work and request (either orally or in writing) the applicant to correct any noncompliance's with the approved design.

Appeal Procedure

If an applicant disagrees with the decision of the Architectural Review Board, the following appeal process is to be followed.

1. The **applicant** should file a written appeal with the Board of Directors **thru the management company** within fifteen (15) calendar days after receipt of the decision; and
2. The Board of Directors will establish the date and time the appeal will be heard, normally at the next scheduled Board of Directors meeting. A reverse decision will require a majority vote of the Board of Directors. Upon completion of the appeal, the applicant will be notified of the decision in writing.

Correction Procedures

An exterior change made without approval of the Architectural Review Board constitutes a violation of the Declaration and may result in incurring fines. A violation may require removal or modification of the work at the expense of the property owner, or payment of damages incurred by the Association in having the work removed or modified.

The Architectural Review Board **reserves the right** to inspect authorized construction in progress, as well as the community in general to identify apparent and flagrant violations. Additionally, all homeowners have the right to notify the Architectural Review Board, the Board of Directors **or the management company** of apparent violations of any provisions of these Architectural standards and Construction specifications.

The **management company** will investigate each reported violation. Architectural Review Board **members** may meet with the property owner **if this is a violation in order** to discuss problems and agree to resolutions. Should the owner fail to follow up on the agreed upon corrections, the Architectural Review Board will submit the matter to the Board of Directors for disposition. This could lead to the Association filing legal action against the owner.

This section of the standards provides general guidelines the board looks at when considering any application. If your project is aesthetically pleasing, does not have a negative impact upon property values or your neighbor, but does not specifically meet all of the guidelines, call a board member early in the planning stage or submit for approval. **It should be noted that all exterior building projects require Board approval prior to the start of the project.**

Repairs: Owners are responsible for repairs to existing structures, additions, etc. No application to affect repairs and restoration to original condition is required.

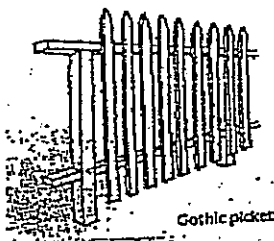
V. REQUIREMENTS

Clotheslines: Any removable/retractable type clothesline positioned to provide minimal visibility from any street will be considered for the Applegate subdivision only. The maximum running length should be no more than 6 feet.

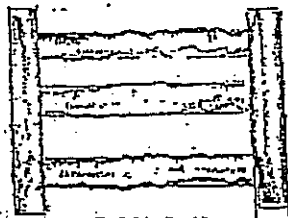
Dog Pens and Dog Houses: Dog houses should be painted or stained to either match the house or blend with the surroundings. See "Fences" for allowable pen material, height and finish. Whole yard pens will be treated in the same manner as fences (see "Fences"). The dog house and/or pen should be located at least 5 feet from a neighbor's property line, behind the house and positioned to provide minimal visibility from any street. They must be properly maintained, kept in good repair, and free of material that may create unpleasant odors.

Fences: Fences may be in any part of your lot behind the rear corners the main dwelling. (See below for those fences that front on Lynnwood Road. On corner lots, they may be no closer to a side street than the building envelope for the lot. The Board advises the homeowner to understand the conditions of building over an easement. Any fence must meet, at a minimum, the zoning ordinance of Knightdale and Wake County. The objective of the Board is to maintain openness in the appearance of the neighborhood. This discourages stockade style fencing. Split-rail and low picket styles are more readily approved. A five foot high picket fence must be made of 1" x 6" dog-eared pickets unless otherwise approved by the Architectural Review Board. **Chain link fencing is not allowed.** The maximum height will generally be 5 feet, subject to review. For animal or child security, a steel mesh (submit sample or description, no chicken wire) may be applied to the inside of the fence. Any fence may be painted, stained or weathered to blend with the natural environment or compliment the house. The naturally weathered fence may need to be clear treated or maintained more regularly to retard decay.

The most common and most readily approved fence types are PICKET and SPLIT RAIL.



Gothic picket



Split Rail

The most common materials are Cedar, Cypress, Redwood and Pressure treated pine- The latter is the most used and the most economical. **Vinyl and aluminum fences are permitted, the color and design of which are subject to the review of the Architectural Review Board.**

The typical construction usually utilizes 4" x 4" posts, 2" x 4" rails and 1" x 4" uprights or pickets. (Dimensions given are for what is referred to as dimensional lumber, actual dimensions are 1/4" to 1/2" less). **Consideration will be given for vinyl or aluminum picket width, spacing, color and design.**

The common width of the space between pickets is approximately 1.5" or the width of a common 2" x 4". Generally even wider pickets should be no more than 2" apart. On this point, it is recommended that uprights or pickets be no wider than 4.5". **For corner lots not adjoining Lynnwood Road due to the variety of lot layouts, fence setback from a street must be approved by the Architectural Review Board.**

Fences along Lynnwood road: Supplemental requirements have been established for all fences along Lynnwood Road and call for special considerations in the following areas.

Fence construction

Fence height will be limited to 4 foot minimum and 4-1/2 foot maximum.

Fence style will be limited to vertical picket.

Fence picket width will be limited to either 1" x 4" or 1" x 6" dimensional lumber. **Consideration will be given for vinyl or aluminum picket width, spacing, color and design.**

Fence material is to be **either** pressure treated **wood, vinyl or aluminum.**

Wood fence finish may be either paint or stain or sealer.

Fence placement

For a corner lot along Lynnwood, the fence will be setback 6 feet from any designated street right of way. The fence will be no closer to the lot line than the crest of a hill or slope, if existing, in the buffer area

Buffer

A required 6 foot buffer will be located between the fence and the adjacent Lynnwood Rd lot line-

The buffer will be continuous for the length of the fence

This area will be treated in a natural manner and may contain existing trees or shrubs and is to be maintained by the property owner.

Buffer Screening

The buffer area above will contain screening materials which at maturity provide intermittent visual obstruction from the ground to a height of 3 feet or more as well as intermittent visual obstruction above the fence as provided by newly planted or existing trees.

Vegetative screening materials within intermittent visual obstruction areas shall provide coverage of at least 50 percent of the length of the fence, and shall contain horizontal openings of no greater than 5 feet in width upon the plants' maturity.

Newly planted screening material in the lower 3 foot region shall be of an evergreen or non-deciduous variety of shrub.

Continuous plantings in the form of a hedge, 1/2 the fence height, does not meet the intent of this screening.

Trash Can Screening: The covenants call for all trash cans to be placed to the rear of the property and out of sight from the street. Where this is not particularly practical, shrubbery, **lattice work** or a fenced area on the side of the house will be considered. -

Grading: Major changes in grading, e.g., berms, mounds, etc., shall be submitted for review. In addition, it should be noted that major changes to the topography of a lot could result in flooding into a neighbors yard, due to improper drainage. Neither the Board of Directors nor the Architectural Review Board accepts any liability for any damage caused by any grading action, whether approved by the Architectural Review Board or not.

Landscaping, Plants and Gardens: Architectural Review Board approval is not required for most planting or landscaping treatments that are biodegradable. However any 3 or more plantings in your side or front yard that forms a row and/or delineates your lot line will need approval, but is typically not allowed. Caution should be exercised while digging deep holes so as not to cut into any electric cable, etc. It is suggested that before digging, homeowners contact the appropriate utility company requesting the company to locate their lines. Vegetable gardens must be located in the rear yards.

Play Equipment: Play equipment does not need approval (read on for a few exceptions) provided it is located in your back yard, positioned 5 feet from any neighboring property line. and reasonably distanced from any public property such as greenways and streets. Large playhouses or enclosed structures shall be treated in the same manner as storage sheds and do need approval. Basketball goals are to be away from curb areas of the street and must be located on the owner's property in such a manner that the playing area is not in the street.

Sheds/Storage Buildings: The following criteria must be met:

Siding material **must** be similar to your house. Suitable exterior material such as T-111 plywood, **masonite siding, hardi-plank or vinyl siding to match your house are acceptable.** Particle board, **ABS plastic** or chip board will not be acceptable.

The exterior roofing material must be similar to composition and color as that of your house.

Maximum size of any storage shed is 100 square feet, e.g., 10' x 10' and maximum height of 12 feet.

Placement of a detached shed in relationship to the house **must** be behind the house and not in the side yard areas that are highly visible from the street. They must also be located at least 5 feet from the neighboring property lines.

The structure **shall** be trimmed out and **the color of which will** match your house.

The shed must be installed level.

There is to be only-one storage shed located on the property.

Coordinating foundation skirting must be **installed** around the base of the unit and go to the ground. **Acceptable skirting shall be brick or lattice. Lattice will match the color of the house or house trim.**

Signs: The following types of signs will be allowed for the time frames shown. Real estate signs advertising sale, rental or lease of the premise on which the sign is located must be removed immediately after sale, rental or lease. "Bandit-type signs" for weekend home sales must be removed by Monday morning. Temporary political signs advertising candidates or issues may be erected 30 days before the election, run off, primary or referendum, and must be removed within 7 days of the election. Yard and garage sales signs must be removed within **2 days after the event**. Public event announcement signs of special events or activities of interest to the general public **can be erected 14 days prior to the event and shall be removed within 2 days after the event**. The maximum sign size is 4 square feet, and only one sign may be erected on your **property**. Community Watch signs do not need approval. Sign lighting is not permissible.

Only those sign types listed above may be erected without prior approval, all others require approval in advance. No signs will be allowed in the common areas.

Vehicles and Storage: Boats, campers, trailers, trailered units or vehicles of any kind not used as regular transportation **shall** be stored behind or beside the home **in accordance with the covenants of your subdivision**, placed in an area improved for storage **which** does not allow grass to grow up around the unit. **It is highly recommended that the improved parking area be located at least 5 feet from a neighbor's property line; and positioned to provide minimal visibility from any street.** The Board urges you to consider your neighbor's perspective when selecting a storage site, and not to store smaller items around the unit. No tractor trailers, **dump trucks, commercial trucks exceeding 10,000 lbs gross vehicle weight** or commercial cabs shall be parked within Planters Walk. All vehicles **which are permitted** are to be parked on a part of the lot improved for that purpose, i.e.; a garage, driveway, or parking pad. Overnight parking on the street is not allowed..

Mailboxes: All replacement mailbox posts must be of the same material and design/style as originally installed. **No ABS plastic, wrought iron or vinyl posts are permitted.** The mailboxes will be mounted on a 4" x 4" pressure treated wooden support post. Painting and the attachment of house numbers and approved community watch signs are acceptable. House numbers are suggested to be 2" to 3" black and white reflective style and may be placed on both sides of the mailbox **or post**. Community watch signs are to be hung with good quality hardware so as to prevent rust from staining the sign.

Exterior Lighting: All lighting, e.g., gas lights and area lights, added which is not attached to your structure requires approval. Lighting attached to your structure should be limited to entrance and/or spotlights. Such spotlights should be directed down or along walls so as not to interfere with your neighbors privacy. Low voltage garden type lighting in back yards or along front walkways (not sidewalks) does not need approval. However, this type of light is not permitted along the driveway.

Awnings: Deck or patio awnings on the rear of the house are permitted upon approval of the architectural control board..

All Others: All exterior modifications need approval. If your project is not specifically listed above, consider the review criteria in Section III and then call an Architectural Review Board member to discuss the project.

VI. SWIMMING POOLS

Approvals: Swimming pools, both in-ground and above ground are structures and therefore need to be submitted to the Architecture committee for approval. The only exception to this are plastic wading pools holding no more than 24 inches of water at their deepest point. All association guidelines will be considered when making a decision.

Location: All pools must be located behind the house in such a location that they cannot be seen from ANY street. This location must be at least 10 feet from each lot line.

Fencing: POOLS ARE NOT ALLOWED UNLESS YOU HAVE A FENCED YARD. All state, county city and association guidelines must be followed. Picket fences allowed by our guidelines will meet these requirements.

Decking: The height of the decking and railing combined cannot be more than four feet above the top of the pool wall cap.

Size: Above ground pools must not be more than 4 feet in height.

Lighting: No elevated lights are permitted.

Pumps and other mechanical equipment: They must be screened from view to adjacent properties and shielded in some manner to prevent excessive noise.

VII. OTHER DESIGN DATA

Many additions to your property may require approval of the Town of Knightdale and/or Wake County, certain permits may also be required. It is strongly suggested that these organizations be contacted in order to determine whether such permits or approvals are required. Another suggested contact is CP&L. with regard to plantings placed around the green power boxes in front and side yards. They have indicated through mailings that they require 10' at the doors of the larger power boxes and 3' to 4' at the door of the smaller power boxes.

VIII. TREE REMOVAL

The Architectural review board is implementing the following tree policy as a means of governing the proper and equitable cutting and planting of trees in the Planter's Walk subdivisions. Most newcomers and visitors to our area are impressed with the number and size of the trees that are visible within our development. Most new homeowners will tell you that the beauty of these trees and their surroundings is what caused them to settle in Planters Walk. Additionally the Knightdale subdivision regulation requires a minimum number of trees per lot. It is this reasoning that prompts us to develop the following guidelines in an attempt to maintain the beauty and property values in the development.

A list of recommended trees appropriate to our area will be developed by the board and circulated or posted, when available, for all residents to view. This list and the following information will be incorporated into a Landscape plan as authorized by the Master Declaration of Covenants. As with all other exterior modifications, all tree cutting must be approved prior to cutting.

The general thrust of the application approval process will follow the thinking that the character of your lot and your neighboring lots must be maintained i.e.; if your lot and those near to you are heavily planted with trees then this density must be maintained. if lots are sparse then less planting will be required.

Damaged, dead or diseased trees will still require an approved application for record purposes.

In cases of questionable health, a tree service may be contacted by either the homeowner or the Architectural board. If contact is made by the homeowner then a copy of the diagnostic report is to be included with the application.

Grubbing and/or clear cutting of lots or portions of lots will not be allowed.

Tree removal requests must be accompanied by a replanting plan and consideration must be given to the following

Canopy trees must be replaced with canopy trees.

Hardwoods must replace hardwoods unless sufficient numbers are in place.

Understory (ornamentals) can be planted but not as a replacement tree.

One (1) inch caliper (diameter) trees are the minimum recommended for planting.

No live trees measuring six (6) inches or more in caliper at a point two (2) feet above the ground level may be cut without an approved application. Also, no trees may be removed from any area designated as "greenway" on any recorded maps of the development.

Ideal tree planting times are in the October through March time frames. Planting of trees per the replanting approval process will be allowed to be delayed until these times. A follow-up program will be established to review timely control of this and other board needs.

A policy providing for monetary fines has been established by the HOA Board and will utilized be for: All unapproved tree cutting

Failure to complete approved follow-up planting.

May 31, 2006

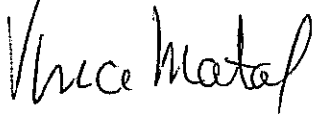
Dear Planters Walk Homeowner,

From time to time your Board of Directors reviews and updates the Architectural Guidelines for Planters Walk. Recently, the Architectural Committee submitted, and the Board approved, a variety of changes to the Guidelines.

The attached summary explains the changes that were made. This change was made in a Policy Resolution (2006-1) and the complete new version is on-line at the website maintained for Planters Walk by Talis. Copies may also be obtained by contacting the Talis office (878-8787, extension 258, Amy Preddy or apreddy@talismgmt.com).

If there are any questions, you may contact Amy or Vince Matal (ext. 236, vmatal@talismgmt.com). The new/revised rules go into effect on June 15, 2006.

Very truly yours,

A handwritten signature in black ink that reads "Vince Matal". The signature is written in a cursive, flowing style.

Vince Matal
Community Manager

.cc Board of Directors/

AMENDMENTS TO ARCHITECTURAL STANDARDS AND CONSTRUCTION SPECIFICATIONS - Revised April 2006.

Administrative Changes

Replace "Talis Management Company" with "the management company"
Replace "CP&L" with "the electric company"
Change the time frame for filing application to the last day of the month
Require the application to be completed fully before the time frame for action by the Architectural Committee to act on it starts.
Permit the Architectural Committee to continue review of the application for further information rather than denying it.

Construction Changes

Trash can screening: allow shrubbery, lattice work or fencing on side of house

Sheds/storage Buildings: Siding material must be similar to your house. Suitable exterior material such as T-111 plywood, masonite siding, hardi-plank or vinyl siding to match your house are acceptable. Particle board, ABS plastic or chip board will not be acceptable.

The structure shall be trimmed out and the color of which will match your house.

Coordinating foundation skirting must be installed around the base of the unit and go to the ground. Acceptable skirting shall be brick or lattice. Lattice will match the color of the house or house trim.

Awnings: Deck or patio awnings on the rear of the house are permitted upon approval of the architectural review board.

Mailboxes: All replacement mailbox posts must be of the same material and design/style as originally installed. No ABS plastic, wrought iron or vinyl posts are permitted.

Signs: Yard and garage sale signs must be removed within 2 days after the event. Public event announcement signs of special events or activities of interest to the general public can be erected 14 days prior to the event and shall be removed within 2 days after the event.

Vehicles and Storage: Boats, campers, trailers, trailer units or vehicle of any kind not used as regular transportation shall be stored behind or beside the home in accordance with the covenants of your subdivision, placed in an area improved for storage which does not allow grass to grow up around the unit. It is highly recommended that the improved parking area be located at least 5 feet from a neighbor's property line...

No tractor trailers, dump trucks, commercial trucks exceeding 10,000 lbs gross vehicle weight or commercial cabs shall be parked within Planters Walk. All vehicles

which are permitted are to be parked on a part of the lot improved for that purpose, i.e. a garage, driveway, or parking pad. Overnight parking on the street is not allowed.

Fences:

Chain link fencing is not allowed.

Fencing material is to be either pressure treated wood, vinyl or aluminum.

Vinyl and aluminum fences are permitted, the color and design of which are subject to the review of the architectural review board.

Consideration will be given for vinyl or aluminum picket width, spacing, color and design.

For corner lots not adjoining Lynnwood Road due to the variety of lot layouts, fence setback from a street must be approved by the architectural review board.

For a corner lot along Lynnwood, the fence will be setback 6 feet from ny designated street right of way.

ARCHITECTURAL CONTROL APPLICATION FORM PLANTERS WALK HOMEOWNERS ASSOCIATION

REQUEST FOR ARCHITECTURAL APPROVAL

(Please fill in all items and supply all supporting data as requested.)
Incomplete forms may cause delays in review of your application.

Date: _____

Property Owner's Name: _____

Property Address: _____

Telephone: (W) _____ (H) _____

E-mail: _____

Please Note: No construction should be started until you receive approval for your request from the Architectural Review Committee.

The committee meets the fourth Tuesday of the month at 7 PM in the clubhouse. If your complete application is received by the 15th day of the month, it will be reviewed at that month's meeting. If it is received later, it will be reviewed at the next meeting.

This architectural request must be accompanied by the following documents if it relates to your request, exterior paint changes require four (4) paint chip samples of the color you wish to use (painting does not require the Plot plan or elevation documents):

- 1.) Plot plan (official survey of lot) –Please show the improvement (**i.e. deck, fence, landscaping, parking pad, garden, addition, etc.**) and its relationship/distance to property lines, easements, open space, drainage ditches, neighboring homes, etc.
- 2.) Elevation – or “head on” view, as would be seen in a photograph. The elevation drawing should show height, width, distance above finished grade and details of the proposed request. Be specific in order to expedite the architectural review process.
- 3.) Photographs or brochure pictures should be submitted along with this request when available (**i.e. picture of play set, storm door, style of fence or shed**).

Description of improvement: _____

Construction materials to be used: _____

Attach color samples if necessary: (**AND CLEARLY WRITE PAINT BRAND & COLOR CODE**)

Estimated Start Date _____ Days to Complete _____

In applying for the above architectural change, I agree to follow to the best of my ability the changes as described and meet any and all codes, permits or other requirements deemed necessary by county, state or other applicable authority.

Owner's signature

Date

Submit to: Towne Properties
Raleigh District
Attn: Planters Walk CSA
P.O. Box 99149
Raleigh, NC 27624

Or fax: 376-8800
E-mail (scanned copies with signatures only):
charlenevasquez@towneproperties.com

Should your request be denied, you may make an appeal.
If you wish to appeal please call Towne Properties at 878-8787 or e-mail
charlenevasquez@towneproperties.com