

GREENSPOINTE HOMEOWNERS ASSOCIATION, INC.

November 24, 2021

**NOTICE OF RATIFICATION OF RULE AND
REPROMULGATION OF RULES AND REGULATIONS**

W I T N E S S E T H:

WHEREAS, the Board of Directors for the Greenspointe Homeowners Association, Inc. ("Association") is that party charged with the operation and administration of the Association, as set forth in that Declaration of Covenants, Conditions, and Restrictions for Greenspointe, recorded in Book 10586, Page 201 of the Wake County Registry, as may be amended from time to time ("Declaration"); and

WHEREAS, as is more particularly set forth in the Declaration, the Association and the Declaration are subordinate to and bound by that certain Declaration for Wakefield Plantation Community Association, Inc., recorded in Book 8099, Page 0180 of the Wake County Registry, as may be amended from time to time ("Master Declaration"), and the rights and powers of the Wakefield Plantation Community Association, Inc. ("Master Association"), and as such, the members of the Association are considered a "sub-association" of the Master Association, subject to all covenants, rules, regulations, guidelines, and other legal requirements duly adopted by the Master Association in addition to those adopted by the Association; and

WHEREAS, pursuant to its authority set forth in the Master Declaration, the Master Association has adopted the Architectural Design Guidelines ("Guidelines"); and

WHEREAS, Article IX, Section 25 of the Master Declaration provides, "[n]o sign of any kind shall be displayed to the public view on any portion of the Properties except for signs which are approved by the Declarant...or Association"; and

WHEREAS, the Guidelines provide for certain sign restrictions to, among other things, clarify the approved signs pursuant to Article IX, Section 25 of the Master Declaration; specifically, that "[p]olitical signs may be displayed 45 days prior to an election and must be removed 7 days after the election"; and

WHEREAS, Article VII, Section 7.04 of the Declaration provides, in relevant part, "[n]o Owner shall display, hang, store, or exhibit any signs outside of the dwelling on any Lot or in any dwelling so as to be visible from outside the Lot, other than as may be permitted by the Rules and Regulations"; and

WHEREAS, Article IV, Section 4.12 of the Declaration provides that, in relevant part, "[t]he Association shall have the right to adopt, publish, and enforce Rules and Regulations governing the Property" and that such Rules and Regulations "shall not be effective until written notice thereof has been given by mailing a copy of the Rules and Regulations, postage prepaid, at least ten (10) days before the effective date of the Rules and Regulations, to each Owner"; and

WHEREAS, in addition to the sign restrictions set forth in the Guidelines and the Declaration, the Board of Directors for the Association is desirous of clarifying the Association's sign restrictions, and further defining the scope of such restrictions in the Association's existing Rules and Regulations as provided herein, and providing the members adequate notice thereof; and

WHEREAS, the Board of Directors has, at a duly called and noticed meeting, the details of which are included herein, voted to ratify and repromulgate the Rules and Regulations attached hereto as Exhibit "A" and incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED THAT the following addition to the Rules and Regulations of the Association is hereby ratified and repromulgated pursuant to the powers granted to the Board of Directors in the Declaration, and such provision has been fully incorporated into the Rules and Regulations as is set forth in the attached Exhibit "A":

1. The Rules and Regulations, Yard Decorations – Flags – Security Signs – Potted Plants – Trees Section is deleted in its entirety and amended to read as follows (new language appears in bold):

"Yard Decorations – Flags - Signs - Potted Plants - Trees

Trees and bushes are not to be removed.

Yard decorations (up to 36" tall) are limited to 1 per unit in the flower bed. Garden flags (up to 18" x 24") are limited to 2 per unit in the flower bed. Flower bed plantings, potted plants, yard decorations, and garden flags, should enhance the nature of the GREENSPOINTE community and be consistent with the current landscape and building theme.

American flags are allowed as long they are appropriately displayed. The American flag may be hung on a pole via a surface mounted flagpole holder to the right or left of the garage.

Non-permanent flowerpots (i.e. "disposable") must have "live flowers or plants", otherwise they must be removed. Large decorative ceramic / metal / composite pots (not broken), are exempt from having "live flowers or plants" during the non-growing season.

Small loose rocks or gravel in any flower bed is discouraged because of the risk of property damage from grass cutting equipment. If your property uses this material, you may be asked to remove it due to this safety concern.

Mulch is furnished by the HOA, however, if purchased separately it must be brown in color.

Except as otherwise provided in the Declaration and in these Rules and Regulations, the display of all signs placed upon a Lot is prohibited. Political signs are prohibited, provided, however, Owners shall be entitled to display political signs only as provided herein:

- a. Political signs may be displayed no earlier than forty-five (45) days prior to the day of the election and no later than seven (7) days after the election day; and**
- b. Political signs shall be no larger than 24 inches by 24 inches.**

For purposes of this rule, "political sign" shall have the same definition as set forth in N.C.G.S. § 47F-3-121 (2) and shall mean and refer to any sign that attempts to influence the outcome of an election, including supporting or opposing an issue on the election ballot. "Political sign" as used herein, shall mean and refer to any display placed in or upon a Lot which satisfies this definition without respect as to the particular manner or fashion of display, including but not limited to, signs, flags, banners, streamers, posters, placards, markers, and billboards.

All "Video Monitoring" / "Security" / "Alarm" SIGNS must be secured near the ground and within 18" of the townhouse."

- 2. The Rules and Regulations are amended only as set forth herein, and the remainder of the Rules and Regulations shall remain unchanged and in full force and effect.**
- 3. The repromulgated Rules and Regulations shall be effective on December 15, 2021.**

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RESOLUTION ACTION RECORDED

RESOLUTION: Ratification of Rule and Repromulgation of Rules and Regulations
No. 2021-01

Duly Adopted by the Board of Directors on: November 24, 2021

Motion by:

Denise L Mathews

Seconded by:

John Milholland

VOTES:

YES NO ABSTAIN ABSENT

Chris DeWitt

Chris DeWitt, President

✓

Denise L Mathews

Denise Mathews, VP and Secretary

✓

John Milholland

John Milholland, Treasurer

X

Resolution Effective: **December 15, 2021**

GREENSPOINTE HOMEOWNERS
ASSOCIATION, INC.

By: Chris DeWitt

Chris DeWitt, President

ATTEST:

Denise L. Mathers

STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF WAKE

I, Abdias Carmona, a Notary Public of the County and State aforesaid, certify that Chris DeWitt, personally came before me this day and acknowledged that he/she is Secretary/Assistant Secretary of Greenspointe Homeowners Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President and attested by Denise L. Mathers as its Secretary/Assistant Secretary.

Witness my hand and official stamp or seal, this 24th day of November, 2021.

Abdias Carmona
Notary Public

My commission expires: April 7th, 2025

Abdias Carmona
NOTARY PUBLIC
Wake County, NC