HASENTREE

OWNERS ASSOCIATION, INC. ARCHITECTURAL AND LANDSCAPE GUIDELINES

OCTOBER 2022

NO OWNER SHALL DISPLAY, HANG, STORE OR EXHIBIT ANY SIGNS (INCLUDING WITHOUT LIMITATION POLITICAL 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, AS MORE PARTICULARLY SET FORTH IN ARTICLE VIII, SECTION 10 OF THIS DECLARATION. THIS DOCUMENT REGULATES OR PROHIBITS THE DISPLAY OF POLITICAL SIGNS

THIS DOCUMENT REGULATES OR
PROHIBITS THE DISPLAY OF THE FLAG OF THE UNITED STATES OF AMERICA OR STATE OF NORTH CAROLINA

Revisions

Revision	Date
V1.0	**5/18/22**
V1.1	**5/20/22**
V1.2	**5/22/22**
V1.3	**7/1/22**
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V1.5	**10/10/22**

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Section One

General

Introduction

Whether you are an original owner of a home in Hasentree or you are a subsequent owner, WELCOME to the community. Hasentree is an exciting and vibrant place in which to live, and we wish to make it an even better place through continuing efforts to protect, maintain and enhance our property values.

Hasentree is known as a P.U.D. (Planned Unit Development) community. This means that the original tract of land was site-planned, designed, and approved as a self-contained, deed restricted community which would have its own set of covenants and conditions and order of rule under which all property owners would live and abide, and which would provide for the maintenance of all Common Properties and improvements thereon (see the Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions for Hasentree as recorded by the Wake County Register of Deeds in Book 14414, Pages 255-340). Conditions and restrictions were set so that the aesthetics, congruity, appearance, safety, etc. would be defined and written guidelines would be promulgated (e.g., this handbook) to create an environment where homeowners could live in harmony. Each homeowner would then have some degree of assurance that the actions of all members of the community would be directed so as not to adversely impact their quiet enjoyment or property values (e.g., painting one's home bright orange; abandoning cars in the street or driveway; the keeping/breeding of vicious pets or farm animals including poultry; unkempt yards; etc.). In effect a P.U.D. is a "mini city" where there is a mayor (Board President), a city council (Board of Directors), a city manager (Property Manager), advisors (Committee Members), and citizens (Homeowners). The ultimate intent of a P. U. D. is not to create a totalitarian environment where property rights are trampled, but rather a self-ruled community where its members (homeowners) look after their home and hearth and, ultimately, their investment through active participation in the governance of the community and on committees advising itsappointed or elected leaders.

A well run P.U.D. makes for a pleasant community in which to live. This document sets forth the guidelines and procedures for making an application for approval for changes to the exterior of your home or yard (all exterior changes must come before the Architectural Review Committee). Please read on and familiarize yourself with the information contained herein.

Architectural Control Section 1.01

Governing Article

ARCHICTURAL REVIEW COMMITTEE (ARC)

An Architectural Review Committee consisting of three or more persons shall be appointed by the Association's Board of Directors and shall be responsible to the Board. An ARC Chairperson shall be selected by the ARC members. The Chairperson facilitates review by the ARC and reports results to the Association's support contractor [1].

PURPOSE OF THE ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee, in conjunction with the HOA Board, shall set and enforce the external design, appearance, and improvements thereon in such a manner as (a) to promote those qualities in the environment that bring value to the community and (b) to foster the attractiveness and functional utility of the community as a place to live, including a harmonious relationship among structures, vegetation, and topography.

REQUIREMENT

No building, fence, wall, residence, structure, or projection from a structure (whether of a temporary or permanent nature, and whether or not such structure shall be affixed to the ground) shall be commenced, erected, maintained, improved, or altered, nor shall any grading, excavation, tree removal, planting, change of exterior color or other work which in any way alters the exterior appearance of any property without the prior written approval of the Architectural Review Committee.

PROCEDURES

Homeowners (as well as builders for un-built lots) must submit an Architectural Control Application Form before any exterior project is initiated. The ARC's goal is to review and recommend approval within a 30-day period, but the 30-day review does not begin until an application has been received and it has been determined to be complete. The absence of a written approval by the ARC within the 30-day period **does not constitute approval**. Complex projects (e.g., pools, extensive hardscapes) may require additional time for review. The applicant may appeal an adverse Architectural Review Committee decision to the Association's Board of Directors (BOD), who will review the decision of the ARC and may request additional information prior to a decision by the BOD. The BOD, after careful review of the denial may reverse or modify such a decision by a two-thirds vote of those directors present and voting at a meeting at which a quorum is present.

[1] The Association's current (2022) support contractor is CAMS – Community Association Management Services

GUIDELINES

The ARC shall, subject to the approval of the Board of Directors of the Association, develop and promulgate policy guidelines for the application of the design review provisions in this Declaration. The policy guidelines shall include (a) review procedures, (b) objectives of review, and (c) principles and criteria used as standards in determining the achievement of their required objectives. The policy guidelines may also include specific design practices, though optional, which are generally acceptable methods for achieving the required objectives in particular design problems frequently encountered. The policy guidelines are intended to assist the ARC and the homeowners in the ongoing process of community design. They may be modified and supplemented on due notice to the homeowners and subject to the approval of the Board.

Declaration of Covenants, Conditions, Easements, and Restrictions

The following has been modified from the Declaration of Master Covenants, Conditions, Easements, and Restrictions, a copy of which you received at the time you contracted for your home purchase. It is found at the back of your homeowner's manual. These modifications reflect that the homeowner controlled HOA Board has replaced the Declarant.

ARTICLE VI

ARCHITECTURAL CONTROL

No site preparation (including, but not limited to tree clearing, grading, elevation work, landscaping, sloping, or tree work) or construction, erection, or installation, of any improvements, including but not limited to, buildings, fences, signs, walls, bulkheads, screens, landscaping, plantings, equipment, swimming pools, or other structures shall be commenced, erected, placed, altered, painted, or maintained upon any lot, until the plans and specifications showing the nature, kind, shape, height, materials, exterior colors, siding, location, and elevations of the proposed improvements relative to their existing landscaping or plantings shall have been submitted to, and approved in writing by, as to harmony of external design and location in relation to surrounding structures and topography, by the ARC composed of no fewer than three (3) persons and no more than seven (7) persons appointed by the HOA BOD. Submittals to the Architectural Review Committee shall comply with the provisions of the Hasentree Owners Association, Inc. Architectural and Landscape Guidelines 2010 (now 2020), as they may be amended from time to time by the Board. Initial construction on all lots shall be reviewed and approved by the ARC.

In the event the approval of the Golf Course Owner is required for any plan, the provisions of Article VII, Section 4 shall control all time periods associated with plan review. Any plans and specifications that contain inaccurate or missing data or information when submitted shall not be deemed to be approved, notwithstanding any prior approval by the Committee. A letter will be sent back outlining the missing information, and the 30-day review process begins again upon resubmittal.

Upon request, the Association, on behalf of the ARC, shall provide any owner who has an approved project with a letter stating that any such work, plans, and specifications, landscaping, or plantings have been approved, and the letter may be relied upon by third parties.

Approval or disapproval by the ARC Committee of such plans, location, or specifications will be based upon these guidelines, including aesthetic and environmental, which is the sole

discretion of the Committee, as it shall deem sufficient. Neither the Association, Board, nor the ARC shall be responsible for any defects in the plans and specifications submitted to it or in any structure erected or improvements made on any Lot.

The Board and the ARC or their appointed agents shall have the right, at their election and with prior approval of the owner, to enter upon any of the lots during site preparation or construction, erection, or installation of improvements to inspect the work being undertaken and to determine that such work is being performed in conformity with the approved plans and specifications. The ARC shall also have the right, at their discretion, to inspect the completed project. Site inspections must be scheduled with the homeowner, and unannounced inspections are not permitted.

The ARC shall have the power to grant or deny, and may allow or refuse, variances of, and adjustments of, the restrictions established herein to overcome practical difficulties and prevent unnecessary hardships in application of the restrictions contained herein; provided, however, that variances or adjustments are done in conformity with the intent and purposes hereof; and provided also, that in every instance such variance or adjustment will be neither materially detrimental nor injurious to other lots in the immediate area. Variances and adjustments may be of the height, size, and setback requirements, pursuant to the terms herein, but shall not be limited thereto. No variance shall be permitted if it violates governmental minimum standards. Notwithstanding the foregoing, the HOA Board shall have the power to grant or deny the above variances and adjustments.

In the event of the granting of any variance in the restrictions established herein, the Board's review on behalf of the ARC, shall execute a document attesting to the granting of such variant the specific nature thereof in a form suitable for recording, so that the homeowner may record the document in the Wake County Registry. Such document shall be prepared at the cost of the homeowner and shall be binding upon the Association, its successors and assigns, and other lot owners and may be relied upon by third parties to evidence the variance approval.

Any purchaser of a lot or institution financing a lot shall rely on the foregoing statement.

Disclaimer

The Association, Architectural Review Committee, or any officer, employee, agent, director, or member thereof shall not be liable for damages to any persons submitting plans and specifications for approval by reason of a mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval, disapproval, or failure to approve any plans and specifications. Any person who submits plans and specifications for approval agrees, by submission of such plans and specifications, that it will not bring any action or suit against the Association or Architectural Review Committee to recover any such damages.

Section Two

Procedure for Requesting Architectural Approval

Application Instructions

ARCHITECTURAL CONTROL APPLICATION PROCEDURES

A Summary

1. **External (outdoor) projects on and around the house and in the yard require approval**
   a. Almost any external project requires approval by the HOA Architectural Review Committee (ARC). The following projects, though not all-inclusive, require ARC review and approval before the work can begin.

   - Decks
   - Fences
   - Parking pads (driveway extensions)
   - Playground Equipment
   - Hardscape (e.g., retaining walls, patios, walkways)
   - Landscaping (plantings, vegetable gardens, planting beds, water gardens, outdoor up-lighting)
   - Exterior painting
   - Sheds
   - Screened porches and deck enclosures
   - Basketball goals
   - Awnings
   - Mailboxes
   - Pools and hot tubs
   - Outdoor fireplaces
   - Yard signs
   - Holiday decorations
   - Flags
   - HVAC equipment
   - Solar panels/collectors
   - Generators

   b. The guidelines provide more detail for each item on the list, and it is incumbent on the homeowner to be familiar with the details specific to their project before they submit an application.

   c. If in doubt as to whether an activity requires an ARC review, please contact the Company that manages the ARC process (currently CAMS).

   d. The following items and activities are noted:

   - Cannot remove trees greater than 6 inches in diameter (DBH) without ARC approval
   - All decking must be on the rear of the house
   - Fences cannot be installed in the front yard
   - Changes to exterior paint colors require ARC approval
   - Portable basketball goals and goal lights are not permitted
   - Signs of any kind, except those advertising a property for sale, are not permitted
   - Not necessary to get approval for holiday decorations but there are time limits (see section 3.15)

- No HVAC equipment (e.g., air conditioners) permitted in windows
- Permanent whole-house generators cannot be located at the front of the house
- Portable toilets for contractors performing either exterior or interior work have certain restrictions

2. **ARC Approval Process**
   a. Homeowners must use the CAMS Architectural Request Form (https://portal.camsmgt.com) to start the review and approval process.

   b. To avoid delays be sure the form is complete, for example:

      - A detailed description showing the nature, kind, shape, height, and materials, including photos, sketches, samples, etc.
      - Color samples (i.e., paint colors), material samples, brochures
      - Lot survey showing the location of structure a noting property setbacks.
      - Name of the contractor, if applicable
      - Start date and anticipated completion date
      - Signatures from 2 proximate/affected neighbors indicating they are aware of the project, not that they necessarily approve of it

   c. Once complete, CAMS sends the application to the ARC for review and approval

      - The goal is to complete the review within 30 days
      - Complex projects (e.g., pools) may need additional review time
      - Approval requires a majority of ARC members (currently, there are 5)
      - The ARC may need additional information, in which case the 30-day calendar clock is paused
      - Once approved, CAMS notifies the homeowner and provides written documentation for 3rd party use
      - If denied, the homeowner can appeal to the HOA Board
      - Once the project has been completed, the homeowner must submit final photos and identify any deviations from the original application
      - In certain cases, especially complex projects, the ARC can request an on-site inspection after completion of the project.
      - Note that ARC members are volunteers and live in the community

3. **Internal Projects (inside) the house does not require ARC review**
   - Unless the contractor is providing a portable toilet
   - The exterior of window coverings must be white, off-white, natural wood tone or a neutral color.
   - Offensive window coverings which can be seen from the street or by your neighbors are inappropriate

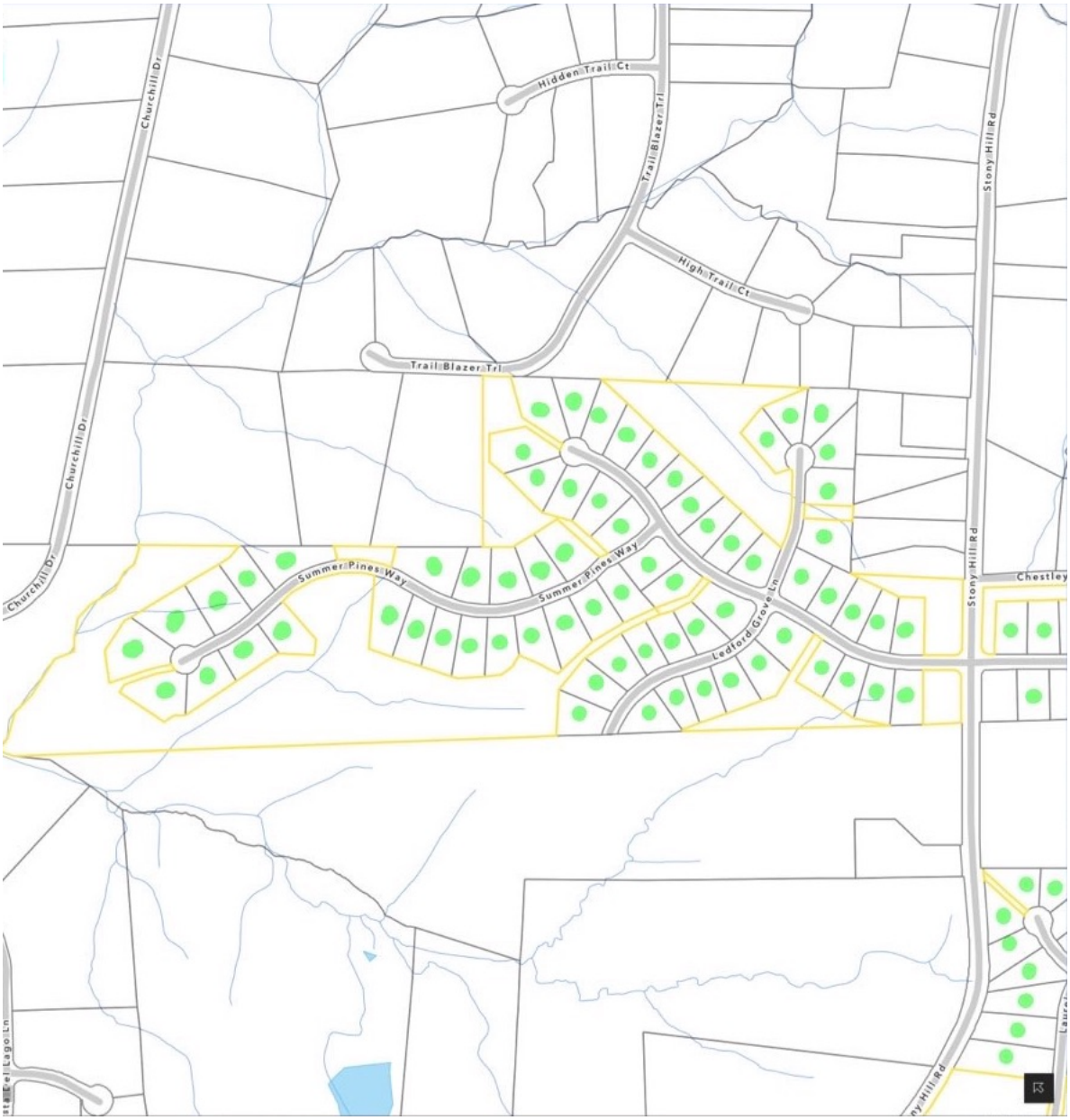
Architectural Control Application / Golf Course Control / Golf Villa Control

ALL SUBMITTALS RECEIVED BECOME THE PROPERTY OF THE HOA.
Homeowners are responsible for making copies prior to submittal.

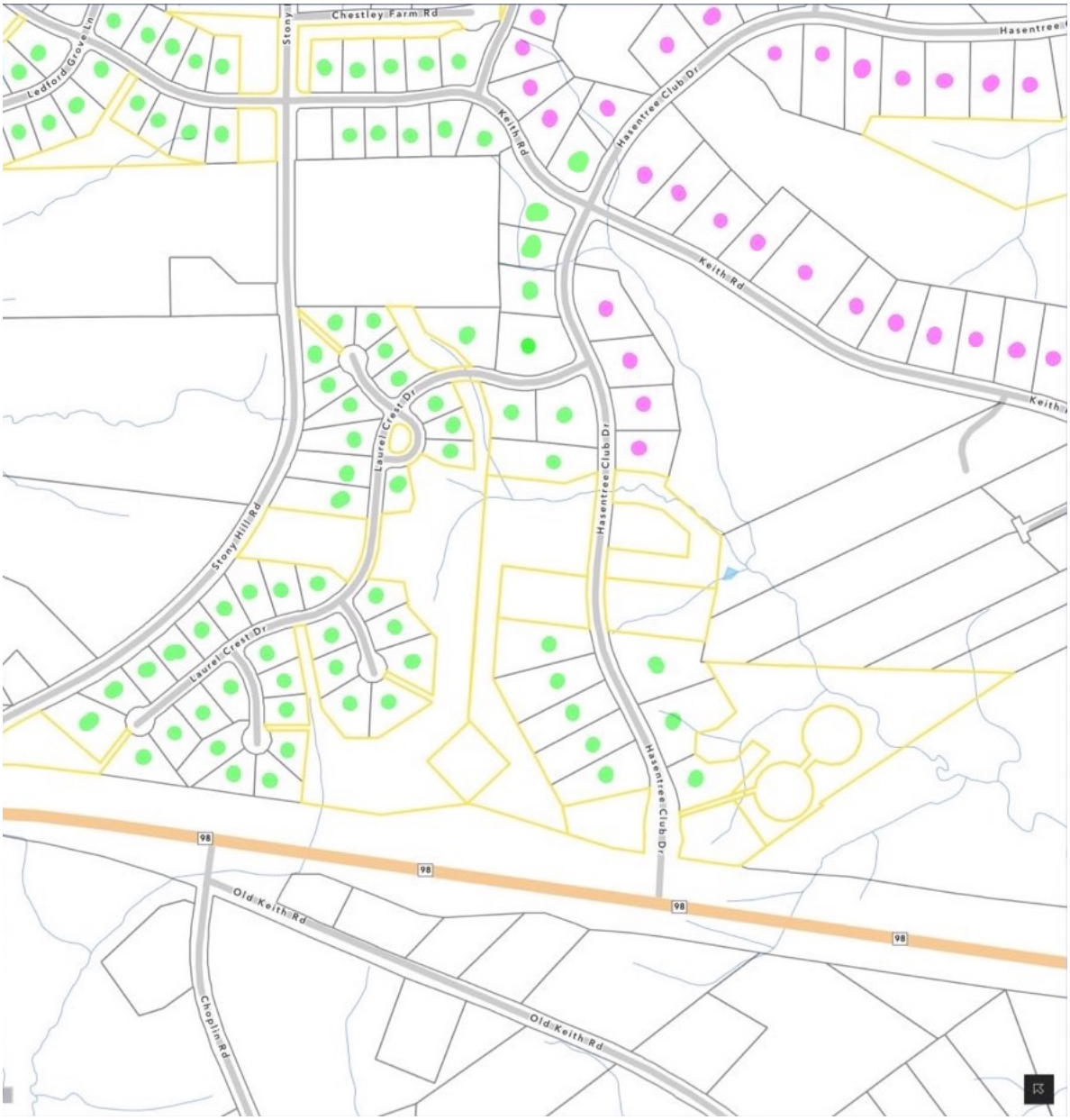
From the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Hasentree, Article VII, Section 4. The Club's Architectural Control. Neither the Association, any Sub-Association, or any committee or board thereof, shall approve or permit any construction, addition, alteration, change or installation on or to any portion of the Property that is adjacent to, or otherwise in the direct line of sight of the Golf Course Land for the depth of one building lot, without giving the owner of the Golf Course Land at least thirty (30) days' prior notice of its intent to approve or permit same, and delivering therewith copies of the request and all other documents and information finally submitted in such regard. The submittal to the owner of the Golf Course Land shall be on such forms and contain such items as reasonably requested by the owner of the Golf Course Land. The owner of the Golf Course Land shall then have thirty (30) days to approve or deny the proposal in writing delivered to the appropriate committee or association, stating in detail the reasons for the approval, conditional approval or disapproval. The failure of the owner of the Golf Course Land to approve, deny or otherwise respond to the aforesaid notice within the thirty (30) day period shall not constitute a waiver of its right to object to the matter so submitted. This Section shall also apply to any work on the Common Elements hereunder or any common property or common elements of a Sub-Association, if any.

To fulfill the Club notification and approval requirement, any property that has been identified as subject to Article VII, Section 4 will need to submit a completed ARC form that includes a signature from the current acting GM of the Club. Those properties are indicated with a pink dot on the following maps. Properties that have a green dot do not require Club sign-off on ARC requests.

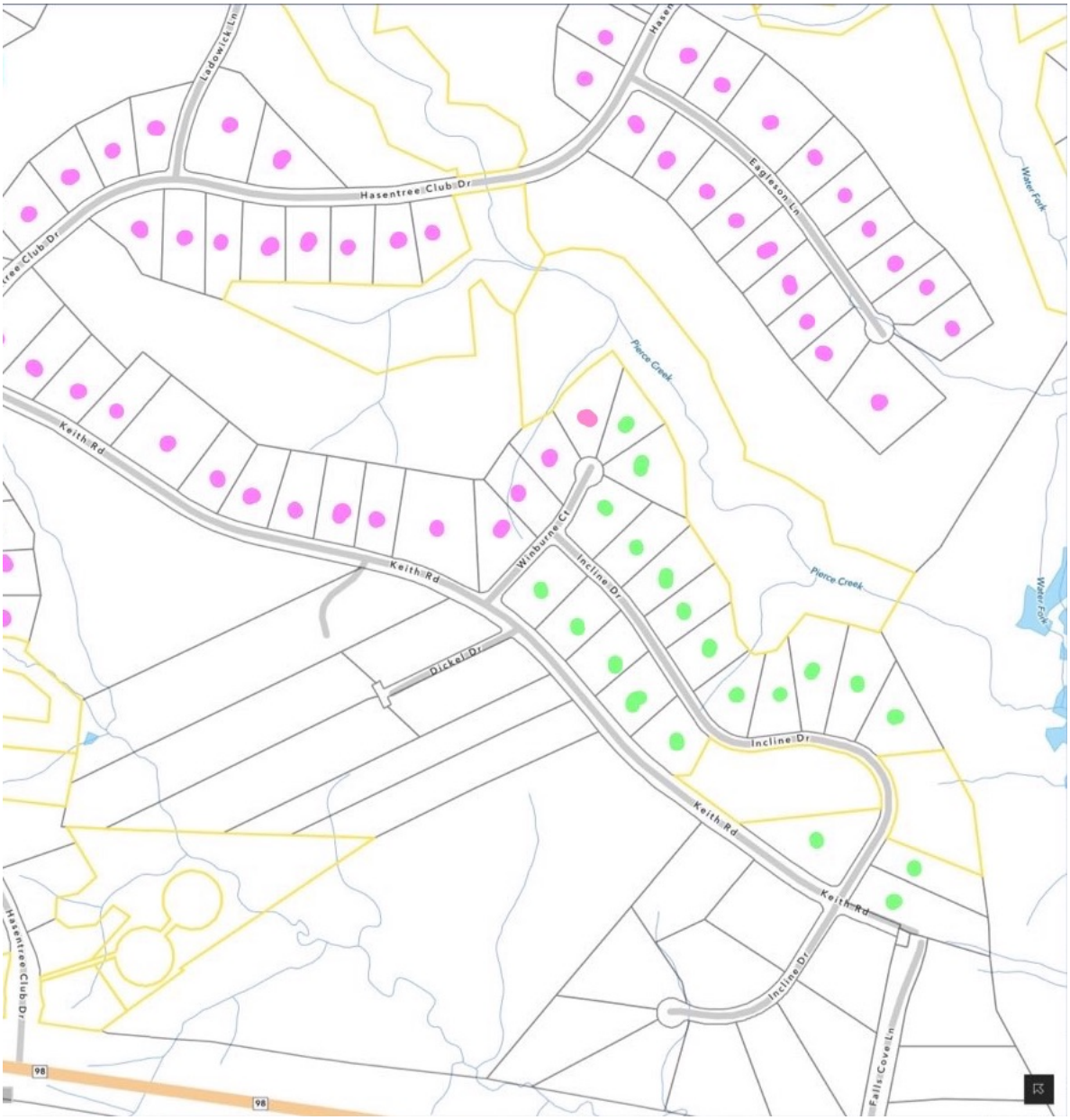
Additionally, any Golf Villa Property (defined as homes belonging to the Golf Villa Neighborhood in the Covenants) requesting ANY changes to their irrigation system must submit a completed ARC form that includes a signature from the current acting President of the Golf Villa Committee.


Churchill Dr
Churchill Dr
Churchill Dr
Hidden Trail Ct
Trail Blazer Trl
Trail Blazer Trl
High Trail Ct
Stony Hill Rd
Stony Hill Rd
Stony Hill Rd
Summer Pines Way
Summer Pines Way
Ledford Grove Ln
Chestley

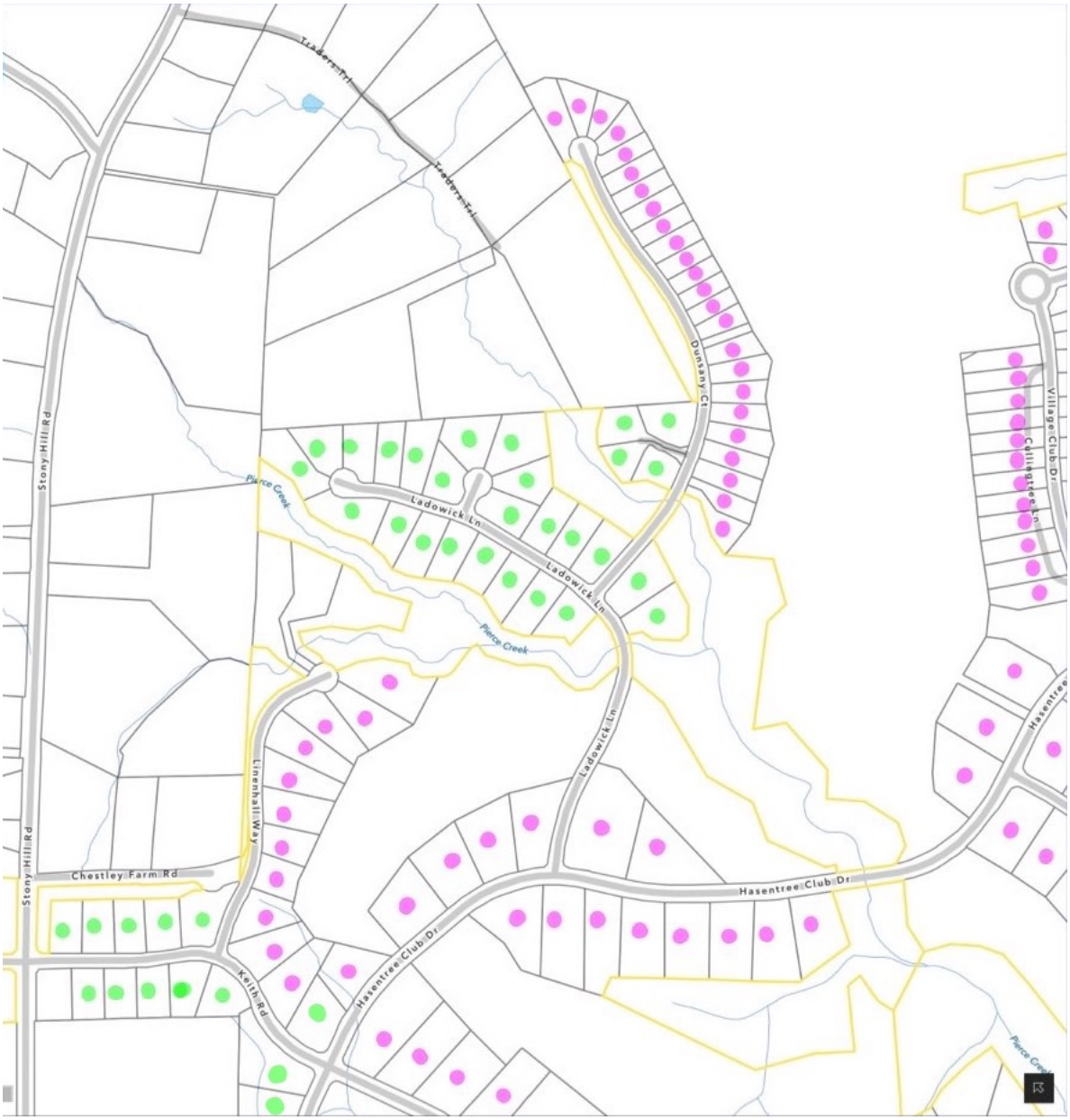
(Map #1)


Ledford Grove Ln
Stony
Chestley Farm Rd
Keith Rd
Hasentree Club Dr
Hasentree
Keith Rd
Keith
Laurel Crest Dr
Stony Hill Rd
Laurel Crest Dr
Hasentree Club Dr
Hasentree Club Dr
98
98
98
98
Old Keith Rd
Old Keith Rd
Chopin Rd

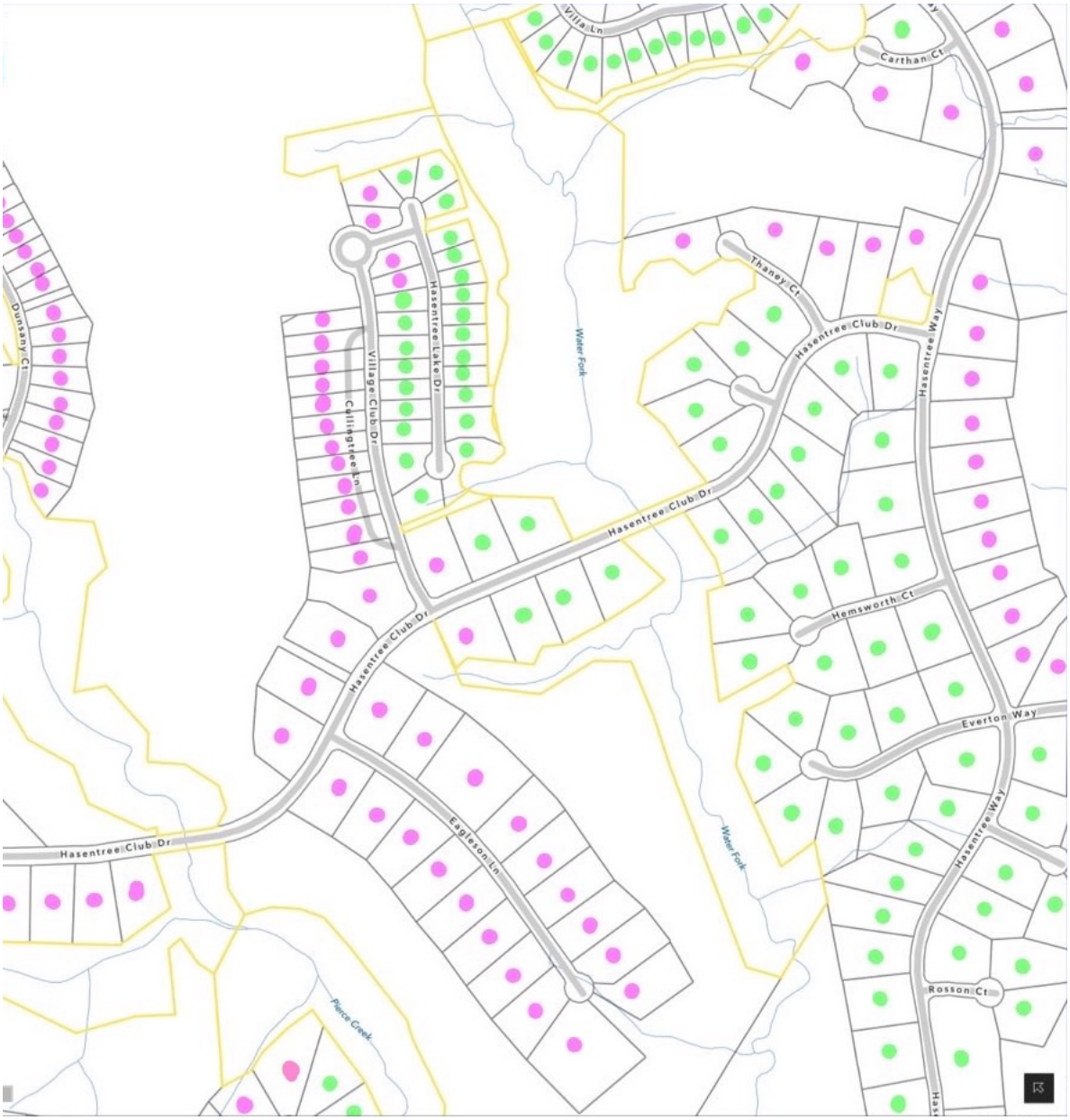
(Map #2)


Ladowick Ln
Hasentree Club Dr
Eagleson Ln
Water Fork
Pierce Creek
Keith Rd
Winburne Ct
Incline Dr
Dickel Dr
Falls Cove Ln
98

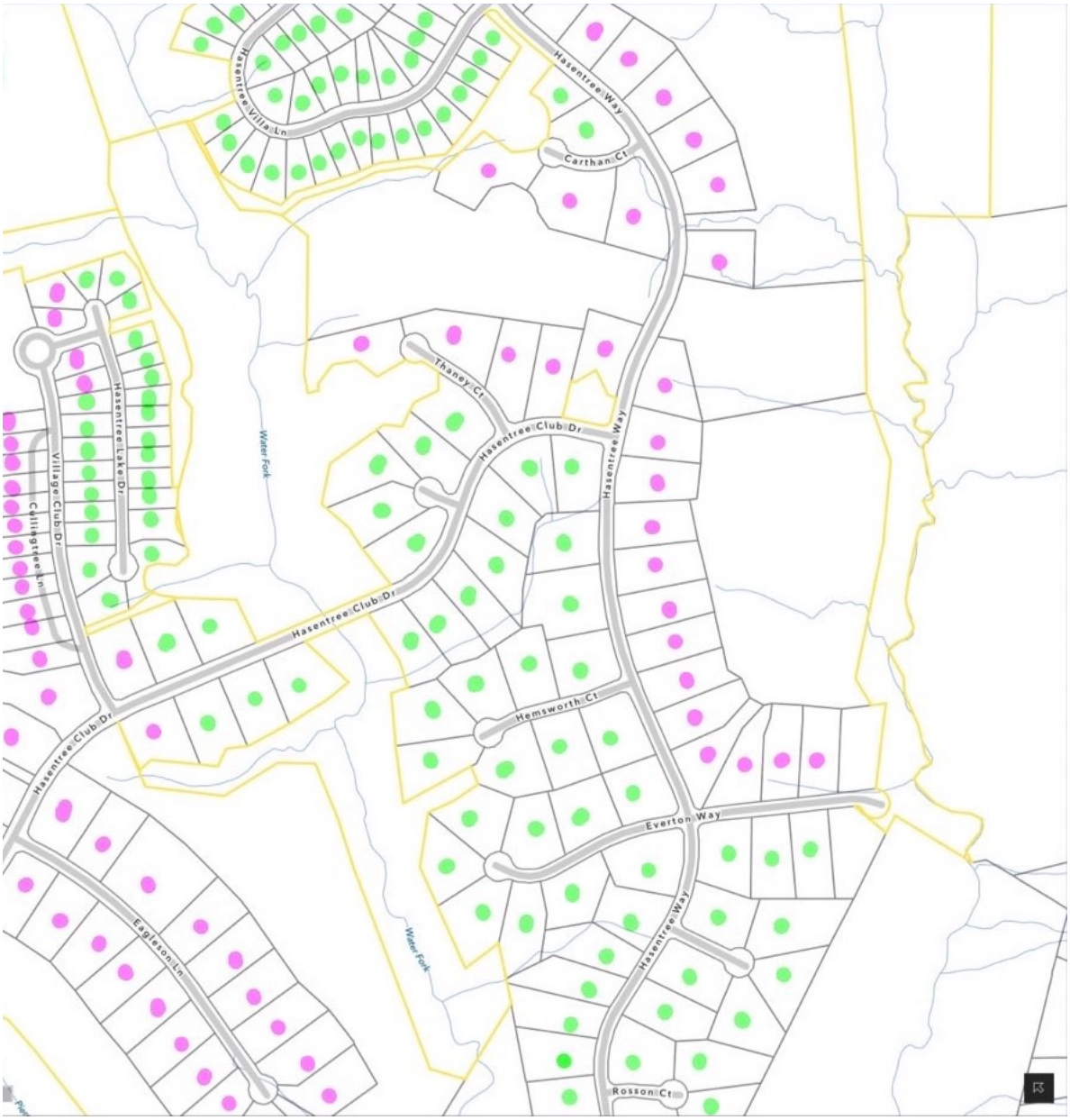
(Map #3)


Traders Trl
Traders Trl
Stony Hill Rd
Stony Hill Rd
Pierce Creek
Ladowick Ln
Ladowick Ln
Pierce Creek
Ladowick Ln
Dunsany Ct
Village Club Dr
Cullingtree Ln
Linenhall Way
Chestley Farm Rd
Hasentree Club Dr
Hasentree Club Dr
Keith Rd
Pierce Creek

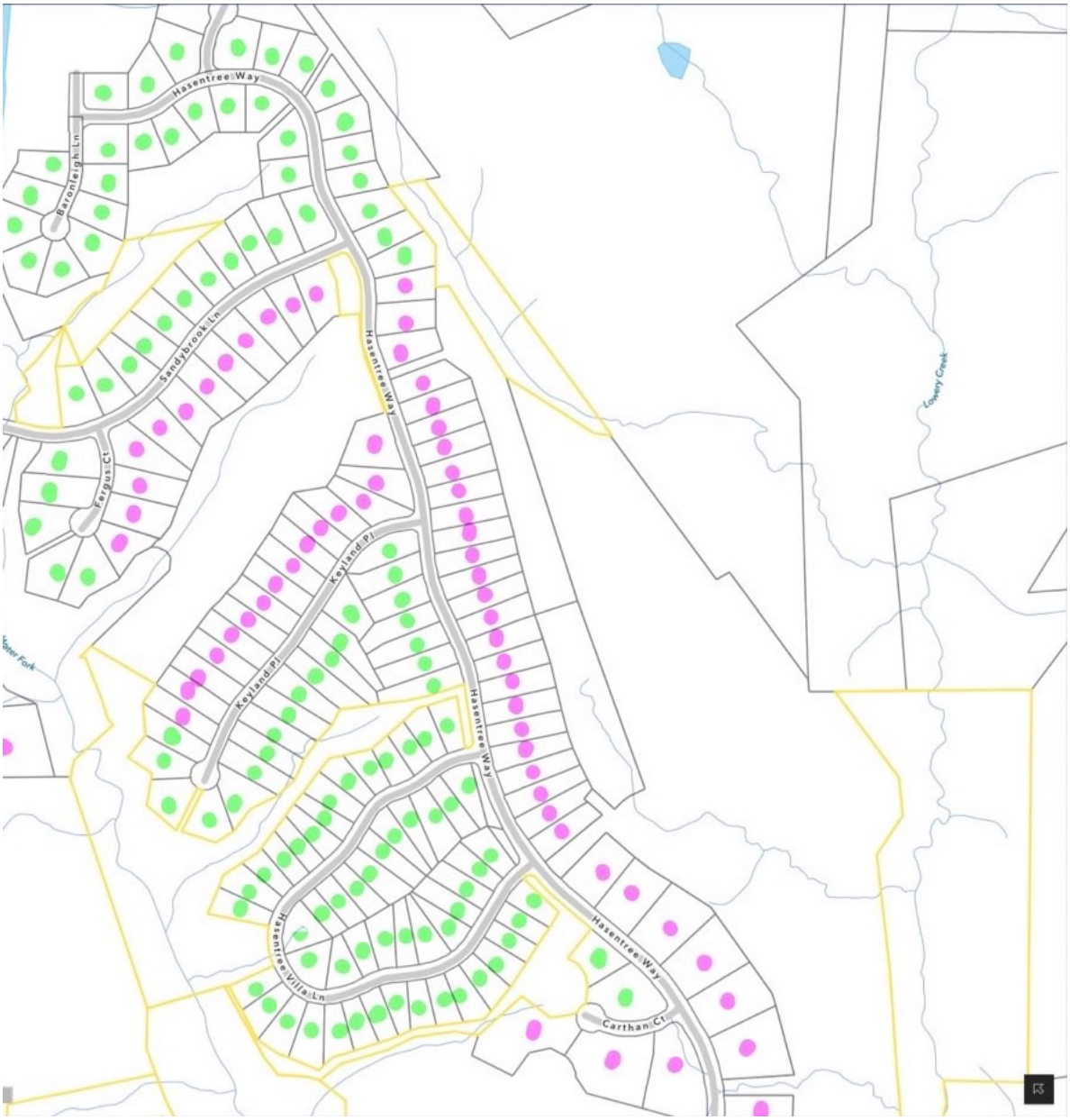
(Map #4)


Villa Ln
Carthan Ct
Thaney Ct
Hasentree Club Dr
Hasentree Way
Hasentree Lake Dr
Village Club Dr
Cullingtree Ln
Dunsany Ct
Water Fork
Hemsworth Ct
Everton Way
Eagleson Ln
Rosson Ct
Pierce Creek

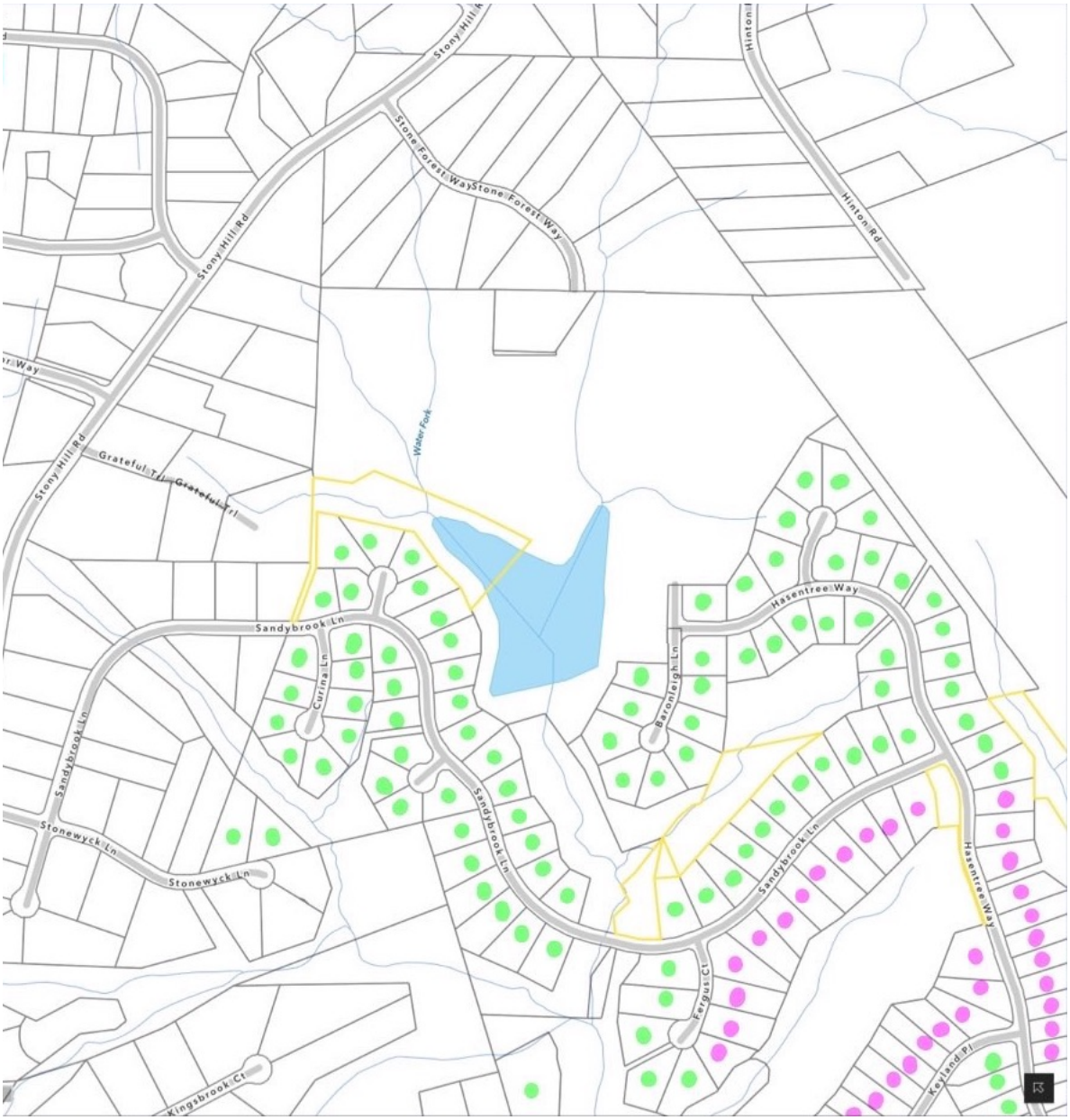
(Map #5)


Hasentree Villa Ln
Hasentree Way
Carthan Ct
Thaney Ct
Hasentree Club Dr
Hasentree Way
Hasentree Lake Dr
Water Fork
Village Club Dr
Cullingtree Ln
Hasentree Club Dr
Hasentree Club Dr
Hemsworth Ct
Everton Way
Eaglesson Ln
Water Fork
Hasentree Way
Rosson Ct

(Map #6)


Hasentree Way
Baronleigh Ln
Sandybrook Ln
Fergus Ct
Keyland Pl
Keyland Pl
Hasentree Way
Hasentree Way
Hasentree Villa Ln
Hasentree Way
Carthan Ct
Lowery Creek

(Map #7)


Stony Hill Rd
Stone Forest Way
Stone Forest Way
Hinton Rd
Stony Hill Rd
Grateful Trl
Grateful Trl
Water Fork
Sandybrook Ln
Curina Ln
Baronleigh Ln
Hasentree Way
Sandybrook Ln
Sandybrook Ln
Sandybrook Ln
Stonewyck Ln
Stonewyck Ln
Fergus Ct
Hasentree Way
Keyland Pl
Kingsbrook Ct

(Map #8)

Section Three

Architectural Guidelines

Decks

- Deck flooring must remain natural in finish color or otherwise consistent with exterior finish color (i.e., colored synthetic decking that matches existing trim color). Clear protectants are allowed.
- Deck height is based on the house elevation.
- Decks must complement the dwelling and be in proportion to the dwelling.
- Decks must also be within minimum setback requirements of Wake County, but final placement and approval will be by the Architectural Review Committee.
- Any landscaping around the deck must not impede proper drainage off the Lot or away from thefoundation.
- The homeowner is solely responsible for obtaining the required building permit(s) from Wake County andensuring compliance with all applicable codes and requirements.
- Lattice type (if using) must be included in the application.

Location:

All decking must be confined to the rear of the dwelling and not visible from the street in front of the house. Irregular or corner lots will be given special consideration and exemption to this requirement.

Materials:

Brick to match home.

#2 or better pressure-treated yellow pine. Synthetic materials will also be considered for nonstructural areas.

Fences

General:

In addition to the restrictions contained elsewhere in these guidelines and except as expressly provided below, no fence or wall (including densely planted hedges, rows, or similar landscape barriers) shall be erected on any lot until the ARC has approved of the color, size, design, materials, and location for such fence or wall. Approval may be denied at the ARC's discretion.

Appearance:

- Wooden fences shall not exceed six (6) feet in height unless otherwise specifically required by governmental authorities having jurisdiction.
- Aluminum fences shall not exceed five (5) feet in height.
- All fences shall be maintained in a structurally sound and attractive manner and in a good state of repair.
- Villa home fences require an access gate for landscapers.

Location:

- On the property line unless otherwise approved by the ARC.
- Generally, no nearer to any street fronting a homeowner's Lot than the rear building corners of the main dwelling. The ARC will, however, consider applications where the fence connects to the house further forward than the back corners and fences on corner lots.
- No fence which obstructs sightlines at elevations between two and six feet above roadways shall be placed or permitted on any corner lot within the triangular area formed by the street property lines and a line connecting them at a point twenty (20) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from a street property line intersection with the edge of a driveway or alley pavement.

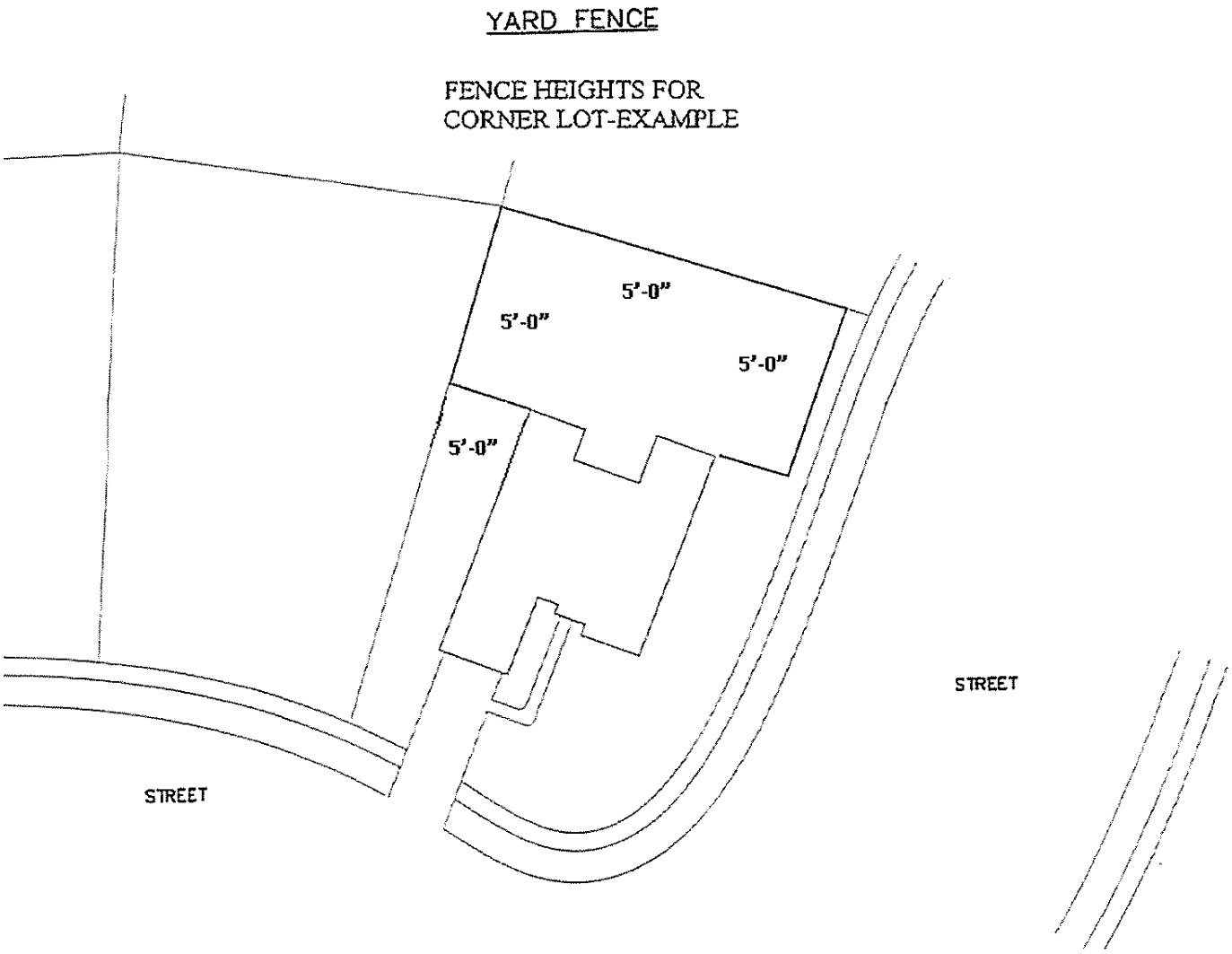
Materials:

- No higher than a 5 ft. black aluminum (Old Raleigh style or similar) or Puppy Picket style fence with optional 4ft brick columns. Optional columns must be 18 ft. or 24 ft. apart. NOTE: A puppy picket cannot be used as a fenced enclosure for a pool and must comply with the Wake County Code.
- 6 ft. board on board fence.

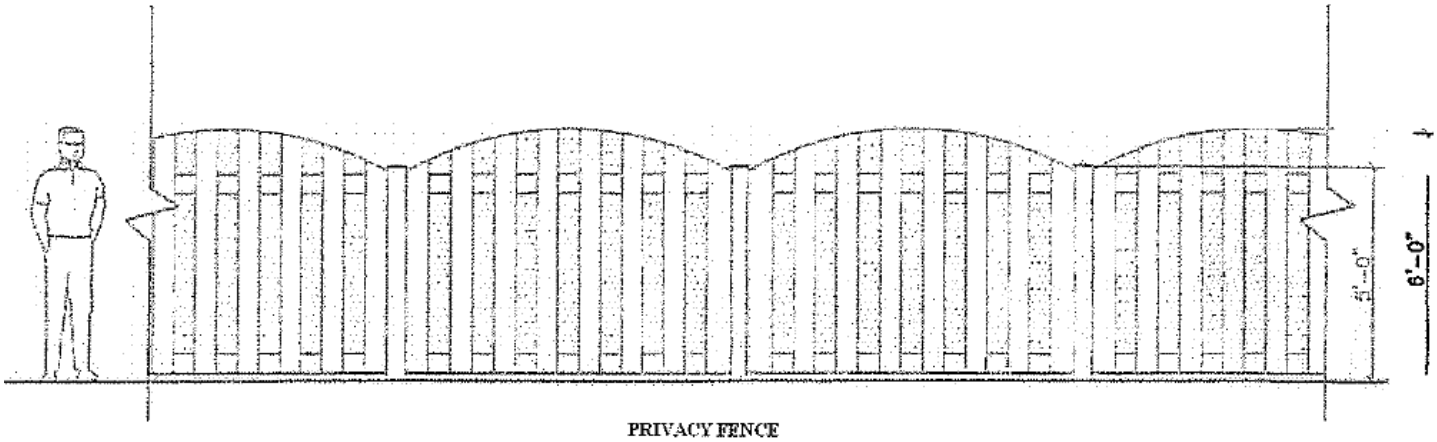
(SEE DRAWINGS ON NEXT SECTION)

Fence Detail-

Fence Heights for Corner Interior Lots



Fence Detail



PRIVACY FENCE

CONSTRUCTION OF FENCE
IS BOARD ON BOARD STYLE
(SHADOW BOX STYLE)

SECTION DETAIL OF
FENCE CONSTRUCTION

PLAN DETAIL OF
FENCE CONSTRUCTION

Parking Pads

Appearance:

Layout (design) shall complement the original driveway and walkway; the surface shall be of the same color and finish type as the existing concrete.

Approved landscaping may be required to screen the parking area from being visually obtrusive from adjacent lots (as determined by the ARC.)

NOTE: NOT ALL LOTS CAN ACCOMMODATE A PARKING PAD.

Location:

Will be evaluated during the ARC review.

Playground Equipment

Appearance:

Play equipment should blend with the natural surroundings.

No recreational equipment shall be in such a manner as to constitute a nuisance or unsightly condition to adjoining Owners.

The size of play equipment shall be proportional and consistent with the surroundings.

Children's play toys and other moveable equipment shall not repeatedly remain overnight within the front yard of any lot, within the side yards of any Lot located on a roadway corner, or upon any lot, Dwelling Unit, or portion of the Property.

No recreational equipment shall be installed within one hundred feet (100') of the Golf Course.

Location:

Permanent play equipment to be located at the rear of the house

Landscaping

General Information:

Hasentree Owners Association, Inc. encourages its homeowners to accent their homes with landscaping elements. Landscaping around the home can add a personal touch and increase the value of one's home. Homeowners are encouraged to seek professional assistance when planning extensive landscape plantings or structures. Several commonly requested landscape elements which need prior approval before building/installing on the Property include, but are not limited to, the following list:

Tree removal (unless tree is less than 6 inches in diameter)
Patios and Walkways
Gardens (water, vegetable)
Gardens (flower)
Gazebos
Greenhouses
Rain barrels
Retaining walls
Landscape beds (natural areas)
Exterior lighting, including up-lighting, requires approval
Drainage

In general, when planning landscaping for any element (including those listed above), one should limit the change in grading of the Property to ensure proper drainage away from the foundation as well as away from the neighboring properties. Additionally, the planting of shrubs and trees should be made in such a manner that they will not impede the vision of motorists on the street.

Below are a few of the major categories under landscaping and some standard rules of thumb which must be considered:

Tree Removal: Hasentree would like everyone to preserve and protect the trees on the properties in the subdivision. However, there may be circumstances when tree removal is necessary. No trees may be removed from any lot without the written approval of the ARC unless the size of the tree is 6 inches or less in diameter or it presents an imminent danger to Property or life.

Tree Addition: Placement of any new trees requires ARC approval. Placement must take in to account proximity to existing structures, lot lines, and expected growth (both crown and root ball size).

Gardens (vegetable or water): These types of gardens should be in the rear yard in such a manner as not to constitute a nuisance or unsightly condition to any adjoining owners. Vegetable gardens should be kept clean and clear of high-growing weeds when in the off season. Water gardens should be planned in such a manner as to limit the potential for accidents

(e.g., electrocution or drowning).

Patios: Patios should be consistent with the grading of the Property and located in the rear yard. The materials may consist of natural color concrete, flagstone, slate, or brick. The patio size, design, and setback distances to neighboring property lines should be kept in proportion to the home and Property. The view of the patio should be softened from the neighbors, possibly accented with shrubs/flowers.

Walkways: Walkways should be consistent with the grading of the Property to prevent improper drainage. Walkway locations should generally be limited to the side and rear of the house. The materials used for the walkway are limited to natural color concrete or brick pavers (see above).

Landscape Beds: Natural areas (landscape beds) should be in proportion to the home and Property. Substantial changes in the size of landscape beds (+/- 30%) requires ARC approval.

Rain Barrels: All rain barrels must be approved by the ARC prior to installation. Single-family units are allowed a maximum of 3 Rain Barrels per Lot. Maximum rain barrel size is 80 gallons. Any neutral colors acceptable with ARC approval. All connectors to match existing color downspouts. All rain barrels to be located at rear location of house. Front and side locations may be approved depending on their locations relative to the Lot. Barrels must not be visible from street or front of home. All rain barrels must be shielded from view with shrubs, vines, landscaping, or other material approved by the ARC. Connected hoses must not be strewn across lawns to create an unsightly appearance. All rain barrels must be maintained. Upon removal of a rain barrel, downspouts must be returned to their original state.

Gazebos, planters, retaining walls, exterior lighting, fountains etc.: These items cannot be installed without approval from the ARC.

Drainage: All changes to drainage must be reviewed and approved by the ARC. Please submit plot plan showing the locations of drains, the surface output area, and the nearest catch basin. Engineering drawings may be required upon review of the ARC. The addition of rocks/stone as a border along the road is not permitted as it increases water infiltration under the road leading to long-term damage.

Exterior Painting

Appearance:

All exterior painting shall be consistent with the initial paint application to maintain a variety and continuity with the surrounding homes. Siding paint shall be only a flat latex type of paint (no semi-gloss or gloss-type paints are permitted).

All exterior trim paint shall be semi-gloss in appearance.

Materials:

Siding paint shall be of high-quality exterior flat house paint.

Trim and shutter paint shall be a high-quality exterior acrylic.

Notes:

Any changes to the original exterior paint colors require ARC Review.

All exterior painting applications must identify the paint color and brand (e.g., Sherwin-Williams Cobblestone. The painted house application specified surface(s) must match the color of the submitted color and brand.

Sheds

Following is Article IX, Section I in regard to accessory buildings:

General:

No structure, except as hereinafter provided, shall be erected, altered, placed, or permitted to remain on any detached single-family residential lot other than a detached single-family dwelling not to exceed three (3) stories in height exclusive of the basement, a garage, and small accessory building (which may include a pool house, and/or guest facilities), provided, the use of such dwelling or accessory building does not in the opinion of the ARC overcrowd the site. Such accessory building may not be constructed before the construction of the primary dwelling. Garages must be attached to the main dwelling unless the Board, or the ARC, according to Article VI hereof, approves in writing a variance permitting a detached garage. The Board, or the ARC, according to Article VI hereof, may approve in writing a variance permitting a single-family dwelling of more than three stories.

Storage sheds (garden sheds) must be of the same materials as the house (e.g., cement board), and painted the same color as the exterior of the house. Sheds must conform to Wake County building codes and setbacks.

Screen Porches and Deck Enclosures

Appearance

All screen porches and deck enclosures must be approved by the ARC.

The screen porch or deck enclosure should be of the same color scheme as the house or deck, preferably made from the same siding and roofing materials as the house.

Screen porches and deck enclosures must be permanent. No temporary structures will be allowed. A permanent structure includes walls and a roof attached to the house's main structure. Wall and roof design will be allowed to vary per individual taste.

Location

Screen porches and deck enclosures must be located on the rear of the house. The homeowner must design the screen porch or deck enclosure within the setbacks of the Property and is responsible for obtaining all necessary building permits.

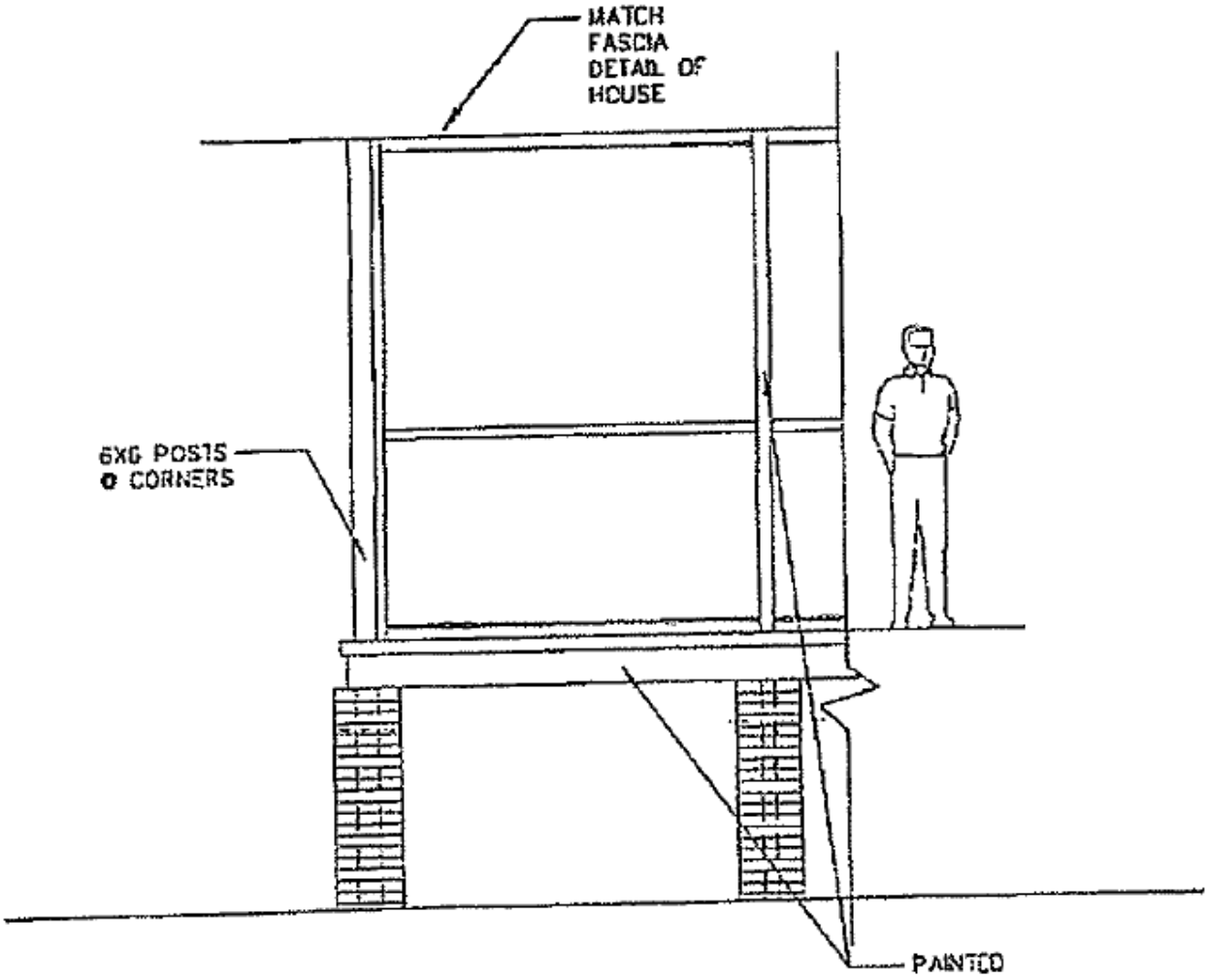
Materials

The materials for building a screen porch or deck enclosure must be of equal or better quality than the materials used to construct the home or deck.

Drainage

All applications should clearly indicate how drainage will be handled, including site drainage, gutters, and downspouts, and how these may affect the existing drainage pattern.

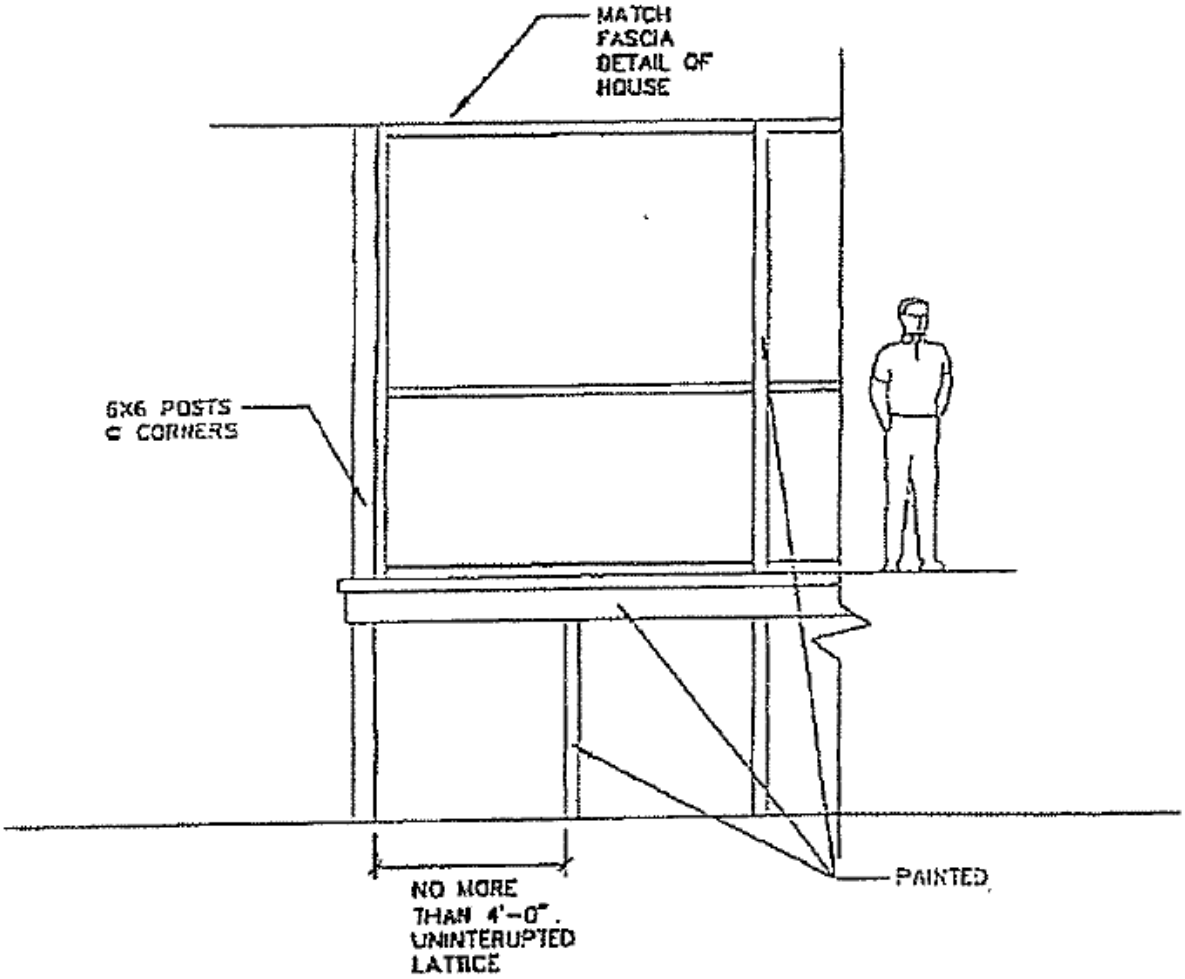
Screened Porch
Detail - A



BRICK PEIRS REQUIRED AT ALL PERIMETER POSTS

PAINT BAND BOARDS, RAILS, AND POSTS TO MATCH TRIM COLOR ON HOUSE. ALL OTHER WOOD TO REMAIN NATURAL.

Screened Porch
Detail - B



PAINT BAND BOARDS, RAILS, AND POSTS TO MATCH TRIM COLOR ON HOUSE. ALL OTHER WOOD TO REMAIN NATURAL.

Basketball Goals

General

Only permanent pole-mounted basketball goals are permitted. As with all other exterior changes, homeowners are required to submit applications for basketball goals and, if approved, are required to perform periodic maintenance as necessary to keep it in good shape. The driveway slope should be considered when planning a basketball goal installation.

Note: Portable basketball goals are not permitted.

Permanent Pole-mounted Basketball Goals

A permanent goal to be mounted on a pole on a property is subject to ARC approval for placement and color. Goals shall be placed to maximize child safety and minimize the impact on lawns and neighboring Property. Worn nets shall be replaced or removed to maintain a neat appearance.

Awnings

Appearance

All awnings must be approved by the ARC.

Location

All awnings must be at the rear of the home and generally located over a deck or patio. If not, indicate it on the ARC application. No awnings are allowed on exterior windows.

Mailboxes

Appearance

All mailboxes and posts must remain the same size and colors as initially installed by the builder – the same size, color, and materials.

Location

Moving the mailbox from the original location to an alternative location will require approval by the ARC.

Mailbox Contact Information: Imperial Mailbox Systems of Millbrook, Al. Post #5 and Box #0 for Toll Homes. Provider for other builders include Creative Mailbox and Signs Designs, 877-818-7180; Manor Collection Post (Fluted 3”); Manor Collection Base (SB-63); Manor Collection Finial (A3); Royal Collection Mailbox (ME-4); and Royal Collection Bracket (DB77D)

Pools and Hot Tubs

In-Ground Pools

All in-ground pools and attendant structures (buildings, fences, walkways, cabanas, etc.) must be reviewed by the ARC. The application should show the location of the pool and mechanical equipment location, grading plans, size, decking, fencing, landscaping, and permanent structures. It is very likely that given the complexity of an in-ground pool, the review may take longer than 30 days even after all pertinent information has been provided to the ARC.

Above Ground Pools

Above-ground pools are not permitted.

Hot Tubs

All hot tubs must be approved by the ARC. The application must include the location and privacy screening with a detailed description of the size and style of the hot tub. Electrical or gas connections need to be included in the application and meet Wake County codes.

- electrical diagrams showing installation and wiring details
- diagram and description of gas connection,

Outdoor Fireplaces

Outdoor Fireplaces

Must be reviewed by the ARC.

The application must include a detailed description of the fireplace or fire pit and, if possible, pictures, distance from trees and other structures, and fuel source. Wood-burning fireplaces and fire pits are allowed but must include a spark arrestor.

Signs

General:

All signs must have approval from the ARC before they are placed on lots.

Signs advertising landscaping services, improvements, and businesses are not allowed. Homeowners must inform tradespeople not to place signs during either exterior or interior construction.

Political signs are forbidden by the Covenants.

For Sale Signs

A single sign will be allowed. The approved sign designs can be found on the CAMS website under Documents / Forms / Hasentree sign template.pdf. This sign is available from Signs by Tomorrow 919-787-3737. Only one sign per yard is permitted. The sign must be placed in front yard.

Alarm System Signs

Two alarm system signs will be allowed, one in the front and one in the rear of the property. Each sign can be one (1) square foot in size.

Holiday Decorations and Special Occasions

General:

During the time periods below, a residence may be decorated in a fashion that celebrates the holiday so long as they are temporary in nature. It is not necessary to get approval in advance. Should a residence be decorated prior to the time restrictions listed below, or should the decorations remain in public view after the time restrictions indicated, the property owner would be in violation of the deed restrictions and these guidelines.

Holiday Decorations

All holiday decorations must be in good taste and may be installed 30 days before and must be removed 15 days after the holiday. Homeowners are urged to notify contractors who are hired to install decorations of these requirements.

Special Occasions

Special announcements such as birth, graduation, etc., may be displayed for 1 week.

Note:

It is not necessary to get approval to display decorations.

Flags

General:

All flag applications must be submitted to the ARC for approval. For pole mounted-flags, the height must not exceed 20 feet. The application should include the size and type of flag. The application should also include the color of the pole with a site plan for the pole location and pictures of the front showing the location of existing trees and landscaping.

Types. United States flags and other related national, patriotic flags

Size. No flag shall exceed 4ft. by 6 ft.

Method of Mounting. The flag must be mounted on a flagpole to the house, six feet long or shorter.

The pole must be mounted perpendicular or at an angle not to exceed 30 degrees from horizontal and must be attached to the front of the house.

A temporary flagpole may be placed in the ground and kept there only when the flag is displayed. Temporary in-ground flagpoles are generally defined as those poles installed in the ground by a sleeve system designed to allow easy removal and reinsertion of the pole. May not exceed 15' in height

The house mounted, and the in-ground temporary flagpoles must be removed from view when no flag is displayed. Small house-mounted permanent brackets are permitted.

Maintenance of Flags. The flag and flagpole must be adequately maintained. This includes but is not limited to, the replacement of faded, frayed, or torn flags, and the replacement of poles that are bent, rusted, or in any way damaged.

Note: No flag may be displayed, which is offensive to good taste and decency in the opinion of the ARC or Board of Directors. Those homeowners who choose to display the US flag must adhere to the US Flag Code, Title 4, Chapter 1.

HVAC Equipment

General:

Except for comer Lots, no air conditioning, heating equipment, or apparatus shall be installed on the ground in front of or attached to any front wall of any lot. Additionally, air conditioning and heating equipment and apparatus shall be screened from view from roadways by landscape improvements, as more particularly provided in the Guidelines, and installation of air conditioning and heating equipment and apparatus in windows is prohibited.

Solar Panels

General Considerations

General:

The ARC must approve solar panels. Solar panels/collectors should be visually integrated with the house's architecture regarding style, location, size, and color.

Specific Guidelines

- Panels shall have a low profile and be flush mounted to the roof or wall.
- Panels shall be static with no tracking mechanisms.
- The framing, including the bracing joining panels together, shall match the surface it is attached to, either roof or siding if wall mounted.
- Ground-mounted solar panels are not permitted.
- Panels shall not exceed the area of the roof nor extend above the ridgeline of the roof.
- Additional meters required for collectors must be landscaped to shield them.
- Solar panel requests will be reviewed by the ARC, and more information may be requested.

Submission Requirements

- A copy of the site/plot plan and the location of the proposed solar panels.
- A drawing showing the proposed layout and dimensions of the solar panels on the house.
- Actual color sample of the panel to be installed.
- Photographs of the house show the panels' proposed location and the location of the additional meter.
- Catalogue photographs or manufacturer's "cut sheets" of the solar panels and complete specifications on all components, including cables, connections, dimensions, and materials.
- Plans for proposed landscape screening for the additional meter and ground-mounted panels.

Generators

General Considerations

General:

No permanent interior generators are permitted. Exterior permanent or temporary generators will be permitted; however, no generators may be installed in the front of the home.

Portable (Temporary)

Portable (temporary) generators are permitted for emergency use during temporary power outages. They are to be operated outdoors only, with a five (5) foot clearance on all sides of the generator and the exhaust directed away from the exterior of the building. Homeowners are requested to be considerate of their neighbors when operating generators and should consider cycling their operation on a timed basis as necessary to provide the service required. When not in use, portable generators must be stored in the garage; they may not be stored anywhere outside.

Permanent

Permanent, natural gas-fueled generators designed to operate on an automatic stand-by emergency-only basis are permitted, but they must be approved by the ARC before installation. Homeowners are to strictly follow the manufacturer's recommendations concerning use, safety instructions, maintenance, and operation. Generators should be placed within a landscape bed close to the wall as recommended by the manufacturer and screened from view with plants.

Submission Requirements

Permanent generator installation is a major project that requires adherence to Wake County codes and the electrical power company. Requests for the installation of an exterior generator must be submitted in writing with approval to be considered based on the following:

- Description of the generator's location shown on a plot plan with clearance to the house.
- Specifications of the proposed generator include:
  - size of unit
  - electrical diagrams showing installation and wiring details
  - diagram and description of gas connection, venting, and exhaust
  - name of licensed contractor
- Approval by the County (request to be submitted and approved by the ARC prior to obtaining the necessary permits)
- The existing irrigation lines may not be disturbed for the installation of the generator, nor may the irrigation heads be blocked by the generator.

- The noise level should not exceed 70DB at 10ft.

Upon completion of installation, a copy of the County's final certificate of approval must be submitted to the ARC to ensure that the generator meets all safety and local code requirements. Whether installing a permanent or temporary generator, homeowners shall be fully and solely responsible and indemnify and hold harmless the Association for all liabilities and damages resulting from the generator's installation, maintenance, use, and operation.

Roadway Buffers/Right of Ways

General:

The area of a lot directly adjacent to any public or private roadway must be free of any obstructions. No rocks, boulders, planters, stakes, poles, ropes, fences, or other obstruction may be installed on a roadway or within one (1) foot of the roadway on the Lot.

Landscaping and hardscaping elements including beds, shrubs, driveway aprons, and driveway culverts within the one (1) foot setback from the road shall be permitted subject to ARC review and approval.

Rock borders between the turf and roadway are strictly prohibited as they allow excess water to permeate the soils under the road leading to premature failure of the road surface. Grading of the Property should be such that road runoff is directed away from the road surface and into the swale for proper handling. Parking is strongly discouraged, but not prohibited, on the grass adjacent to roadways as it tends to disrupt and alter the proper slope away from the roadways.

Portable Toilets

General:

Portable toilets for contractor use may be installed on a property for the duration of any approved ARC project subject to the following restrictions:

- Portable toilets must be placed entirely within the subject property and may not be positioned on the streets, right of ways, sidewalks, or golf cart paths.
- Portable toilets may not be installed until the ARC application has been approved and must be removed promptly at the completion of the project.
- Portable toilets must be serviced weekly.

Replace in Kind

General Considerations

General:

Any aspect of the house under Architectural Governance can be Replaced in Kind without ARC approval. Flowers, trees, and shrubs can be replaced with the same or similar variety of plantings. Damage from storms and insects to facia boards, doors, shutters, siding, etc.; damage to culverts; damage or loss of mailboxes can also be replaced or repaired without approval if the type and color are the same. Replacement of roofing material (e.g., shingles) does not require approval if the replacement materials are the same. However, changing material type (e.g., cedar shakes for asphalt shingles) requires approval.

NOTE: Whole house color changes DO NEED ARC approval.

Section Four

Maintenance

Maintenance

General:

It is the responsibility of each homeowner to maintain their Property in such a way so that it adds to the overall beauty and harmony of the community. Each homeowner should take this responsibility seriously, as failure to do so can negatively affect the value of surrounding properties as well as the subdivision.

There are many areas in and around the home, which should be inspected regularly to ensure the Property is in good repair. These include but are not limited to:

- Trees, shrubbery, and lawns
- Decks
- Fences
- Driveways and Sidewalks
- Playground Equipment
- Paint
- Roofing
- Garbage can storage should not be visible from the street
- Repainting of improvements
- Repair of exterior damage to improvements

Deterioration

If at any time the Board of Directors is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the community, the ARC will be requested to make a site inspection. The Committee will then make a recommendation for action to the Board of Directors.

Based on the severity of the deterioration, the homeowner will be given a specified period in which to make the necessary repairs. If, after that time, the repairs have not been completed to the satisfaction of the Board, the Board has the obligation of enforcement as described in the Declaration of Covenants, Conditions, Easements, and Restrictions for Hasentree.