

**RESIDENTIAL IMPROVEMENT
GUIDELINES
AND
SITE RESTRICTIONS**

VERDICT RIDGE HOMEOWNERS ASSOCIATION

REVISED November 15th, 2009

THESE RESIDENTIAL GUIDELINES HAVE BEEN PREPARED BY THE ARCHITECTURAL CONTROL COMMITTEE AND ADOPTED BY THE BOARD OF DIRECTORS OF THE VERDICT RIDGE HOMEOWNERS ASSOCIATION. THE ARCHITECTURAL CONTROL COMMITTEE RESERVES THE RIGHT TO ADD TO OR MODIFY THESE GUIDELINES AT ITS DISCRETION.

PLEASE CHECK WITH THE ARCHITECTURAL CONTROL COMMITTEE OR CHECK OUR COMMUNITY WEB SITE TO BE CERTAIN THAT YOU HAVE THE LATEST EDITION.

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I. INTRODUCTION.

1.1 Basis for Guidelines. Verdict Ridge Golf and Country Club is being developed as one of the most beautiful communities in the greater-Charlotte area. The community encompasses rolling terrain, beautiful woodlands, creeks and springs and was built by Shapemasters, Inc., of Hilton Head, SC. The layout of the course is the vision of the Developer, Eddie Knox, and has been voted as “The Most Beautiful Course in the Charlotte Area,” by Charlotte Taste Magazine. Great care has been taken in the planning, design and development phases of the community to ensure that Verdict Ridge’s natural beauty is retained for years to come. These Residential Improvement Guidelines and Residential Site Restrictions are intended to assist homeowners in Verdict Ridge in the making of landscaping and other improvements to their property, and as provided for in Article X of the Community Declaration of Covenants and Restrictions, to list the rules and regulations adopted by the Homeowners Association with respect to the use of Residential Sites.

THE COMMUNITY DECLARATION OF COVENANTS AND RESTRICTIONS FOR VERDICT RIDGE AND THE VERDICT RIDGE HOMEOWNERS ASSOCIATION OF LINCOLN, INC. REQUIRE PRIOR APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY “IMPROVEMENT TO PROPERTY” INVOLVING A RESIDENTIAL LOT IN VERDICT RIDGE.

“Improvement to Property” is very broadly defined in the Community Declaration. For instance, an Improvement to Property would include any landscaping or change of grade of property; the construction or installation of any accessory building, patio, deck, pool or hot tub; the demolition or removal of any building or improvement; and any change of exterior appearance of a building or other improvement. In order to assist homeowners, the Community Declaration authorizes the Architectural Control Committee to establish guidelines, to establish certain pre-approved designs for several types of Improvements to Property, and to exempt certain Improvements to Property from the requirement for approval. This booklet contains the guidelines established by the Architectural Control

Committee with respect to residential property. Throughout this document the term "property" shall refer to a Residential Site.

1.2 Contents of Guidelines. In addition to the introductory material, these guidelines contain (a) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (b) rules and regulations applicable to Residential Sites; (c) a summary of procedures for obtaining approval from the Architectural Control Committee; (d) attachments for fencing guidelines; and (e) a section to define commonly used terms herein. If your questions are not answered by reading these guidelines, please contact the ACC through the Request Management function on our web site, www.verdictridgehoa.org, for assistance.

1.3 Architectural Control Committee. The Architectural Control Committee consists of not less than three (3) nor more than five (5) members plus sub-committee members serving one-year terms in accordance with Article X of the covenants.

1.4 Committee Address and Phone. The address of the Architectural Control Committee will be the same as the address of the Homeowners Association. The present address of the Architectural Committee is P.O. Box 924, Denver, NC 28037. There is no direct phone number for the Committee. Correspondence to the Committee may also be sent via the request Management system on the Verdict Ridge HOA web site, www.verdictridgehoa.org. Simply log on to the site using your member's user ID and password, navigate to "Community Documents" and then "ACC Review Requests" and compose a new request. Requests using the request types dealing with architectural issues will be sent directly to the ACC chairperson and all ACC members for action. Mail or drop to: (a) Dan Trotta 1478 Valhalla Drive Denver, NC 28037 or email to dan3t@aol.com, or (b) Superior Association Management, LLC. P.O. Box 2427 Huntersville, NC 28070.

1.5 Effect of Homeowners and Supplemental Declarations. The Community Declaration for Verdict Ridge is a document governing property within Verdict Ridge. Particular areas or groups of lots may, in the future, become part of the Homeowners Association Area by Annexation pursuant to a Supplemental Declaration. Copies of the Community Declaration and of any applicable Supplemental Declaration should be provided by the builder to new home buyers when they purchase their homes and are available at any time the Homeowners Association web site. Each homeowner should review and become familiar with the Community Declaration and with the Supplemental Declaration applicable to his or her property. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Community Declaration or of the applicable Supplemental Declaration and, if there is any conflict or inconsistency, the Community Declaration and the applicable Supplemental Declaration will control. Provisions relating to the use of property and to Improvements to Property are found in Article X of the Community Declaration. As of July 22, 2008, there is only one Supplemental Declaration, which are additional restrictions created specifically for the Verdict Ridge Patio Homes Property.

Any improvement not in compliance with these Guidelines and Restrictions may result in a fine against the owner, following Notice and an opportunity for Hearing and such further action, legal or otherwise, as permitted by the Homeowners Declaration or statute. All approvals by the Architectural Control Committee are final. Approved plans and improvements completed as approved are not subject to appeal or request for Hearing. If any provision of these Guidelines and Restrictions

is ruled invalid or unenforceable, the remainder of these Guidelines and Restrictions shall remain in full force and effect.

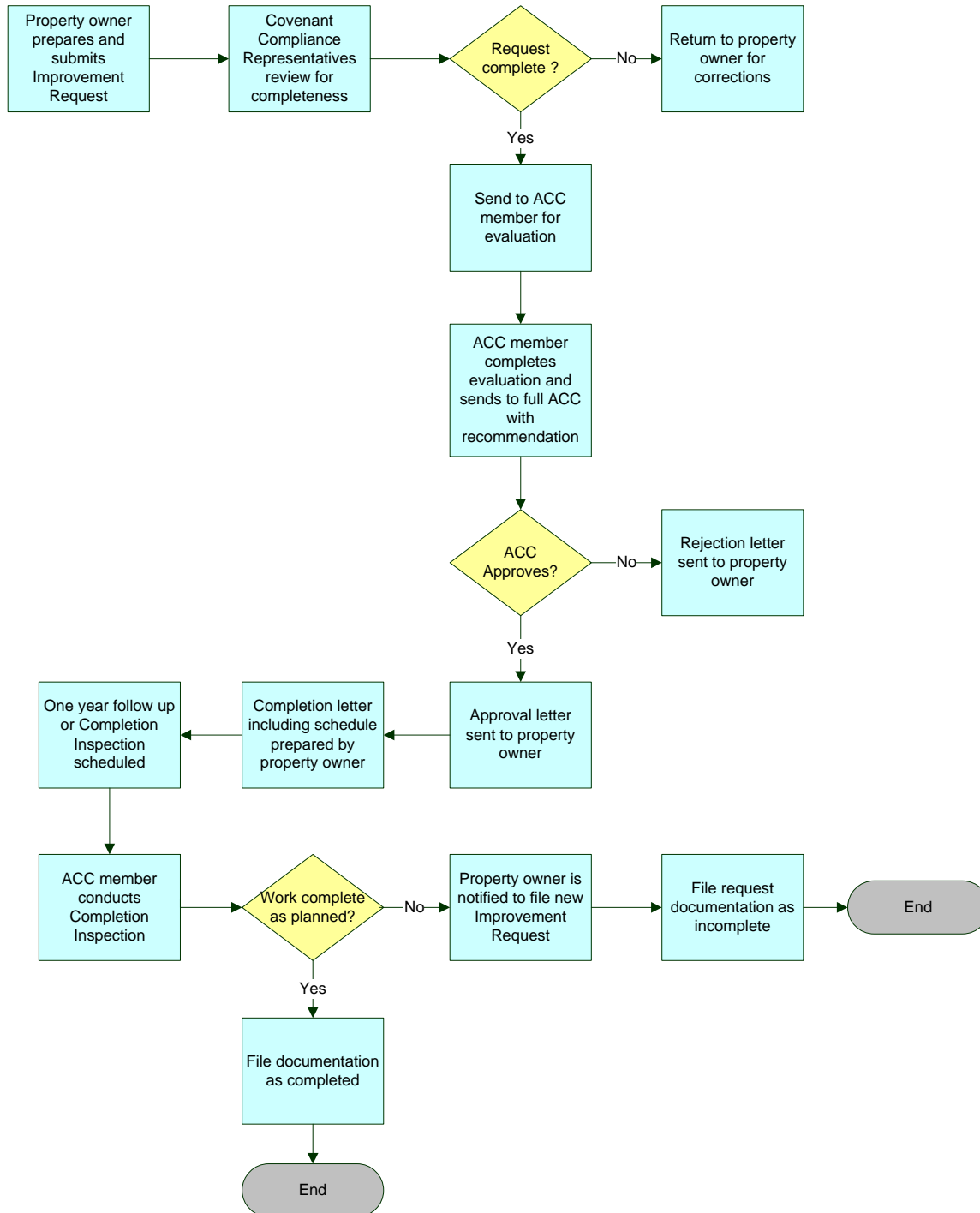
1.6 Effect of Governmental and Other Regulations. Use of property and Improvements to Property must comply with applicable building codes and other governmental requirements and regulations. Approval by the Architectural Control Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies. For general information about Lincoln County requirements, homeowners may write or call Lincoln County Building and Land Development Department, 302 North Academy Street, Lincolnton, NC 28092. Telephone 704-736-8440.

1.7 Interference with Utilities. In making Improvements to Property, homeowners are responsible for locating all water, gas, sewer, electrical, cable television or other utility lines or easements. Homeowners shall not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for damage to any utility lines. All underground utility lines and easements can be located by contacting the Lincoln County Building Land Development Department and obtaining the name and address of an authorized utility location service.

1.8 Goal of Guidelines. Compliance with these Guidelines and Restrictions, the provisions of the Homeowners Declaration and the applicable Supplemental Declaration will help preserve the inherent architectural and aesthetic quality of Verdict Ridge. It is important that the Improvements to Property be made in harmony with, and not be detrimental to, the rest of the community. A spirit of cooperation with the Architectural Committee and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and Restrictions and obtaining approvals for Improvements to Property from the Architectural Committee, homeowners will be protecting their financial investment and will help insure that Improvements to Property are compatible with standards established for Verdict Ridge. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines and Restrictions, the Architectural Control Committee's interpretation thereof shall be final and binding.

The following explains how to obtain an approval. Call Superior Association Management at 704-875-7299 if you need assistance.

ACC IMPROVEMENT REQUEST EVALUATION PROCESS



1.9 General. As indicated in the listing of specific types of improvements, here are some cases in which advance written approval of the Architectural Control Committee is not required if the guidelines for that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances.

IN ALL OTHER CASES, INCLUDING IMPROVEMENTS NOT INCLUDED IN THE LISTING, ADVANCE OR PRIOR WRITTEN APPROVAL BY THE ARCHITECTURAL COMMITTEE IS REQUIRED BEFORE AN IMPROVEMENT TO PROPERTY IS COMMENCED. THIS SECTION OF THE GUIDELINES EXPLAINS HOW SUCH APPROVAL IS TO BE OBTAINED.

1.10 New Construction. See Developer for the current Building Guidelines for new home construction. Email Scott Knox at sknox@verdictridge.com or call 704-257-0116

1.11 Drawings or Plans. The Architectural Control Committee requires all submittals to list the address of the property and name and address of the property owner. Submittal must be made prior to commencement of work on any Improvement to Property, including “descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors” as the Architectural Control Committee may reasonably request showing “the nature, kind, shape, height, width, color, materials and location” of the proposed Improvement to Property. In most cases, a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans, and specifications, prepared by a registered architect and/or engineer, may be required. Whether the improvement will be done by the property owner or a contractor, the following guidelines should be utilized in preparing drawings or plans:

A. Plans. The drawing or plan should be done to scale and should depict the property lines of your lot and the outside boundary lines of the home as located on the lot. If you have a copy of the site plan of your lot obtained when you purchased it, this survey would be an excellent base from which to draw.

B. Existing Improvements. Existing improvements, in addition to your home, should be so shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, bushes, etc.

C. Proposed Improvements. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the material to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with two (2) inch by four (4) inch decking, natural stain.)

D. Other. The plan or drawing and other materials should show the name of the property owner, the address of the home and a telephone number where the property owner can be reached.

1.12 Submission of Drawings and Plans. Submittals for expansions or additions require three (3) sets of plans be submitted to the Architectural Control Committee C/O Superior Association Management, LLC, P.O. Box 2427 Huntersville, NC 28070. Or to Dan Trotta 1478 Valhalla Drive Denver, NC 28037. Only one (1) copy is required for all other improvements. These plans become a permanent part of the homeowner’s file and will not be returned.

1.13 Review Fee. The Architectural Control Committee may elect to fix and collect a fee for review of room addition plans of proposed improvements. As of October 1, 2009, there are no review fees.

1.14 Action by Committee. The Architectural Control Committee will meet regularly to review all plans submitted for approval. The Committee may require submission of additional material and the Committee may postpone action until all required materials have been submitted. Homeowners will be notified if the Committee believes additional materials are necessary, or have any suggestions for change. Under Article X, Section 2 of the Community Declaration, the Architectural Control Committee must act on the plans within 30 days after receipt of all materials required by the Committee (unless the time is extended by mutual agreement). Homeowners will be notified, in writing, and/or email of the decision of the Committee within this time period. At present, the ACC meets once each month, if necessary, and conducts most of its work via email and application related site visits.

1.15 Prosecution of Work. Article X, Section 14 of the Community Declaration requires that, after approval, a proposed Improvement to Property should be accomplished as promptly and diligently as possible in accordance with the approval plans and description. Under this provision, the work must be completed, in any event, within one (1) year, or re-submittal shall be required. Article X, Section 9 of the Community Declaration gives the Committee the right to inspect the work for adherence to original plans. The Committee must act within 30 days after receipt of a Notice of Completion or the Improvement to Property is deemed to be in compliance.

1.16 Right of Appeal. If the Architectural Committee denies or imposes conditions on a proposed improvement, a homeowner may, under Article X, Section 4 of the Community Declaration, appeal to the Board of Directors by giving written notice of such appeal to the Architectural Control Committee and to the Board of Directors within twenty (20) days after such denial.

1.17 Role of the Management Company (Superior Association Management, LLC) Superior Association Management, LLC enforces adherence to Verdict Ridge HOA restrictions, rules and regulations for the Homeowners Association. Superior Association Management, LLC is responsible for:

- A. Observing and/or receiving verbal and oftentimes written complaints about violations of general restrictions, rules and regulations.
- B. Investigating the validity of complaints.
- C. Notifying residents, verbally or in writing, that they are in non-compliance with restrictions, rules and/or regulations, identifying the corrective steps necessary to achieve compliance, and advising of the time interval imposed for compliance.
- D. Ascertaining whether or not the violation has been corrected.
- E. Enforcing penalties for continued non-compliance.

It should be noted that the role of the Management Company is to investigate complaints and enforce decisions made by the Architectural Control Committee and the Board of Directors with respect to issues concerning compliance with Verdict Ridge Guidelines and other governing documents of the Association.

1.18 Questions. If you have any questions about the Committee's procedures, feel free to contact the Chairman of the ACC, Dan Trotta, via email at dan3t@aol.com. Other contact information is listed on the Homeowners Association's web site.

II. SPECIFIC TYPES OF IMPROVEMENTS – GUIDELINES.

2.01 General. Following is a listing, in alphabetical order, of restrictions as well as a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each.

UNLESS OTHERWISE SPECIFICALLY STATED (SEE PROCEDURES FOR COMMITTEE APPROVAL, ABOVE, AND ARTICLE X OF THE COMMUNITY DECLARATION), DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE AND THE WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE OBTAINED BEFORE THE IMPROVEMENT IS MADE.

In some cases, where it is specifically so noted, a homeowner may proceed with the improvement without advance approval by the Architectural Control Committee if the homeowner follows the stated guidelines. In some cases, where specifically stated, a type of improvement is prohibited.

ANY OTHER IMPROVEMENT NOT SPECIFICALLY LISTED HEREIN REQUIRES COMMITTEE REVIEW AND WRITTEN APPROVAL.

2.02 Accessory Buildings. See definition in Section IV. Architectural Control Committee approval is required although such structures will not generally be approved in Verdict Ridge and golf course lots will face additional scrutiny during any consideration.

2.03 Additions and Alterations. Committee approval is required. An addition should look like the original structure with matching architectural style and rooflines. Additions or alterations to the home will require submission of two (2) sets of detailed plans and specifications (including, but not limited to, exterior elevations of the existing structure and the proposed addition, site plan and floor plan). All materials and colors shall match the existing house. Site plans should be submitted in a scale of 1'-0" = 20'-0" and floor plans and elevations in ¼" = 1'-0". The homeowner should plan on a 30-day review period.

2.04 Address Numbers. Curb numbers will not be approved unless required by municipal authorities for police and emergency services.

2.05 Air Conditioning Equipment. Committee approval is required. Window units installed at street level must be located in a "side yard" or "rear yard" and must be "screened" from adjacent properties. Installation of air conditioning equipment

above street level will not be permitted unless totally "concealed", see definition in Section IV. For air conditioner equipment installed at ground level, considerations will include, but may not be limited to, screening, location, and specific proximity to neighbors living spaces. No rooftop installations will be approved.

2.06 Antennas/Satellite Dishes.

The Telecommunications Act of 1996 ("Act") was signed into law on February 8, 1996. Pursuant to the Act, the Federal Communication Commission ("FCC") adopted a rule effective October 14, 1996 ("the FCC Rule"), preempting certain restrictions in the governing documents of homeowner's associations concerning the installation, maintenance, and use of direct broadcast satellite ("DBS"), television broadcast ("TBS"), and multi point distribution service antennas ("MMDS") ("antennas/dishes"). In response to the FCC Rule, and due to the development of recent technology, the Architectural Control Committee adopted the following reasonable restrictions and guidelines governing installation, maintenance, and the use of antennas/dishes in the best interest of the Homeowners and consistent with the FCC Rule.

A. Antenna size and type.

1. DBS and MMDS antennas/dishes that are 24 inches or less in diameter and for personal use of a homeowner may be installed. DBS and MMDS antennas/dishes larger than 24 inches are prohibited. High Definition dishes larger than 24 inches may be approved but will face additional scrutiny as to location, particularly on golf course lots.
2. All antennas/dishes not covered by the FCC Rule are prohibited.
3. HD Satellite Dishes

B. Location.

1. All antennas/dishes shall be installed with emphasis on being as unobtrusive as possible to others in the community. To the extent that reception is not substantially degraded or costs unreasonably increased, all antennas/dishes shall be screened from view from any street, the golf course and nearby lots to the maximum extent possible, and placement shall be made in the following order of preference:
 - A. Inside the structure of the house, not visible from the street or golf course;
 - B. "Rear" yard or "side" yard, mounted on the house, or on the ground next to the house. In each case the least visible location below roofline is desired. If visible from the golf course owners will be required to screen the dish from the golf course by planting appropriate and approved shrubbery.
 - C. "Side" yard in front of wing fence, screened by and integrated into landscaping;
 - D. "Front" yard placement will be approved as a last resort and must be screened by and integrated into landscaping;
 - E. Back or side roofline on opposite side of home from golf course green or tee box where applicable.

If more than one (1) location on the property allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.

2. If the selected site is not inside the structure or in the "rear" or "side" yard below the fence line (B.1.a. and B.1.b.), the Owner shall complete a notification form and deliver it to the Association, along with a statement signed by the Owner and the installer of the antenna/dish stating that all

positions, described in paragraph B.1., have been tried in order of rank, and that the site of installation is the first site whereby an acceptable quality signal can be received. For example, if an acceptable quality signal is available from a site in the "rear" yard below fence level, sites listed below B.1.b. (c., d., e., and f.) are not acceptable.

3. Antennas/dishes shall not encroach upon common areas or any other Owner's property.

C. Installation.

1. All installations must comply with all applicable building codes and other governmental regulations, and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any mast installation must strictly comply with FCC guidelines.

2. All antennas/dishes shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.

3. Owners are responsible for all costs associated with the antenna/dish, including but are not limited to costs to install, replace, repair, maintain, relocate, or remove the unit.

4. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Antennas/dishes, masts, and any visible wiring not of standard colors black or gray may be required to be repainted to match the exterior of the home.

5. Except as otherwise provided herein above, to the extent not prohibited by the FCC Rule, approval of the location, height, materials and other features regarding the appearance of any antenna/dish shall be submitted in accordance with the Homeowners Declaration.

2.07 Awnings. Committee approval is required. The color shall be complementary to the exterior of the residence. No front yard awnings will be approved. In general, approved awnings will need to be retractable and not permanent. Must be maintained to original color and condition.

2.08 Balconies. See Decks, Section 2.20.

2.09 Basketball Backboards, Portable Basketball Goals and Permanent Basketball Backboards.

A. ACC approval is required for all permanently installed backboards mounted above the garage although goals mounted above front load and courtyard garages are not allowed.

B. All other backboards and goals must be submitted for Committee approval.

Criteria for consideration will include, but may not be limited to:

1. Proximity of goal to adjacent houses

2. Adequate visual screening and lot location in rear and side yard applications

3. For permanent goal applications sleeve shall not protrude more than four (4) inches above the ground

4. Portable goal applications will require approval from the Committee.

Note: For Sport Courts see Section 2.78.

2.10 Birdbaths. Committee approval is not required for one (1) birdbath if it is less than three (3) feet tall, including pedestal and of a width or diameter proportional to height as long as the color and theme blends with surrounding property, except that Committee approval is required for those applications adjacent to the golf course. Placement of additional units requires Committee approval, as does placement of any unit adjacent to the golf course. Refer to Section 2.49, Ornaments.

2.11 Birdhouses and Birdfeeders. Committee approval is not required for one "rear" yard installations as long as the color and theme blends with surrounding property, except that Committee approval is required for those applications adjacent to the golf course. Size is limited to 1' x 2' x 18". Additional units or location in "front" or "side" yard requires Committee approval. If the birdhouse or birdfeeder is to be pole-mounted, the maximum height shall be six (6) feet from grade to top of feeder. Attracting any undesirable species may be considered a nuisance under Article X, Section 15 of the Community Declaration.

2.12 Boats. See Motor Vehicles/Recreational Vehicles, Section 2.47.

2.13 Business Activity from a Residence. The owner of a residential site may use his property for professional or other home-based occupations so long as there is no external evidence thereof and no unreasonable inconvenience to the neighbors is created. Each Residential Site shall be improved with a Dwelling Unit and used solely for (a) one Common Household Group for residential living purposes and such purposes as are customarily incident thereto, and shall not be used at any time for business, commercial or professional activities; provided, however, that (b) an Owner of a Residential Site may use his Dwelling Unit for professional or other home occupations so long as there is no external evidence thereof and no unreasonable inconvenience to the neighbors is created, and (c) the Owner of such Site may rent or lease a Dwelling Unit constructed on the Site for residential living purposes for a term of at least thirty (30) days, pursuant to a written lease or rental agreement. The terms of any such lease or rental agreement shall be subject in all respects to the provisions of the Community Declaration, the Articles of Incorporation, the Bylaws of the Homeowners Association, and these guidelines and shall provide that failure by the lessee of such Dwelling Unit to comply with the terms of any such documents shall constitute a default under the lease or rental agreement. Considerations for continued approval of a business activity will be based upon, but not limited to the following criteria: trash, sound, odor, signage, traffic, vehicles, parking, deliveries, employees, and impact to neighboring properties. Homeowners should also contact Lincoln County for zoning restrictions regarding home-based businesses.

2.14 Campers. See Motor Vehicles/Recreational Vehicles, Section 2.47.

2.15 Car Covers. Not permitted.

2.16 Carports. Not permitted. See Motor Vehicles/Recreational Vehicles, Section 2.47 for allowable methods of vehicle storage.

2.17 Clothes Lines and Hangers. Not permitted.

2.18 Commercial Vehicles/Trailers.

A. A commercial vehicle is defined as, but is not limited to, a vehicle that has a business name or logo on it, and/or has equipment racks or equipment attached. Trailers used to carry equipment or tools are considered commercial vehicles. Box or flatbed trucks are prohibited. All commercial vehicles shall be parked in the garage unless Committee approval has been given to park in the driveway. Such approval will be based upon but not limited to curb appeal, effect on safety and street traffic, size and type of vehicle, signage and attached appurtenances. However, approval will not generally be given. Commercial vehicles will not be given approval to be parked in the street.

B. Emergency vehicles may be parked on a street or driveway if the owner is required, as a condition of his/her employment, to keep the vehicle available at his/her residence during certain times as an emergency service provider, and all of the following criteria are met:

1. The vehicle has a gross vehicle weight rating of 10,000 pounds or less;
2. The Owner is a member of a volunteer fire department or is employed by an emergency service provider;
3. The vehicle bears visible designation of the emergency service provider; and
4. The parking of the vehicle does not obstruct emergency access or interfere with the reasonable needs of other Owners within the Homeowners. The owner of a vehicle that fits this criteria must provide proof to the Architectural Committee by submitting a letter from his/her emergency service provider employer verifying that the employee is required to maintain this emergency vehicle at his/her residence as a condition of his/her employment and specify for what periods of time and must also register the vehicle by completing and submitting an emergency vehicle registration form to the Covenant Compliance and Assistance staff. Emergency service provider is defined as a primary provider of emergency firefighting, law enforcement, ambulance, emergency medical, or other life-safety emergency services.

2.19 Compost. Committee approval is required. Container shall not be immediately visible to adjacent properties or streets, and odor must be controlled. Underground composting is not permitted.

2.20 Decks. All deck additions or improvement require Committee approval. Approval will generally be granted if they meet the following conditions. If the deck:

- A. Is installed directly behind the house;
- B. Does not extend beyond the sides of the house;
- C. Is constructed of redwood or cedar, stained, pressure-treated wood, Trex or comparable product, in a natural wood color or stained natural tone;
- D. Is not larger than 25% of the total backyard area;
- E. Is not covered.
- F. Decks can not be constructed on or over utility easements and cannot exceed mandatory county setbacks.
- G. Color must be similar to, or generally acceptable, as complimentary to the house.
- H. Deck piers on golf course lots require wrapping of approved materials

2.21 Deck Cover. Committee approval is required for any type of deck cover. Considerations will include, but may not be limited to, the following criteria:

- A. Materials shall match existing house.
- B. Plan shall denote dimensions and distances from property lines.
- C. Plan shall include side and rear elevations.
- D. Minimum roof pitch is 3:12 (for every foot of run, roof must rise two inches) but should match existing pitch as close as possible; plan must show how rooflines integrate between the house and cover.
- E. To enclose a deck cover, please see additions in Section 2.3.

2.22 Disability Accessibility. Committee approval is required. Such items shall include, but may not be limited to, ramps, railings, landings, lifts, and hard surface (paving) alterations. Considerations will include, but may not be limited to, integration into the landscape and if the improvement is complementary to the home including materials, colors and screening.

2.23 Dog Runs/Dog Houses. Committee approval is required and will not generally be approved. Golf Course lots will face additional scrutiny for approval purposes.

2.24 Doors. Committee approval is not required for the addition of screen/storm or other doors, if no modification to the framing is required, and materials and color are complementary to the house. If style of door is not similar to existing door, approval is required. Security enhancements for doors and windows (i.e., bars and grills, etc.) and doors with decorative features require approval.

2.25 Drainage. Committee approval is required for any change affecting drainage. Article X of the Homeowners Declaration requires that there be no interference with the established drainage pattern over any property except as approved in writing by the Architectural Control Committee. The established drainage pattern means the drainage pattern as engineered and constructed by Developer/Builder prior to (or in some cases, immediately following) conveyance of title from Developer/Builder to the individual homeowner. Landscaping should conform to the established drainage pattern. When installing landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or pooling near or against the house foundation, walkways, sidewalks and driveways. Water should flow fully over walkways, sidewalks and driveways into the street. The Architectural Committee may require a report from a registered civil engineer as part of landscaping or improvement plan approval. Sump pump drainage should not discharge directly onto adjacent properties.

2.26 Driveways. Committee approval is required for modification or expansion of driveways. Driveways are considered those areas used by motor vehicles and do not include areas that are strictly used as walkways.

All submittals for expansions shall be based upon the following criteria:

- A. Visual impact and consistency within the neighborhood;
- B. Must be installed adjacent to existing driveway and not extend into the front or side yard;
- C. Material must match existing driveway or a material to complement the surroundings (patterned, colored or stained concrete, or other suitable driveway material);
- D. Parking/storing equipment or trailers is not permitted.

2.27 Fences. All fences and walls must be approved by the Committee as to location, size and materials. Fences, walls, and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements. Every effort must be made to retain the feel of open spaces. Walls, fences, copings, or boundary plantings may not be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads.

Except for special cases where, subject to Committee approval, walls, fences, copings, or boundary plantings are permitted for the creation of privacy on Lots adjacent to the golf clubhouse, parking lots, tennis courts, or swimming pool, no wall, fence, coping, or boundary planting may be constructed on the boundary line of any Lot where it adjoins the Golf Course, including but not limited to the golf course, lake, clubhouse, parking lot, and swim and tennis facilities.

Except where prohibited by existing landscape easement areas as defined in Article VIII of the Declaration, approved perimeter fencing is allowed on Lots not contiguous to the Golf Course. Fencing on golf course lots will require a 35' setback from property line.

Recommended fencing is black aluminum or black wrought iron to contain children and permitted animals within a yard. Wrought iron with brick or stone piers is also recommended. Prefab wood fencing will not be permitted within the community. Chain link fences are not permitted, unless specifically approved by the Committee for a tennis court, and, in this case, the chain link fence shall be vinyl clad: Maximum height for walls is 6' and fences 4', except that a 10' high fence may be allowed in conjunction with tennis courts. The Committee will review requests for height increases and material usage variance on a case-by-case basis.

Homeowners who installed approved split rail fencing prior to December 31, 2006 are grand-fathered for repairs. New installations on these Lots shall be for approved fencing by the ACC.

All retaining walls built anywhere on Lots should be made from stone, keystone, brick, landscape ties or other approved materials. Final design and materials must be approved by the Committee.

No fence or wall shall extend beyond the front setback line (or front and side setback line[street side only] on any corner lot) of each residence constructed or to be constructed, with the exception of fencing or walls constructed and erected by the Developer and its assigns. All fences, walls, and enclosures are subject to the approval by the Committee

2.28 Firewood Storage. Committee approval is not required for storage of one (1) cord or less. Must be located in the "side" or "rear" yard, must be neatly stacked, must not be located so as to block established drainage patterns, and must be screened from view. All other wood must be stored in an approved enclosure or "screened" from view.

2.29 Flag Displays

Subject to and in conformity with the provisions of NCGS §47F-3-121, the following rules and Guidelines apply:

A. Flagpoles. Committee approval is required based on the following criteria:

A flagpole, either free standing or deck/wall mounted, for display of the American Flag, college or pro teams, seasons, holidays, or other flags in good taste are permitted subject to Committee approval of the size, placement, color, finish and design. No flagpole can be used as an antenna.

1. Shall be a minimum of five feet from all property lines;
- 2) Must be silver or bronze in color and a residential style, not commercial grade;
- 4) May not exceed the roofline of the house;
- 5) May not be illuminated

B. Service Flags. A single Service Flag no larger than 18 inches by 32 inches that signifies the service of a homeowner or homeowner's immediate family in the active or reserve military service of the United States during a time of war or armed conflict is permitted on the inside of a window or door large enough to accommodate the entire flag.

2.30 Garbage Containers and Storage. See Trash Containers, Enclosures and Pick-up, Section 2.85.

2.31 Gardens – Flower. Committee approval is not required unless flower bed(s) will be raised. See Retaining Walls Section 2.65. Plant material must be live, not plastic or silk. All flower gardens must be weeded and carefully maintained.

2.32 Gazebo. Architectural Control Committee approval is required and gazebos will not generally be approved. Golf Course lots will face additional scrutiny for approval purposes.

2.33 Golf Carts. The Verdict Ridge HOA Board of Directors approved the following applicable to the Association's Common Areas and specifically the roadways. Despite the fact that most Verdict Ridge roadways are private streets, **the Board's intention is to mirror public law and policy as much as possible to promote safe driving conditions for both the drivers and passengers of golf carts and motor vehicles.** The Board's position is that the operation of a golf cart on Verdict Ridge roadways is not a right, but a privilege.

Private Golf Cart Policy Adopted September 10, 2008

The purpose of this policy is to provide guidelines for private golf cart usage and registration within Verdict Ridge, primarily to ensure the safety of residents. A secondary concern is to advise homeowners of the insurance and liability issues associated with golf cart usage.

Research was conducted on models for private golf cart usage and registration within established neighborhoods (e.g., Peachtree City, Bald Head Island, etc.).

The current Declaration of Covenants, Conditions, Conditions and Restrictions, for Verdict Ridge addresses the topic of golf carts as follows:

Article X, Section 15: Use Restrictions

10. No mobile home or house trailer, camper, camper top, motor home, commercial vehicle of any kind, boat or boat trailer or golf cart shall be parked, kept or permitted to remain on

the street adjacent to any lot, driveway or anywhere on the lot where it would be visible from the street, another lot, the Verdict Ridge Country Club or Golf Course.

11. Under no circumstances shall the Declarant, the Board of Directors, Association, the Club Owner or the operator of the Golf Course be held liable for any property damage, personal injury or legal consequences resulting from the use of personal golf carts of club-owned golf carts on areas within the Verdict Ridge Development, including but not limited to, Common Areas, Streets and Right-of-ways. Each owner hereby acknowledges and agrees that the use of personal or club owned carts upon Common Areas, Streets (whether privately owned or publicly owned) and Right-of-ways within the Verdict Ridge Development, is not authorized and expressly assumes the risk, including, but not limited to, the risk of property damage, personal injury or legal consequences, for themselves and on behalf of any minor children. The Club Owner reserves the right to limit the use of personal carts of Club Property in accordance with Article XI.

The Homeowners Association Board of Directors subsequently realized the need to provide more specific guidance regarding the issue, particularly concerning safety. For example, a study conducted by researchers in the Center for Injury Research and Policy of The Research Institute at Nationwide Children's Hospital found that the number of golf cart-related injuries rose 132 percent during the 17-year study period. According to the study, published in July 2008 issue of the American Journal of Preventive Medicine, there were an estimated 148,000 golf cart-related injuries between 1990 and 2006, ranging from an estimated 5,770 cases in 1990 to approximately 13,411 cases in 2006. **More than 30 percent of golf cart-related injuries involved children under the ages of 16.**

Therefore, the Board of Directors has adopted the following detailed guidelines as an amendment to the broad coverage contained in the Covenants:

Registered owners are responsible for the safety and responsible operation of their golf cart, regardless of who is driving the golf cart.

Golf cart owners can be held criminally and civilly liable for acts committed by persons operating their carts. Violations committed through the operation of a golf cart can affect a drivers' license.

- **All existing** golf carts must be registered with Superior Association Management, LLC.
- New golf carts must be registered within 15 days of purchase, transfer, or relocation. Unregistered golf carts are not permitted.
- **Registration forms** are located on the HOA website www.verdictridgehoa.org
- Registration forms must be completed by a current homeowner.
- Proof of insurance is required at registration. **NOTE:** Golf carts are not typically covered under homeowner's insurance policies.
- Numbered decals are used to show valid registration and are required to be displayed prominently on the front of the cart.
- Registered owners are responsible for damage or injury inflicted by their registered golf cart. The Developer or HOA may repair any damages inflicted by a golf cart and bill the registered owner for associated fees.

Eligible Drivers

- Persons age 16 or older with or without drivers licenses (unless license has been suspended or revoked)

- Persons 15 years old with a valid learners permit (unless suspended or revoked) in their possession. If unaccompanied by a parent/grandparent, or person 18 or older, they may drive accompanied by up to one other person who must be at least 15 years old, or may be accompanied by up to 3 immediate family members.
- Persons 15 years old with NO learners permit must be accompanied in the front seat by a parent, grandparent, legal guardian, or a person age 18 or older with a valid driver's license.
- Person 12, 13, & 14 years old must be accompanied in the front seat by a parent, grandparent, or legal guardian.
- No person under 12 years of age may drive a cart.

Safety

- Normal rules of the road apply to golf carts. All operators must abide by all traffic regulations applicable to vehicular traffic.
- **Pedestrians should be given right of way by golf carts.**
- An audible warning is required from operators of golf carts when approaching pedestrians from the rear.
- Occupants must remain seated while cart is in motion. Standing in or on a cart in motion is expressly prohibited.
- No one may sit in the driver's lap while car is in motion.
- Carts driven at night must be equipped with functional headlights and tail lights.
- Golf cart capacity may not exceed the number of seats in the cart (typically 3) with a maximum of 5.
- Golf carts must be capable of safe operation, including operational brakes, and steering, tires in good condition, etc.
- Golf carts may not be used for unsafe purposes (pulling bikes/skaters, racing, etc.).

General Guidelines for Usage

- Electric and gas carts are permitted.
- Maximum speed of golf carts is limited to 20 mph.
- All laws and ordinances relative to alcohol, including open container laws and driving under the influence (DUI), that apply to traffic on the streets also apply to golf carts.
- Golf carts without lights may only be used in daylight (30 minutes after sunrise, 30 minutes after sunset).
- Golf carts should utilize existing parking spaces at club facilities unless otherwise directed by club personnel.

The owner of a golf cart and/or any person using a golf cart on roadways assumes the risk of property damage, personal injury or death. The Association shall in no manner be responsible to any such owner/and or user or any third party for any liability arising from or connected with the use of a golf cart on a roadway, whether in compliance with, or in violation of, this rule. Refer to Covenants Article X, section 15 subsection 11.

2.34 Grading and Grade Changes. See Drainage, Section 2.25.

2.35 Greenhouses. Committee approval is required. See Accessory Buildings, Section 2.2. Approval will not generally be given.

2.36 Hot Tubs. Committee approval is required. Committee recommends that unit be an integral part of the deck or patio area and/or the landscaping. Hot tub must be installed in "side" or "rear" yard with appropriate screening so as not to be immediately visible to adjacent property owners. All hot tubs shall be a minimum of seven feet off any property line.

2.37 Inoperable Vehicles. Inoperable vehicles (legally and/or mechanically) shall not be repaired, constructed or allowed to remain on any portion of the Property or on any private or public street in such a manner as to be visible from any other property. No vehicles shall be parked on landscaped areas (i.e., rock, sod, mulch, etc.).

2.38 Irrigation Systems. Underground manual or automatic irrigation systems will not require approval of the Architectural Control Committee. See Irrigation, Section 3.10.

2.39 Kennels. Are not allowed for commercial purposes. See Dog Runs/Dog Houses, Section 2.23.

2.40 Landscaping.

A. Committee approval is not required in the following circumstances:

1) If you are replacing dead or dying landscape elements with the same type of landscape elements; 2) If you are creating a flower bed in an area constituting no more that 20% of your front, rear or side yard which will not affect drainage;

B. Committee approval is required for landscaping when the plan includes:

1) Retaining walls or grade changes; 2) Hardscapes or paving, which may include, but not be limited to pavers, sidewalks, patios, rock beds, stone paths, etc; 3) less than 50% sod in the "front" and/or "rear" yards (or "side" yards if they are wider than 15 feet); 4) or if the lawn area will be seeded; 5) or if the property adjoins open space or the golf course(see View and Solar Obstructions, Section 2.89); 6) or if the newly planted vegetation will grow taller than four (4) feet tall or four (4) feet wide at maturity. Blocking of neighboring views will not be permitted.

NOTE: In general, all landscaping plans are required to be submitted to the ACC.

C. Watering Restrictions: During times of drought emergency, when watering restrictions are imposed by Lincoln Water and Sanitation District limiting the amount of water that a homeowner may use, it is suggested that homeowners continue to irrigate as permitted by the watering restrictions to keep landscape alive. Once watering restrictions are lifted, homeowners shall be allowed a reasonable and practical opportunity, as defined by the Architectural Committee, with consideration of applicable local growing seasons or practical limitations, to reseed and revive turf grass before being required to replace it with new sod. For determination of the time period ACC will allow for reseeding and revival of turf grass, homeowners should contact the Covenant Compliance and Assistance staff to submit and obtain approval of the owner's plan for the revival or replacement of damaged or dead turf grass.

D. Landscape Installation and Seeding: If lawn area will be seeded, please be aware that if the first attempt at seeding is not successful, you may be required to install sod in order to be in compliance with the installation requirement outlined below.

Landscaping of all yards shall be installed within ninety (90) days after Recordation of a deed of a Residential Site to an Owner, or within such longer period as may be approved in writing by the Architectural Committee. Landscape installation extensions should be requested in writing and may be approved by the Committee under certain circumstances. The Committee will consider the impact of the requested extension on neighboring property owners. The owner shall install and thereafter maintain landscaping on the Residential Site, including the area between the boundaries of the Residential Site and the pavement or curbing of the street, also known as the Street Border Area. Full description can be found in Covenants Article XII Section 2.

2.41 Latticework. Committee approval is required for any type of trellis or latticework.

Considerations by the Committee in granting approval to install lattice will be:

- A. Framing, structural and anchor components;
- B. Location;
- C. Height;
- D. Color;
- E. Material (i.e., plastic or wood)

2.42 Lights and Lighting. Committee approval is required to modify a lighting plan or add exterior lighting. Therefore, the use of motion detector spotlights, floodlights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires Committee approval. Considerations will include, but may not be limited to, the visibility, style, and location of the fixture. Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties (bullet-type light fixtures are recommended). Holiday lighting and decorations do not require approval. It is recommended that they not be installed more than 30 days prior to the holiday. They must be removed within 15 days following the holiday.

2.43 Mailboxes. The conforming style as installed by the developer must be used. Mailboxes are to be maintained by the homeowner. Mailboxes that are fading, paint peeling, rusting, dented or damaged, leaning, etc, must be repaired and maintained by the homeowner to prevent dilapidation. Seasonal decorations are permitted and must be removed in a timely fashion.

2.44 Maintenance of Property. Appropriate maintenance of all aspects of homes and yards is important for homeowner value as well as community aesthetics. Typical non-compliance includes overgrown or insect infested lawns, untrimmed shrubs, damaged trees, crumbling sidewalks, driveways or house stucco, deteriorating home siding or roofing, sagging gutters, need for repainting, etc. Adherence to this requirement will be pursued in the normal process for any non-compliance matter.

2.45 Motorcycles. All motorcycles shall follow the same restrictions as operable vehicles. For Motorcycles on trailers, refer to Motor Vehicles/Recreational Vehicles, Section 2.47.

2.46 Motor Homes. See Motor Vehicles/Recreational Vehicles, Section 2.47.

2.47 Motor Vehicles/Recreational Vehicles. No “recreational vehicles”, “campers”, campers on/off a vehicle, “boats”, “mobile homes”, “horse trailer” or other “trailers”, “tractors”, “motor homes” or “trucks” (other than a pickup truck that is not oversized) may be stored in such a manner as to be visible from any other property for longer than 72 hours in a seven (7) day period, except as may be approved in writing by the Architectural Control Committee for reasons such as out of town guests with a recreational trailer. For the purposes of this guideline, all of the above referenced vehicle types shall be considered “recreational vehicles” or RVs. The application of this guideline shall not be limited to only those types of vehicles listed. The Architectural Control Committee shall review any other vehicle type not listed on a case-by-case basis. Such vehicles may be kept only within garages or enclosed structures approved by the Committee. Periodic movement of the vehicle for the purpose of circumventing this standard shall not qualify the vehicle for exception from this standard. The purpose of the 72 hours is to load and unload the RV, not to provide storage/parking for the unit. RVs must be stored/parked in the garage, off-site, or as otherwise approved in writing by the Architectural Control Committee. No vehicles shall be parked on landscaped areas (i.e., rock, sod, mulch, plants, etc.). See Inoperable Vehicles, Section 2.37.

2.48 Nuisance Behavior. Residents and visitors of Verdict Ridge are expected to exhibit personal behavior at all times which is acceptable for community standards. Unacceptable (nuisance) behavior is admittedly difficult to precisely define, but generally is such that upsets other reasonable individuals to the point that complaints are lodged. Complaints are handled in the standard non-compliance process. Typical complaints center on extended and or loud parties, vandalism, excessive electronic noise, unattended barking dogs, major car repairs, etc.

2.49 Ornaments. Committee approval is not required for one ornament installed in “rear” yard and of a height less than three (3) feet, except that Committee approval is required for those applications adjacent to the golf course. One “front” yard ornament less than 12 inches in height does not require approval, if ornament is at ground level, and color and design integrate into landscape. However, more than one ornament in front or rear yard will require a landscape plan be submitted to the Committee for approval.

2.50 Painting. Architectural Control Committee approval is required for all exterior painting, unless painting the same color. Dwellings with paint in poor condition may be asked by the ACC to re-paint. Paint condition is reviewed by evaluating street aesthetics and effects on the property values based on the condition of a home’s paint and curb appeal.

A. Paint review criteria can include, but is not limited to:

- 1) peeling and chipping;
- 2) fading;
- 3) oil spotting;
- 4) thinning and bleed through, which can include a previous paint color or the grain of the wood;
- 5) erosion or splash back;
- 6) bleaching;
- 7) rotting, warping, or buckling of trim boards or siding;
- 8) discoloration;

A paint submittal must contain the manufacturer’s paint chips or samples indicating a manufacturer’s color number (or name) and the respective location the homeowner would like to paint the color (i.e., base =F34A Sands of Time, trim=L99B Cool Water, and accent

=T43C Zen Green). Paint must be flat or low luster, (i.e., satin). Painting brick or stone is not permitted. Garage door(s) shall be painted the base color of the house, unless otherwise approved by the Committee. **Homeowners will be required to paint new colors directly onto house for approval purposes.**

B. In order to harmonize and provide consistency, considerations to grant specific colors will include, but may not be limited to:

- 1) the home's architecture;
- 2) the color and type of any stone or brick accents;
- 3) roof color;
- 4) the colors on homes in the surrounding neighborhood.

In general, soft, earth tones and non-stark or bold colors will be approved.

2.51 Parking. On-street parking by an Owner, family member or tenant is prohibited. However, this shall not prohibit temporary on-street parking by guests, service vehicles, homeowner's vehicles during temporary garage or driveway maintenance, and other reasonable purposes. On-street parking is permitted during the course of social or other events held by an Owner in/on such Owner's lot/home or on any permitted Common Area. The parking of vehicles across sidewalks so as to prevent safe pedestrian passage is likewise prohibited. Owners, et al., are encouraged to park all vehicles in garages. Any Owner may request the Board to grant a variance from the applicable rule. The variance may include conditions such as limitation on its use or duration. It should be noted that on-street parking blocks access of emergency vehicles.

2.52 Patio Covers. Committee approval is required. Considerations will include, but may not be limited to:

- A. Materials which shall match existing house;
- B. All dimensions and distances from property lines must be denoted on the plan;
- C. Side and rear elevations shall be included;
- D. The roof pitch must match the existing pitch on the home as close as possible;
- E. Plan must show how rooflines integrate between the house and the cover.

2.53 Patios. Committee approval is required. See Paving, Section 2.55.

2.54 Patios – Enclosed. Committee approval is required. See Additions and Alterations, Section 2.3.

2.55 Paving. Committee approval is required, for walks, driveways, patio areas or other purposes. Paving includes applications such as concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned, or exposed aggregate concrete pavers. All paving shall be a minimum of one foot off all property lines.

2.56 Pipes. Exterior pipes, conduits and equipment, such as radon pipes, must be approved. Adequate "screening" or painting to match house may be required.

2.57 Play and Sports Equipment. Committee approval is required. Play equipment may not be attached to a deck or main structure. Consideration should be given to adjacent properties, so as not to create an undue disturbance. The following must be taken into consideration - setback from property lines, with a two foot minimum, visual

“screening”, and for lots adjacent to open space, see View and Solar Obstructions, Section 2.89. Acceptable materials are wooden structures with limited plastic components. Other play equipment is to be stored out of view when not in use, particularly in the “front” yard. For playhouses, refer to Section 2.58. For properties adjacent to the golf course, the setback requirement from the golf course is thirty-five (35) feet. In general, play equipment including swing-sets should be of a natural wood or wood-like material and their design should integrate with their natural surroundings. No plastic or metal structured equipment will be approved. Likewise, no rope, no independent swings, or rope-suspended tires will be permitted. In general, when located adjacent to the golf course the equipment must be screened with appropriate shrubbery. Small toddler sets on deck and lawn are permitted as long as children in household still utilize equipment and should not be left out permanently.

2.58 Playhouses. Committee approval is required and generally will not be approved. See Section 2.02., Accessory Building. Plastic playhouses are not permitted.

2.59 Poles. Committee approval is required. See Basketball Backboards Section 2.9, Birdhouse and Birdfeeders Section 2.11, and Flagpoles Section 2.29.

2.60 Ponds and Water Features. Committee approval is required. Considerations by the Committee shall include, but may not be limited to, the following criteria:

- A. Must be integrated into landscape scheme;
- B. Set back shall be a minimum of five feet off all property lines;
- C. Must not affect existing drainage;
- D. Material and color must blend with the property theme
- F. Must be maintained at all times.

2.61 Pools. Committee approval is required. Above ground pools are not permitted. All submittals must include the following information:

- A. Denote placement of pool with dimensions on a site plan;
- B. Grading plan noting all alterations to grade;
- C. If a retaining wall is required, include all materials and dimensions;
- D. Materials such as concrete, cover, liner, etc.;
- E. Location of pool equipment and screening plan;
- F. Fencing around pool noting any existing fencing.

One (1) wading pool, if less than 18 inches high and eight (8) feet in diameter, per property, is permitted on a temporary basis without prior approval, if placed in the “rear” yard. See Hot Tubs, Section 2.36.

2.62 Radio Antennas. See Antennas/Satellite Dishes, Section 2.6.

2.63 Railings. Committee approval is required. Types include but are not limited to porches, decks, ramps, etc.

2.64 Rain Barrels. Committee approval is required. Homeowners should assure the barrel is a color that blends with the house and is generally concealed from view by vegetation. Rain barrels will be approved for side and rear yard applications only. Barrels visible from the street or golf course will not be approved.

2.65 Retaining Walls. Architectural Control Committee approval is required. Committee considerations for retaining walls will include:

- A. Shall not prohibit reasonable fencing of property lines;
- B. Must be a minimum of one foot off all property lines; and
- C. Shall not impact drainage.

Builder or Developer installed retaining walls shall not be removed or altered without prior Committee approval. See Landscaping Suggestions, Section 3.5.

2.66 Roofs (Replacement). Roof replacement requires Architectural Committee approval. **If you plan to change the color or material, Architectural Control Committee approval is required.** A sample illustrating color, style and material, will be required as part of the submittal if your choice of color and material is not already on file in the Architectural office. Roofs may be replaced with the same Level material, or upgraded to a higher "Level" as defined below. A replacement roof of a lower Level than the current roof will not be approved.

New roofing products are continually being developed and put on the market. At the present time, systems that will not be approved include metal roofs and rolled roofing. The final decision for approving changes to existing roof materials, style and color, will be made by the Architectural Committee on a case-by-case basis, following the standard submittal procedure.

2.67 Rooftop Equipment. Committee approval is required. Rooftop equipment must be submitted for Architectural Control Committee approval and must be painted a color similar to or generally accepted as complementary to the exterior of the house. All rooftop equipment shall be installed so as to minimize its visibility. Examples include skylights, vents, wind-vanes and lightning rods. For more information regarding solar energy devices see Section 2.76.

2.68 Satellite Dishes. See Antennas/Satellite Dishes, Section 2.6.

2.69 Saunas. Committee approval is required. If a structure is more than 24 square feet and/or over six (6) feet high, it shall be considered an accessory building. See Accessory Buildings, Section 2.2.

2.70 Screen Doors. See Doors, Section 2.24.

2.71 Shutters. All exterior operable or motorized rolling shutters require Architectural Committee approval based on the following criteria:

- A. All exterior rolling shutters require Architectural Committee approval.
- B. Shutters may only be placed on the rear or side elevation.
- C. Each window must have its own shutter; one shutter may not be used to cover multiple windows.
- D. Materials: Slats should be no larger than 40mm, 2" aluminum (no pvc).
- E. Housing units should be no larger than 10" square and mounted in the soffit whenever possible.
- F. Colors must match the existing house. Housing units on stucco or brick veneer must match exterior finish color. Samples of curtain color shall be submitted for Architectural Committee approval.

- G. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application
- H. Shutters may not be installed on any primary or secondary egress window or door that is required for egress in accordance with all applicable building and fire codes.
- I. Exterior operable or motorized solar shades are preferred method of solar control.

2.72 Siding. If you wish to replace the current siding with the same material and color, Architectural Control Committee approval is not required. **If you plan to change the color or material, Architectural Control Committee approval is required.** Submittal should include a sample of material and color. Architectural Committee consideration will be given to consistency in each neighborhood and the style of the home.

2.73 Signs and/or Advertising Devices

Subject to and in conformity with the provisions of NCGS §47F-3-121, the following rules and Guidelines apply:

A. For Sale or Lease: One (1) temporary sign advertising the property for sale or lease, which is ground mounted, no more than four (4) feet high, and no more than two (2) feet by three (3) feet in dimension, and which is conservative in color and style, may be installed on the property. The standard Verdict Ridge yard sign is the only approved sign for properties for sale, rent or lease.

B. Temporary Trade Signs: A temporary trade sign pertaining to, but not limited to, contractors, landscapers, painters and roofers are only permitted in Verdict Ridge while the work is being performed and must be immediately removed when the work is completed.

C. Political Signs: Political signs are not permitted to be displayed on a homeowner's property or in a window except as permitted by law. No other signage shall be permitted without Committee approval.

2.74 Skylights. Committee approval is required. Each skylight unit should generally be three (3) feet by five (5) feet or smaller, and there should be three (3) or fewer skylight units per single roof slope.

2.75 Solar Energy Devices. Committee approval is required. While the Association encourages the use of energy devices that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community. Therefore, Committee approval is required for all roof-mounted devices, including solar devices, and the following standards shall apply with respect to the installation, maintenance, and use of roof-mounted devices and solar devices.

- A. Location; Installation. In connection with obtaining the Committee's approval of any roof-mounted device or solar device, the Owner shall provide the Committee with the following information: (i) the location that the device is to be installed on the property/structure, (ii) the type of device to be installed, (iii) the dimensions of the device, (iv) the proposed color of device, and (v) a pictorial/brochure of the device (if available). Following the Owner's submission of the required information, the Committee will either approve or deny the specific location for the installation of the device as requested by the Owner, or, if feasible, determine an alternate location, based on the following criteria:

- To the maximum extent possible, a roof-mounted device or solar device shall be installed so as to minimize its exposure when viewed from any other Privately Owned Site, Common Area, Homeowners Association Properties, street, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device or significantly increasing the cost of the device.
- The preferred location of the device shall be on the back roof of the residence and below the peak of the roof. Alternatively, the device may be pole-mounted in the rear area of a private yard below the fence-line and, to the maximum extent possible, shall be screened from the view of others by landscaping materials.
- All devices shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy.
- The total number of solar panels and other apparatus installed shall not cover more than 75% of any given roof section, unless to do so will have the effect of prohibiting the collection of solar energy.

The Committee will review other suggested locations/installations if the above are not feasible; provided, however, the Committee may require the applicant to provide the Committee with a written statement by a solar energy expert that the restrictions imposed by the Committee will have the effect of (i) substantially interfering with the collection of solar energy, and/or (ii) significantly increasing the cost of the device. In that case, the Committee will permit variances to these requirements to the minimum amount as is reasonably required to allow the device to function properly and to minimize any increase in the cost of the device to the Owner. All installations must comply with all applicable building codes and other governmental regulations, and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

B. Aesthetics. The Association encourages the Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device is to be installed. The color of the device and exposed pipes, panels and other apparatus must be approved by the Committee. The device shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape. All glazing shall be solar bronze or black with no white or clear glazing allowed.

C. Removal. Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration.

D. Effect of Approval. Committee approval in no way should be construed as a representation, guarantee, or warranty, etc. by the Architectural Committee or Verdict Ridge Homeowners Association, Inc. that collection of solar energy shall be adequate for the Owner's needs or that roof mounted or solar devices will remain undisturbed by vegetation or improvements located on surrounding properties.

2.76 Solar Shades. All exterior operable or motorized solar shades require Architectural Control Committee approval based on the following criteria:

- A. All exterior operable or motorized solar shades require Architectural Control Committee approval.
- B. Operable or motorized solar shades may only be placed on the rear or side elevation.
- C. Each window must have its own shade; all windows must be covered on the same elevation.

D. Shades must allow visible light transmittance, solid shades are not permitted. Shade colors must be submitted and are subject to review for compatibility with the home's base and trim colors.

E. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application.

F. Fixed solar shades and operable or motorized solar shades cannot be installed on the same elevation.

2.77 Solicitation. Door to door solicitation will be permitted by Verdict Ridge children for various School and / or Scouting fund raisers only.

2.78 Sport Courts. Committee approval is required and will generally not be given in Verdict Ridge. Golf course lots will face additional scrutiny during any consideration.

2.79 Sprinkler Systems. Committee approval is not required. See Landscaping Suggestions, Irrigation, Section 3.10.

2.80 Statues. See Ornaments, Section 2.49.

2.81 Storage Sheds. See Accessory Buildings, Section 2.2.

2.82 Swing Sets. See Play and Sports Equipment, Section 2.57.

2.83 Temporary Structures. Committee approval is required. Tents, shacks, temporary structures or temporary buildings are prohibited without the prior consent of the Architectural Control Committee, and except in unusual circumstances, such consent will not be given. Camping tents for occasional overnight sleeping by children do not require Committee approval if left up for no longer than a total of 72 hours in any seven (7) day period.

2.84 Trailers. See Motor Vehicles Trailers/Recreational Vehicles, Section 2.47 and Commercial Vehicles/Trailers, Section 2.18.

2.85 Trash Containers, Enclosures, and Pick Up. All trash containers must be stored either in the house/garage or in an approved enclosure. Containers must be screened from view of the street, neighbors, and the golf course. Committee approval for enclosures is required. Considerations will include, but not be limited to, location in "rear" or "side" yard, and abutting the house, proximity to neighbors' windows and outdoor living areas, adequate visual "screening." Trash enclosures shall comply with Fencing Guidelines for privacy fencing, see Section 2.27. Refuse, garbage, trash, trash containers, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or permitted to accumulate on any lot except within an enclosed structure or appropriately screened from view. On pickup days, trash may be placed on the street the evening prior to pickup. After pickup, trash containers must then be properly stored (appropriately "screened" from view) the same day as pickup.

2.86 Tree Belt and Right of Way. The grassed area (tree belt) between the sidewalk and the curb contains public utility easements. It is the homeowner's responsibility to maintain lawn and fertilize and trim the trees and other plantings in the same manner as to balance of their yards. Trees are to be kept trimmed in a manner so as not to obstruct pedestrian and vehicular traffic or obstruct signage and lighting (if provided) at a 13-foot clearance for emergency vehicles.

2.87 Tree houses. Shall not be permitted.

2.88 Tree removal - All tree removals, other than those 3 inches in diameter or smaller, must be approved by the Committee prior to any work being done. This includes damaged or diseased trees as well.

2.89 Trucks. See Commercial Vehicles, Section 2.18, and Motor Vehicles/Recreational Vehicles, Sections 2.47.

2.90 View and Solar Obstructions. Lots adjoining open space or the golf course have "view" rights. No vegetation or other improvements shall be planted, constructed, or located of a height as to unreasonably obstruct "the view" from any other lot in the vicinity, or so as to unreasonably obstruct the operation of any previously existing solar energy installation. The Verdict Ridge Homeowners Association, Inc., and the Architectural Control Committee consider a protected "view", if applicable, to be established from the outdoor primary living area installed at the time of initial construction of the home; provided, however, that the Verdict Ridge Homeowners Association, Inc. and the Architectural Control Committee do not consider a protected "view" to be impaired in any way by future residential or commercial development constructed on property which is visible from any Privately Owned Site, if and when developed in accordance with zoning and permitted usage. Any and all "views" are subject to Declarant's Rights as more fully documented in the Governing Documents of Verdict Ridge.

Vegetation or improvements greater than four to six (4 to 6) feet in height located in the backyard of lots adjacent to open space or the golf course may be unreasonable because these locations may obstruct views from the adjoining property. Any vegetation or improvement located in the backyard on lots adjacent to open space or the golf course must meet the above criteria and receive the approval of the Architectural Control Committee.

The slope of the property will also be a consideration. Secondly, all landscape plantings more than three (3) feet away from the home structure, must be applied for and have ACC approval.

The above notwithstanding, any vegetation or improvement that was existing on a neighboring property at the time any complainant acquired their property shall be allowed to remain in place even if the property containing the vegetation or improvement is subsequently sold. See Landscaping, Section 2.40.

Some homeowners may potentially have other view rights that are not covered by the Homeowners Association's definition of protected views. Disputes arising from these issues have no internal remedy and must be handled in separate civil actions.

2.91 Vents. Committee approval is required. For rooftop vents see Rooftop Equipment, Section 2.67.

2.92 Water Systems. Committee approval is not required if the water system is completely contained within the dwelling unit and causes no architectural change to the exterior of the dwelling unit.

2.93 Wells. Not permitted. Wells existing prior to adoption of these guidelines (March 15, 2008) shall be allowed.

2.94 Windows, Replacement. Replacement of the same window size, color, and material is allowed without approval. **If you plan to change the color or material, Architectural Control Committee approval is required.** Considerations shall include, but may not be limited to, size, color, window style and style of home.

Note: Committee approval is required for ornamental and stained glass windows.

2.95 Windows: Tinting, Security Bars, etc. Committee approval is required. Tinting must be applied to all windows on the same elevation.

Note: Highly reflective and/or dark tinting is considered too commercial for residential applications. Security bars will not be approved on second story windows and other windows visible to the street.

2.96 Windturbines, Windvanes, Directionals, and any other Wind Driven Devices. Committee approval is required. Approval for decorative wind chimes is not required; however, if complaints are received due to excessive noise caused by wind chimes, homeowner will be required to remove them.

2.97 Wood Storage. See Firewood Storage, Section 2.28.

2.98 Yard/Garage Sales The Board of Directors has voted not to allow yard/garage sales in Verdict Ridge due to security and safety concerns.

III. LANDSCAPING SUGGESTIONS

3.1 General. The purpose of this section of the guidelines is to assist you in preparing an appropriate landscaping plan for your home site. Careful landscape planning and design of your site will greatly enhance the ultimate appearance of the Homeowners. The information set forth in this section is suggestive only, and not mandatory.

3.2 Slopes. In some cases, there may be relatively steep slopes on an owner's property. It is important to note that if slopes are left unlandscaped, severe erosion and silting may occur. As a result, it is recommended that the homeowner landscape the slope, as soon as possible after moving in. Slopes and banks should be planted with drought tolerant plants. Terracing, or surfacing with stone or other freedraining materials can lessen erosion of slopes. Loose aggregate or wood chips are not recommended on slopes unless measures

are taken to prevent erosion and displacement by wind and/or water. Slopes can also be seeded/planted with groundcovers, shrubs, and bushes to prevent erosion. Rock gardens are another technique to help prevent slope erosion and create a landscape amenity. Slopes given proper design treatment can become an attractive, interesting part of the landscape.

3.3 Drainage/Grading. Soils in this area of North Carolina may consist in part of a soil material commonly known as “expansive soils.” The prime characteristic of this material is that it swells when introduced to water. It, in essence, acts as a sponge. When this expansion takes place, extreme pressures are exerted on foundations and other man-made structures, which are placed in the ground, the results of which can cause severe structural problems to your home. Your home’s foundation and lot have been designed and engineered according to the latest state-of-the-art procedure for minimizing these problems. A potential hazard exists when proper drainage is not maintained and/or when these “expansive soils” adjacent to your foundation are subjected to excessive amounts of water. Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation that exists on their particular site at the time they purchased their home from the Developer. See guidelines under “Drainage” in the listing of specific types of improvements. Minor drainage modifications may be made to your lot providing you do not alter the engineered drainage pattern of the lot existing at the time the lot was conveyed to you from the Builder or the previous homeowner. Grading can be used to create berms, slopes, and swales that can define space, screen undesirable views, noise, and high winds. Grassed slopes of berms are suggested to not exceed three (3) feet of horizontal distance to one (1) foot of rise or vertical height (3 to 1 slope) in order to permit greater ease of mowing and general maintenance.

3.4 Soil Preparations. Individual soils testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand and fertilizer to optimize plant growth. Soil preparation is very important due to our soil and climate. Local nurseries may offer assistance in determining the proper quantity and type of soil amendment. After the soil has been amended, make sure that the existing drainage pattern is re-established on your lot. It is suggested that a minimum of three (3) yards per 1,000 square feet of organic material be tilled in six (6) to eight (8) inches.

3.5 Retaining Walls. Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stone walls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into wall design to permit water trapped behind them to be released. Timbers for walls or other landscape should be treated to resist decay. Walls should not be located so as to alter the existing drainage patterns, and should provide for adequate drainage over or through (by means of weep holes) the wall structure.

3.6 View and Solar Obstructions. (See View and Solar Obstructions, Section 2.86).

3.7 Screening Views and Directing Winds. Plant materials can frame pleasant vistas such as views of the golf course or open spaces. Less desirable views of adjacent land (e.g. roads) can be screened with dense coniferous plantings, earth mounds, fences, or walls. High velocity winds can be effectively directed by dense planting. Care

should be taken to respect and preserve views of adjacent lots, however, “view rights” are only applicable to lots adjacent to the golf Course.

3.8 Rockscapes. Boulders and cobblestones present an attractive alternative landscape element if used appropriately within the overall landscape composition. Large expanses or over 25% of any yard area, front and/or back, of this type material are not permitted. Check with the Architectural Control Committee.

3.9 Irrigation. It is recommended that watering be done during the morning or evening hours. One of the most common tendencies is to over-saturate your lot. We urge each homeowner to conserve water and as a result minimize problems on their own lots and on adjacent property owners’ lots caused by over-watering. This can be accomplished by watering in shorter cycles more often during the day. Several methods can be used to water your lawn: manual and automatic sprinkler systems and portable sprinklers. The following are some facts to consider in selecting the type and location of the sprinkler system:

- A. Size and shape of areas to be watered;
- B. Type of turf or ground cover;
- C. Available water supply and pressure;
- D. Environment of the area – wind rain, temperature, exposure and grades;
- E. Low spraying irrigation devices may help minimize wasted water due to wind;
- F. Installation of an irrigation system directly adjacent to front sidewalks may eventually cause deterioration to concrete and paved areas;
- G. Type of soil and its ability to accept water (local nurseries or do-it-yourself sprinkler stores have detailed information concerning the type and installation of irrigation systems);
- H. Drip irrigation systems are recommended for tree and shrub areas.

3.10 Paved Areas. Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks and steps. Materials that can be used to create attractive patterns and textures are brick, flagstone, stepping-stone, and pre-cast patterned or exposed aggregate concrete pavers. These materials are often more desirable than asphalt or poured concrete. It is suggested that paving materials be earth tone colors. Sufficient slope should be maintained in all paved areas to insure proper drainage.

3.11 Shade. Shade trees should be sized and planted so as to maximize the shade to the home and activity areas. Avoid shading a solar collector, or inhibiting the effectiveness of passive solar design measures. For example, broad-leaved deciduous trees screen out the intense summer sun, but allow winter warmth to penetrate. Trees and shrubs in general should not be planted within existing drainage swales so as to block designated drainage patterns. Tree trimming – As between homeowners, the homeowner of the lot upon which trees and other plants are planted may be liable for all damage to neighboring property in connection with such trees and plants, including damages from trimming and removal. Planting trees and other plants a sufficient and appropriate distance from your property line can reduce these risks.

3.12 Landscape Materials. Deciduous trees such as Maple, and evergreen trees such as White pines provide summer shade. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers, as well as providing a visual screen.

Shrubs such as junipers may be used individually or planted in groups. Shrubs can also be used in combination with trees as windbreaks or to add color and texture to the landscape. Low growing, spreading shrubs may be used as groundcover treatment and present an attractive method of reducing water consumption.

Ornamental trees such as flowering crabapples provide accent, color, and visual interest to the residential landscape and may be a more appropriate scale for small areas.

Groundcovers such as Creeping Ivy play an important role in consolidating the surface of fine-grained soils to prevent erosion and sedimentation. They may be useful as an alternative to a traditional blue grass lawn, especially on steep banks where they will also require less water than turf grass.

Garden flowers may be used as elements of seasonal color. Perennials and annuals should be considered. **3.13 Mulches.** Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Suggested minimum depth for mulches is three (3) inches. Mulches are typically used in shrubs and groundcover beds and consist of a variety of organic materials such as ground bark, wood chips, pole peelings or chipper chips. Suitable crushed aggregate of dark, earth-toned colors may be used as an alternative mulch material.

3.14 Landscaping Maintenance. Good, consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems:

- (a) Plant with regard to Verdict Ridge's climate;
- (b) Consider ultimate size, shape and growth rate of species;
- (c) Locate plants and irrigation heads out of the way of pedestrian/bicycle traffic and car bumpers;
- (d) Provide simple guying systems for trees for a minimum of two (2) years and wrap trees most susceptible to sun scald with burlap or paper during fall and winter months;
- (e) Make provisions for efficient irrigation; drain and service sprinkler systems on a regular basis and conduct operational checks on a weekly basis to insure proper performance of the system;
- (f) Provide good soil mixes with sufficient organic material – 30% per tilled depth is desirable;
- (g) Use wood mulch at least three (3) inches deep to hold soil moisture and to help prevent weeds and soil compaction (rock raises the temperature in beds);
- (h) Provide required fertilization, weed and pest controls, etc. as required for optimum plant growth;
- (i) Prune woody plants when needed; never prune more than 1/3 of foliage;
- (j) Space groves of trees or single trees to allow for efficient mowing;
- (k) Locate plants with similar water, sun, and space requirements together.

IV. DEFINITIONS.

4.1 Definitions.

Accessory building or shed: An incidental building used primarily for storage.

Boat: A boat is a structure designed for navigation on the water and is propelled by oars, paddles, sails or active power, and includes any object commonly understood to be a boat.

Camper Coach: An item of mounted equipment which when temporarily or permanently mounted on a motor vehicle adapts such vehicle for use as temporary living or sleeping accommodations.

Camping Trailer: A vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls, which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping and travel use.

Concealed: Requires that 80% of the area or object be hidden from the view of the adjacent properties, street, parks, and open spaces.

Dog Kennel: A structure where animals are individualized for purposes of boarding, breeding, or training or any type of commercial venture.

Dog Run: A contained space that is intended to allow one (1) or more animals free movement in the outdoors.

Elevation Drawing: A drawing that includes separate views of each exterior side of a building.

Legally Inoperable: A vehicle, which does not have a visible current valid license plate.

Mechanically Inoperable: A vehicle, which is not road-ready (flat tires, stored on blocks, missing windshield, headlights etc.).

Mobile Home: A mobile home is any type of trailer or vehicle body, regardless of any appurtenances, additions, or other modifications thereto, without independent active power, manufactured upon an integral chassis or under carriage and designed either for travel over the highways or for housing accommodations or both.

Motor Home: A vehicular unit, built on a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for recreational, camping, or travel use.

Open Space: Land that is non-irrigated natural areas that may contain a variety of easements. Parks, greenbelts, streetscape, etc. are not open space.

Ornament: A decoration that lends interest to the house and/or yard.

Paving: The use of asphalt, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers for walks, driveways, patio areas or other purposes.

Pickup Truck: A truck with a cab and standard truck bed. "Flat bed" or "stake bed" trucks shall be considered commercial vehicles.

Recreation Vehicle: For the purposes of these guidelines, RVs include "recreational vehicles", "campers", campers on/off a vehicle, "boats", "mobile homes", "horse trailer" or other "trailers", "tractors", "motor homes" or "trucks". A recreational vehicle is a vehicle-type unit often designed as temporary living quarters for recreational, camping, or travel use, and either has its own active power or is mounted on or drawn by another vehicle. Also included are vehicles used specifically for recreation, such as boats, jet skis, snowmobiles, etc.

Screened: Requires that 50% of the area or object be hidden from the view of the adjacent properties, streets, parks, and open space.

Sheen: Sheen is the degree of luster of a dried paint film. The Architectural Committee will approve paint with an angular sheen of 0-25 degrees for base and trim in approved colors.

Site Plan: A drawing showing to-scale the size and location of all new construction and all existing structures on a site, distances from lot lines, and drawn in accordance with an accurate boundary line survey.

Trailer/Trailer House: A trailer is any vehicle coupled to, or drawn, by any motor vehicle. A trailer house is a trailer designed to serve wherever parked as a dwelling or a place of business.

Truck Camper: A portable unit, designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational, camping or travel use. This does not include pickup trucks $\frac{3}{4}$ ton or less in size with a topper or shell that does not exceed the height of the cab.

Variance: A specific exception to Restrictions or Guidelines in order to overcome practical difficulties or to prevent undue hardship in the application of the Restrictions and Guidelines.

View: A view is established from the rear outside main living area of properties adjoining open space. A view, if applicable, is established with the initial construction of the home. A view cannot be established by additions such as a second story deck. See View and Solar Obstructions, Section 2.86.

Yard: (These are illustrated examples only.) F = "front" yard; S = "side" yard; R = "rear" yard