

Woods Edge HOA, Inc.
Community Guidelines

October, 2013

The following guidelines are based upon and simplified from the Declaration of Covenants, Conditions & Restrictions of Woods Edge and decisions of your Executive Board of to enhance the property appeal and to maintain property values. For more details please refer to your Declarations.

1. All lots are for single family residential purposes only and homes at least 1,350 square feet.
2. All structural, grading and architectural changes and additions must be approved in writing by the Architectural Control Committee.
3. No lot may be subdivided without the knowledge and prior approval of the Board of Directors.
4. No temporary housing is allowed. All garages, carports, storage areas etcetera must be of permanent construction. No more the 3,000 sq. ft. may be covered with impervious surface per lot.
5. No signs are allowed on any lot without permission of the Board. The Board shall allow standard "For Sale" or "For Rent" sign.
6. Nothing noxious or offensive or that may annoy or become a nuisance to the neighborhood shall be done. Owners must maintain their property. Lawns must be mowed, shrubs pruned, weeds pulled and driveway s kept clear of objects and debris. The Board of Directors shall determine what qualifies in this regard.
7. No farm animals or fowl shall be kept; only domesticated household pets.
8. No inoperative junk vehicles, large trucks, buses or other eyesores may be kept on the property. The Board will allow boats of 26 feet or less to be stored behind homes provided the backyard is screened by a six foot fence. Boats and RV allowed for up to 96 hours on driveways for cleaning and stocking in preparation for use. All vehicles must be parked in the driveway and not on the grass and extended on street parking is prohibited.
9. Fuel tanks, fire wood and such storage must be screened from view.
10. Trash receptacles must be screened from view except on collection days.
11. Fences are allowed provided they are made of wood or vinyl and are set back at least three feet from the front corner of the house. No chain link fencing is allowed except for backyard dog kennels. Such kennels must be screened from view by six foot perimeter fencing. No clotheslines are allowed.

All complaints of residents based on these regulations must be specific and in writing unless seen either by a Board member or management during inspections. Property owners will receive a warning letter or phone call when possible. Dues will be charged the first day of each quarter. They will be considered late after the first day of the following month and late charges after that time will be 10% of the balance owed to a maximum of \$20 per month per North Carolina Statues. Anyone in a hardship case who needs to establish a payment plan must contact the Board of Directors or management. The quarterly payment of the annual assessment is a convenience set by the Board of Directors. Owners who are chronically late may lose that privilege so that all dues are due for the year on January 1st.