

CHAPEL RIDGE



COMMUNITY-WIDE STANDARDS

Table of Contents

Introduction.....	3
Animals and Pets.....	4
Clotheslines.....	4
Combustible Liquids.....	4
Decorative Objects	4
Driveway/Street Markers.....	5
Exterior Maintenance.....	5
Fences, Walls and Hedges.....	7
Flagpoles and Flags.....	7
Garage Sales.....	8
Generators.....	8
Golf Course Areas.....	8
Guns.....	9
Lawn and Landscape.....	9
Lighting.....	12
Mailboxes.....	13
Nuisance.....	13
Pools, Hot Tubs etc.	14
Rental Properties.....	14
Satellite Dishes.....	15
Signs.....	15
(Political Signs)	16
Solicitation.....	16
Storage of Materials.....	16
Swing Sets/Play etc.....	17
Tree Removal.....	17
Vehicles.....	17
Wells/Rain Barrels. etc.	18
Due Process Chart.....	19

The majority of the Community Wide Standards direct you to where in the Declaration of Covenants or ARB guidelines you can find further detail. Sections in quotations are lifted directly from the Declaration. Changes to the Declaration require that 67% of the 848 potential votes are in the affirmative.

Community Wide Standards Introduction

As property owners we are committed to preserving and enhancing the physical and natural beauty of Chapel Ridge and the quality of life that makes our community a desirable place to live. As individuals we have responsibilities separate from those of the Board of Directors, the Architectural Review Board (ARB) and the management company which are laid out in the Community Wide Standards (CWS).

Every Community Wide Standard has at its heart a neighborly expectation of courtesy and responsibility toward those in your immediate vicinity as well as others in Chapel Ridge. Whether it's keeping the lawn looking healthy and attractive, keeping up with exterior repairs or checking with the ARB before installing lights by your patio, the CWS are there for you to better enjoy your neighbor's property, for them to appreciate yours and for everyone to enjoy the Chapel Ridge lifestyle. We all benefit when cooperation, harmony, goodwill, and pride of ownership are valued by community members.

The majority of violations by homeowners come about because the property owner is unaware that they are in violation of one of the CWS, the Declaration of Covenants, the ARB guidelines or other governing documents. This Community Wide Standards document is a quick reference guide to help you understand your responsibilities to the community.

Animals and Pets – Covenants 10.7, 10.8

“No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Unit, with the exception of dogs, cats, or other usual and common household pets in reasonable number, as determined by the Board. No animals shall be kept, bred or maintained for commercial purposes. All pets shall be on a leash or otherwise reasonably controlled by the owner whenever outside a Unit and shall be kept in such a manner as to not become a nuisance by barking or other acts. The owners of the pet shall be responsible for all of the pet's actions. Pets shall not be permitted on any golf course, in any lake, or within any Private Amenity except in compliance with conditions established by the owner of such Private Amenity. If, in the sole opinion of the Board, any animal becomes dangerous or an annoyance or nuisance in the Properties or to nearby property or destructive of wildlife, they shall be removed from the Properties. By way of explanation and not limitation, this Section may be enforced by exercising self-help rights provided in Section 4.3.”

- Animal owners are reminded that they must remove any animal feces deposited by their pet on their property, on the property of another, vacant lots or on common areas (including sidewalks) and must dispose of it in a sanitary manner so as not to diminish or destroy the enjoyment of the Properties.
- No pets are permitted off the owner's property unleashed.
- Property owners or occupants shall not allow any unhealthy, unclean, unsightly condition, foul or obnoxious odor to exist on their property.

Clothesline

There shall be no outdoor clothesline on any home site.

Combustible Liquid - Covenants 10.15

“There shall be no storage of gasoline, propane, heating or other fuels except for a reasonable amount of fuel that may be stored in containers appropriate for such purpose on each Unit for emergency purposes and operation of lawnmowers and similar tools or equipment and except as may be approved in writing by the ARB. The Association shall be permitted to store fuel for operation of maintenance vehicles, generators and similar equipment.”

Decorative Objects

Property owners enjoy enhancing the look of their porches, yard and landscaped beds and mulched areas with all sorts of decorative objects. Decorative objects are not functional to the house but can add a pleasant, welcoming view. How to address these widely differing opinions of what objects are in good taste is nearly impossible. Instead, the Standard for Decorative Objects limits the number and size of “yard art”. To keep our

community with an attractive, cohesive and uncluttered look the number and size of decorative objects are limited depending on the size of the property - less than one quarter acre, five (5) items; one quarter to 1 acre, six (6) items; 1 acre or more, seven (7) items. The back yard may contain an equal number of objects and is expected to maintain the same standard of care as the front. These items include but are not limited to fountains, bird baths, sculptures, decorative boards, planters, water features, lawn ornaments, bird houses and wind chimes. All decorative objects should blend with the current landscape. In addition:

- One large item between 48 and 60 inches either in height or in width is allowed per homesite.
- Garden/Yard flags on garden flag stakes may not exceed 12.5" by 18".
- Decorative and seasonal flags on house mounted poles are limited to 36" by 52".
- Planters, pots and fountains may not contain dead or artificial plants or standing water. Empty planters must be removed and not stored in landscaped areas.
- Seasonal decorative objects (i.e., fall, spring - not holiday) should be put out no more than two weeks before and removed no later than one week after the end of the season.
- All decorative objects must be clean and in good repair.
- Planters shall contain living botanicals and flowers.

Driveways, Street Markers

- The use of temporary protective markers/sticks can only be used on lots that are adjacent to or directly across from a property where there is home construction. Markers can be on the property at the street. After construction is completed, the temporary poles must be removed.
- Property owners may use temporary driveway markers in their driveway only during inclement weather for snow removal purposes.

Exterior Maintenance and Modification - Covenants 5.2, 9.1, 9.3 (b), 9.5(a), ARB 3.8, 4.15, 5.8, 5.9

Chapel Ridge is a community where pride of ownership is evident. The care and attention you give to maintaining the exterior of your home enhances its curb appeal, is appreciated by your neighbors and contributes to our reputation as a beautiful place to live. The items below describe those things which are important to maintain the standard of care for the exterior of homes throughout the community.

- The rear of the property is to be held to the same standard as the front.

- Each owner shall keep the exterior elements of their home in good order and repair including but not limited to painting, caulking, cleaning of roofs, exterior walls, doors, windows, trim, porches, railings steps, shutters, parking areas, patios, decks, arbors, pools, stone walls, fences, water features.
- Maintenance items such as replacement of same color/material such as trim, doors, windows, porch /patio repairs etc. do not require ARB review or approval. Other modifications such as a change in color scheme, new patios, gardens and landscaped beds require ARB review and approval.
- External ornamental features (columns, cupolas, shutters etc.) shall be firmly attached and in good repair. Identical material and color replacement does not need ARB approval.
- Siding, roofing, chimney caps, stone and guttering must be maintained and if detaching or excessively deteriorating must be replaced. Identical replacement does not need ARB approval.
- Driveways should be cleaned to remove mold, mildew, staining and repaired of significant cracks.
- Gutters shall be maintained so that no debris is visible from the street/neighbor.
- Painted surfaces must be cleaned and or repainted if excessively stained, faded or chipped. If paint color is identical to the original no ARB approval is needed.
- Pressure washing of home exteriors must be regularly maintained. All wood and siding shall be adequately painted. Power washing and other means of controlling algae, mold and mildew on any structure's exterior, including mailboxes shall be routinely practiced.
- Window screens must be in good condition and not warped, buckled, torn or deteriorated.
- Installation of access/egress ramps must be approved by the ARB.
- Installation of room air conditioners is discouraged and requires ARB approval.
- Any change to the landscape lighting not part of the original builder's plan or the most recently ARB approved plan must be approved by the ARB. (Covenants 9.5iii)
- Major modifications including swimming pools, hot tubs, room or garage additions, gazebos, sun porches, decks, hardscapes, water features and patios require ARB approval.
- Modification to interior porches, screened porches need ARB approval. (Covenants 9.1)
- Any property owner may request a review of exterior installation/modifications that were not reviewed by the ARB. The CRCA Board reserves the right to review such installation/modification and has the right to require revision thereof.
- The personal property of any homeowner (toys, bicycles, storable sporting equipment etc.) shall be kept inside the Owner's Dwelling Unit/garage except for porch, patio furniture and accessories. Other personal property commonly kept outside must be neat appearing and in good condition.

- If the homeowner fails to keep the property in good repair according to CRCA guidelines, the Association will process violations in accordance with the provisions stated in the Bylaws.

Fences, Walls and Hedges - Covenants 9.5 (b)(x), ARB 7.3

“All fences and hedges shall be installed in accordance with the Design Guidelines and unless otherwise approved by the ARB, shall be located at least two feet inside the property line”.

- All fences and walls must have written approval from the ARB.
- Fences will be black residential ornamental aluminum or wrought iron with a maximum height of 60” and located only in back yards.
- Fence pickets, gates and posts should be in good condition, not warped, cracked, leaning, missing or rusted. Fences shall be maintained and may require periodic cleaning, painting and or staining.
- Plans for retaining or decorative walls must include location and materials and be approved by the ARB.

Flagpoles - (NC State Statute 47F-3-121), ARB 7.5

In-ground flagpoles are allowed according to NC State Statute 47F-3-121 and the Architectural and Site Design Guidelines Section 7.5. Property owners should be mindful that their choice of location for flagpoles should take into consideration underground lines and pipes, distance from homes and driveways and safety issues.

Placement and landscaping of an inground flagpole must be approved by the ARB.

The Flag Code states it is the universal custom to display the flag only from sunrise to sunset on buildings and on stationary flag staffs in the open. However, when a patriotic effect is desired, the flag may be displayed 24 hours a day if properly illuminated during the hours of darkness. Public Law 94-344, known as the Federal Flag Code, contains rules for handling and displaying the U.S. flag. Flags should be in excellent condition and not be faded, worn or tattered.

- The HOA cannot regulate or prohibit the display of the flag of the United States or North Carolina, of a size no greater than four feet by six feet, which is displayed in accordance with or in a manner consistent with the patriotic customs set forth in 4 U.S.C. §§ 5-10, as amended, governing the display and use of the flag of the United States.
- If American and State flags are flown after dusk, they must be lighted.
- In addition, one standard size decorative / seasonal flag may be displayed from each house. See Decorative Objects.

Garage/Yard Sales

Garage, Yard and Estate Sales are not permitted. Multiple marketplace options are available such as NextDoor, Facebook Marketplace, Chapel Ridge Google Groups. In addition, the Habitat Store and the PTA Thrift store accept donations of clean, serviceable items.

Generators - ARB 3n(xvii)

- The location of the generator must be approved by the ARB prior to installation and should not be readily visible from neighboring properties, common areas, the street or golf course.
- Generators are to be located in an enclosed service area, either an ARB approved constructed wall, shrubbery the height of the equipment or custom lattice enclosure as noted in ARB 5.18.
- Emergency generators must be installed according to manufacturer's instructions, properly permitted and installed by a licensed contractor.
- Testing should follow manufacturer's guidelines and take place M-F, from 10:00am to 5:00pm.

Golf Course Areas - Covenants 10.19

“Owners of Units adjacent to any golf course, as well as their families, tenants, guests, invitees, and pets, shall be obligated to refrain from any actions which would distract from the playing qualities of any golf course adjacent to the Properties. Such prohibited activities shall include, but shall not be limited to, burning materials where the smoke will cross the golf course property, maintenance of dogs or other pets under conditions which interfere with golf course play due to their loud barking or other actions, playing of loud radios, televisions, stereos or musical instruments, running, bicycling, skateboarding, walking or trespassing in any way on the golf course property, picking up balls or similar interference with play. In addition, no person shall by virtue of this Declaration, have any right to (a) prune or otherwise alter any landscaping located on the golf course property or (b) use any portion of any golf cart path system, including any portion thereof which may be situated upon Common Area.”

- Golf course and cart paths are ONLY open for use by registered golfers or with written permission from the Golf Course General Manager of the course. Unauthorized use of these areas is dangerous and is considered trespassing.
- Pruning or altering the landscaping anywhere on golf course property requires written permission from the Golf Course General Manager.

Guns - Covenants 10.14

The discharge of firearms on the Properties is prohibited. The term "firearms" includes without limitation "B-B" guns, pellet guns, and firearms of all types.

Lawn and Landscape Maintenance - Covenants 5.2, 9.5(bii),

A healthy lawn, well maintained landscape beds with attractive shrub, plants, and flowers not only enhance curb appeal but bring enjoyment to you and your neighbors and provide food and shelter for wildlife. The items below describe those things which are important to maintain the standard of lawn and landscape care throughout the community. These standards apply to all properties.

- Each owner shall keep their lot and all improvements thereon in good order and repair to present a healthy and cohesive look including but not limited to seeding, watering, mowing, edging, weeding, pruning, fertilizing and mulching.
- Lawn and landscape must be maintained according to the most recent plan approved by the ARB and shall be maintained according to ARB standards.
- Lawns should be visibly free of weeds. Violations for weeds will commence on May 1 for fescue and June 1 for Bermuda. **Be aware that weeds that flower and go to seed are spread to neighboring properties by wind and birds.**
- Elevation of a lot shall not be changed to materially affect the surface elevation, grade or drainage of adjacent lots.
- New landscape and garden beds must be submitted to the ARB for approval. Screening of vegetable or garden beds requires ARB approval.
- Adding flowers and shrubs to established beds does not require approval.
- Diseased or dead flowering plants and shrubs in landscaping beds must be replaced with similar plants/varieties without submitting forms to the ARB. Additional flowering plants and shrubs may be planted in established beds while keeping with the consistent community appearance.
- All landscape beds must be kept weed free and covered by mulch, natural pine straw, wood shavings or natural colored rock. Mulch, pine straw and other landscape coverings must be replenished as needed to maintain an attractive appearance. Bare earth areas shall be covered.
- Removal of healthy trees requires written approval of the ARB except in circumstances noted below. When in doubt, contact the management company.

“No trees that are more than four (4) inches in diameter at a point two (2) feet above the ground may be removed without the prior written consent of the ARB; provided however, any trees, regardless of their diameter that are located within ten (10) feet of a drainage area, a residence or a

driveway, or any diseased or dead trees needing to be removed to promote the growth of other trees or for safety reasons may be removed without the written consent of the ARB. The ARB may adopt or impose requirements for, or condition approval of, tree removal upon the replacement of a tree removed”.

- Replacement of dead or diseased street tree(s) in the same bed do not require ARB approval as long as the tree is listed in ARB guidelines for recommended street trees found here. If you wish to plant a tree not on the recommended list ARB approval is needed.

These recommended trees will grow well in CR and have few concerns if planted in the preferred growing conditions. All are commercially available, but some may be difficult to find in 3” caliper sizes.

Full sun locations have sun for at least 6 hours a day. Part shade to full shade may be bright or dappled shade, such as the shade cast by pine trees, or sites that receive a few hours of direct sun in the morning or afternoon but are shaded the rest of the day.

Large Deciduous Trees:

- *Betula nigra* (River Birch) – 40-70’ tall and wide width, multi-trunk is desired, interesting bark, prefers moist soils, ‘Duraheat’ cultivar bred for southern climate, NC native
- *Nyssa sylvatica* (Black Gum) – 30-50’ tall x 20-30’ wide, gorgeous fall color, tolerant of wet soils, NC native
- *Quercus alba* (White Oak) – 40-90’ tall x 50-70’ wide, long lived tree, fairly drought tolerant, prefers medium to dry soils, wine-red fall color, does not like compacted soils, NC native
- *Quercus nutallii*, syn. *Quercus texana* (Nutall Oak) – 40-80’ tall x 30-60’ wide, dark green leaves turn red-orange in fall, prefers moist soils but drought tolerant once established
- *Quercus phellos* (Willow Oak) – 50-80’ tall x 30-40’ wide, grows well in average soils that are occasionally wet, NC native
- *Quercus shumardii* (Shumard Oak) – 40-60’ tall x 30-40’ wide, grows well in moist/wet locations as well as average/dry soil, drought tolerant once established, good fall color, NC native

Small to Medium Deciduous Trees:

- *Acer palmatum* (Japanese Maple) – slow growth, 15-25’ tall x 15-20’ width, prefers dappled shade in evenly moist, well-drained soil, excellent specimen tree, several varieties with interesting habits, beautiful fall color
- *Aesculus pavia* (Red Buckeye) – 15-25’ tall x 10-20’ wide, large blooms, grows well in shade of taller trees in moist to wet areas, NC native
- *Amelanchier x grandiflora* (Serviceberry) – 15-20’ tall x 12-15’ wide, grows in full sun to part shade (prefers part shade here in the south) in a variety of soils, multi-trunk but may be trained as single trunk, spring blooms, red/orange fall color, edible berries, natural hybrid of NC natives

- *Carpinus caroliniana* (American Hornbeam) - slow growth, 25-35' tall x 20-25' wide, rounded form, tolerant of wet soils, prefers to grow under larger trees, NC native
- *Cercis canadensis* – (Eastern Redbud) – slow growth x 20-30' tall x 15-20' wide, tolerant of adverse conditions, purple flowers in spring, many cultivars available, NC native
- *Chionanthus virginicus* (Fringe tree) – slow growth, 12-20' tall x 12-20' wide, grows in full sun to part shade, 4-8" long loose clusters of lightly fragrant white flowers in spring, NC native
- *Cornus florida* (Flowering Dogwood) – 15-25' tall x 15-30' wide, grows best in part shade, spring blooms, red fall color, look for disease resistant cultivars, NC native
- *Cornus kousa* (Kousa Dogwood) – slow growth, 20-30' tall x 15-20' wide, prefers part shade, spring blooms, resistant to anthracnose
- *Magnolia soulangeana* (Saucer Magnolia) – moderate growth, 20-25' tall x 15-20' wide, grows in full sun to part shade, pink flowers in spring, later blooming cultivars avoid bloom loss with late frosts

Evergreen Trees:

- *Cedrus deodora* (Deodar Cedar) – 30-50' tall x 30-40' wide, prefers dry locations, pyramidal when young, becomes broad and spreading
- *Ilex cassine* (Dahoon holly) – 35-40' tall and nearly as wide, native to wetlands, but does well in drier sites, dark blue/black fruit, glossy foliage, NC native
- *Ilex opaca* (American holly) – 50+' tall and about half as wide, open pyramidal habit, somewhat slow grower, bright red fruit on females, water during drought periods for better growth, NC native
- *Ilex x attenuata* 'Savannah' (Savannah holly) – 30-45' tall and 10-12' wide, full sun, pyramidal form, red berries on females, native hybrid
- *Magnolia grandiflora* (Southern Magnolia) – straight species is large (60-80' tall x 20-40' wide) but many smaller cultivars available with a size of 20' tall x 10-15' wide, large blooms, NC native
- *Magnolia virginiana* (Sweetbay Magnolia) – 15-20' tall x 10-20' wide, full to part sun, tolerates wet sites, multi-stemmed open habit, large, very fragrant blooms, NC native

Trees that can be problematic (avoid these)

- Leyland Cypress – susceptible to canker and root rot
 - Silver Maple – roots can invade sewer lines, it has poor form if not pruned yearly, rather brittle wood, and gets well over 100' tall.
 - Zelkova – tends to die after 10-15 years
 - Bradford Pear – tends to split, tearing large limbs from the tree, and is an extremely invasive species.
- Ornamental plants, shrubs, and trees will be pruned to be attractive and be clear of utility boxes. Trees and bushes will not block or hang over sidewalks. Overhanging tree limbs will be pruned at least 8 feet above sidewalk areas.

- Grass must be maintained at a length of 5” in height or less.
- Yards must be edged no more than one inch from the edge of sidewalks, driveways, streets, and roads.
- Debris from yard maintenance and grass clippings must not be deposited in adjacent lots or CRCA common areas nor blown into the street. Dumping or placing any debris on someone else’s lot or on common property is a violation of the North Carolina General Statute 14-399 and can result in fines.
- Any property owner may request a review of landscaping installations/modifications that were not reviewed by the ARB. Management reserves the right to review such installations/modifications and has the authority to require revision thereof.

Lighting – Covenants 9.1, 9.5 (iii), ARB 9.4

Homeowners are encouraged to utilize lighting that has a minimal impact on their neighbors and does not add to neighborhood light pollution. Only use lighting when and where it is needed and properly shield all outdoor lights. If safety is a concern, consider motion detector lights instead of floodlights. To learn more about light pollution and the impact on communities and the environment visit the International Dark-Sky Association (IDA) website darksky.org.

“Exterior lighting visible from a public street shall not be permitted except for:

- (1) approved lighting as originally installed on a Unit;
- (2) one approved decorative post light;
- (3) pathway lighting;
- (4) porch lighting;
- (5) street lights in conformity with an established street lighting program for the Properties;
- (6) seasonal decorative lights during the usual and common season;
- (7) front house illumination of model homes.”

- Any changes or additions to the original lighting plan for the Unit requires ARB approval. This includes all exterior illumination, decorative and party lighting for porches, screened porches, decks, patios, pools, landscaped areas and fences.
- Pole lights (4’ in height) may be installed upon review by the ARB. Down lighting is encouraged to reduce glare, better light drives and paths, and to protect neighboring properties from bright light sources.
- Other than colored string lights during holidays, colored lights are prohibited in the landscape, porch lights, pole lights, etc.
- Spotlights/Floodlights will be considered on a case-by-case basis, depending on orientation and location.
- All path and landscape lighting must consist of low voltage lamps. Path and landscape lighting shall have a maximum height of 24 inches.

- Temporary holiday lights may be displayed 30 days prior to the occasion and must be removed 30 days after the holiday.
- Solar lights, with ARB approval, shall blend with the landscaping and be in good repair.

Mailboxes - ARB 7.8, Covenants 9.5vi

Mailboxes in the community are restricted to the type and style approved by the ARB. Mailboxes should be ordered and installed during the construction process. No other type of mailbox is permitted. The mailbox should be mounted in the right of way on the side of the driveway that is closest to the property line.

- Mailboxes shall be kept in good working condition and periodically cleaned, painted and replacement of damaged or excessively tarnished components if necessary.
- Mailboxes shall be securely upright and maintained in good working condition; door latches should provide secure closure, red flags should slide freely as needed, and the entire surface (excluding the flag) should be black with no rust or bare metal showing. If these standards cannot be met, the mailbox must be replaced using the standards set by the ARB.
- Only postage paid items are allowed in mailboxes.
- Advertising of any sort is not allowed on mailboxes or its support. Decorative devices and art may be attached provided they do not interfere with mail delivery or present a safety hazard.

Nuisance - Covenants 10.8

- It is the responsibility of each property owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on their property.
- No noxious or offensive activity shall take place within the Properties, nor shall anything be done to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Properties.
- No plant, animal, device or things of any kind whose activities or existence is in any way noxious, obnoxious, dangerous, unsightly, unpleasant, or might in any way diminish or destroy the enjoyment of the Properties shall be kept on any property.

Animals

- Animal owners must remove any animal feces deposited by their pet on their property or on the property of another, vacant lot or common areas, including sidewalks, and dispose of this in a sanitary way. Property owners must remove any other animal feces found on their property and dispose in a sanitary way.

Noise

- Owners are encouraged to be considerate of their neighbors, preventing repeated similar actions which include but are not limited to loud music, loud noises from vehicles, extended dog barking.

Pools, Hot Tubs, etc. – ARB 7.6

“All proposed swimming pools, hot tubs, fountains, etc. must comply with North Carolina State Law in addition to the Design Guidelines.”

- Above ground swimming pools are prohibited. Bubble covers for below ground swimming pools are prohibited.
- Pools may not be installed on the front or side yard of any home. All Plans for swimming pools along with a landscape plan must be submitted to the ARB for approval. Swimming pools which are installed in the rear yards of lots that are adjacent to the golf course or other lots will be subject to additional screening requirements as imposed by the ARB.
- Outdoor hot tubs must be approved. Location of a hot tub shall be shown on the site plan and or landscape plan. Hot tubs shall not be installed on the front or side yard of any home. Hot tubs installed in the rear of lots adjacent to the golf course or other lots will be subject to additional screening requirements as imposed by the ARB”.
- Pumps and other mechanical equipment shall be screened from view to the height of the equipment according to ARB guidelines.

Rental Properties - Covenants 10.3, 10.5

- All units of the Properties may be leased for residential purposes to single families for a term of no less than twelve months.
- All leases will require, without limitation, that the tenant acknowledges receipt of a copy of the Declaration, Bylaws, Community Wide Standards, use restrictions and all rules and regulations of the Association. The lease shall also obligate the tenant to comply with the foregoing.
- The Board will require that notice of any lease, as well as its terms and any additional information deemed necessary, be submitted to the management office no later than the date of the first day of the lease.
- The property owner shall be responsible for ensuring that the structure, landscape and lawn are kept to standard.

Satellite Dishes and Antennas - ARB 6.4

The placement and size of satellite dishes falls under FCC 47.C.F.R., the OTARD rule, found here.

<https://www.fcc.gov/media/over-air-reception-devices-rule>

- Property owners are to contact management for a review of the placement of the device, which must be screened.
- Shrubbery or plants should be of a height to screen the pole and not interfere with the signal.
- Screening may require ARB review; please consider before purchasing a screen. Residents are encouraged to consider neighboring properties, the street, common areas and the golf course when situating the satellite dish.

Signs - Covenants 9.5 b(i)

“No “For Sale” or “For Rent” signs are permitted on the Properties. No other sign of any kind shall be erected by an Owner or Occupant on any property or common area without prior written consent of the ARB except ...”

- Such signs required by legal proceedings.
- One single professional security sign, not more than 10”x10, placed in a landscaped area. Security signs in any other areas require ARB approval.
- One personal celebratory sign (birthday, graduation, retirement etc.) no larger than 24”x24” and placed a minimum of ten feet from the street may be proudly displayed in your yard for a period of not more than four days.
- Vendor signs promoting a business are not allowed unless noting the presence of pesticides or other hazardous materials.
- All signs must be professionally prepared. The Board reserves the right to remove signs containing foul or inappropriate language or graphics.
- “Marketed By” signs are allowed for residential properties that are for sale. The specifications for these signs are detailed in the ARB Guidelines which can be found on the website under Documents and Policies.
- Temporary signs noting charitable or non-profit events may on occasion be approved with written permission from the Board of Directors. Examples might be a sign noting CORA pick up spot, golf tournament fundraisers on the property. Signs must be removed at the end of the day of the event.
- A temporary sign may be placed in the circle at the CRCA clubhouse the day of a CRCA sponsored event. The sign must be removed at the end of the day.

Political Signs - (NC47f-3-121) North Carolina Planned Community Act

- In accordance with NC Law Chapter 47f-3-121, no more than one political sign may be installed in a property owner's yard. The sign can be no larger than 24"x24" and must sit at least ten (10) feet back from the street and must be professionally prepared.
- Political signs cannot be put up more than forty-five (45) days before an election and must be removed within seven (7) days after the election.
- Political signs may not be placed on common areas. Signs in the common areas should be reported to the management office.
- As noted in the NC Planned Community Act, ***"Political sign means a sign that attempts to influence the outcome of an election, including supporting or opposing an issue on the election ballot"***.
- Homeowners may not remove signs from any property other than their own.
- The Board reserves the right to remove signs containing foul or inappropriate language or graphics.

Solicitation

- There is no solicitation by property owners or outside agents in any area of Chapel Ridge including private property, easements, setbacks or common areas.
- All flyers, signs, business cards, advertisements, contest information, "informative" materials, solicitations or "soft" advertising of any kind, even though they may appear benign, are prohibited from being placed in newspaper receptacles, in or on property.
- Only postage paid items are legally allowed in mailboxes.

Storage of Materials and Garbage - Covenants 10.12

"All garbage cans shall be located or screened so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. There shall be no dumping of grass clippings, leaves or other debris; rubbish, trash or garbage; petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, or lake within the Properties, except that fertilizers may be applied to landscaping on Units provided care is taken to minimize runoff. Due to the sensitivity of the surrounding land, Owners shall use their best efforts to avoid excessive use of fertilizers. No lumber, metals, bulk materials, refuse, trash or other similar materials shall be kept, stored, or allowed to accumulate outside the buildings on any Unit, except during the initial construction period of the improvements to the Unit. In addition, during construction the building materials on any Unit shall be placed and kept in an orderly fashion. Any Unit on which construction is in progress shall be policed prior to each weekend and during the weekend all materials shall be neatly stacked or placed and any trash or waste materials shall be removed".

- Garbage and recyclables must be in bins or containers and be tidy at the curb.

- Trash containers should be taken to the curb near dusk the day before pick up and stored away by 7:00PM the day of pick up.
- Should wildlife critters or pets get into trash it is the owner’s responsibility to clean the area.

Swing Sets and Play Structures

Swing sets, play structures and trampolines are allowed under certain conditions. The structures must be made of wood or similar material with a natural finish. The swing set, play structure or trampoline is not permitted in front and side yards and generally should not be visible from any street. All swing sets, play structures or trampolines located adjacent to the golf course shall be approved by the ARB prior to construction and subject to additional screening requirements as imposed by the ARB. Plans showing the location and finish of all play structures must be submitted and approved prior to construction.

Basketball goals are permitted. If the goal is a permanent structure, the location of basketball goal shall be submitted and approved prior to construction. If the goal is portable, it must remain on the driveway near the garage area and away from the street. No portable basketball goals shall be placed on any roads within the community at any time.

Tree Removal - Covenants 9.5(b) (ii)

- “No trees that are more than four (4) inches in diameter at a point two (2) feet above the ground may be removed without the prior written consent of the ARB; provided however, any trees, regardless of their diameter that are located within ten (10) feet of a drainage area, a residence or a driveway, or any diseased or dead trees needing to be removed to promote the growth of other trees or for safety reasons may be removed without the written consent of the ARB. The ARB may adopt or impose requirements for, or condition approval of, tree removal upon the replacement of a tree removed”.
- See also Lawn and Landscaping
- Tree canopies over sidewalks shall be lifted to a minimum height of 8 feet so pedestrians can walk underneath without impediment. Tree branches in the right of way shall be removed.

Vehicles – Covenants 10.4

“(a) Automobile and non-commercial trucks and van must be parked in the garage or driveway unless written approval is given by the ARB. No automobile or noncommercial truck or van may be left upon any portion of the Properties, except in a garage, if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. Such vehicles shall be considered a nuisance and may be removed from the Properties. No motorized vehicles shall be permitted on pathways or unpaved Common Area except for public safety vehicles authorized by the Board and vehicles used by the Association or the owner of a Private Amenity in maintenance of all or a portion of the Properties or Private Amenity.

(b) Recreational vehicles shall be parked only in the garages, if any, serving the Units. The term "recreational vehicles," as used herein, shall include, without limitation, motor homes, mobile homes, boats, jet skis or other watercraft, trailers, other towed vehicles, motorcycles, minibikes, scooters, go-carts, golf carts, campers, buses, commercial trucks and commercial vans. Any recreational vehicle parked or stored in violation of this provision shall be considered a nuisance and may be removed from the Properties. (c) Recreational vehicles may be operated on the streets within the Properties only by a licensed driver in accordance with North Carolina law. (d) All vehicles shall be subject to such reasonable rules and regulations as the Board of Directors may adopt, including, without limitation, the right to limit the number of vehicles permitted on each unit."

In addition:

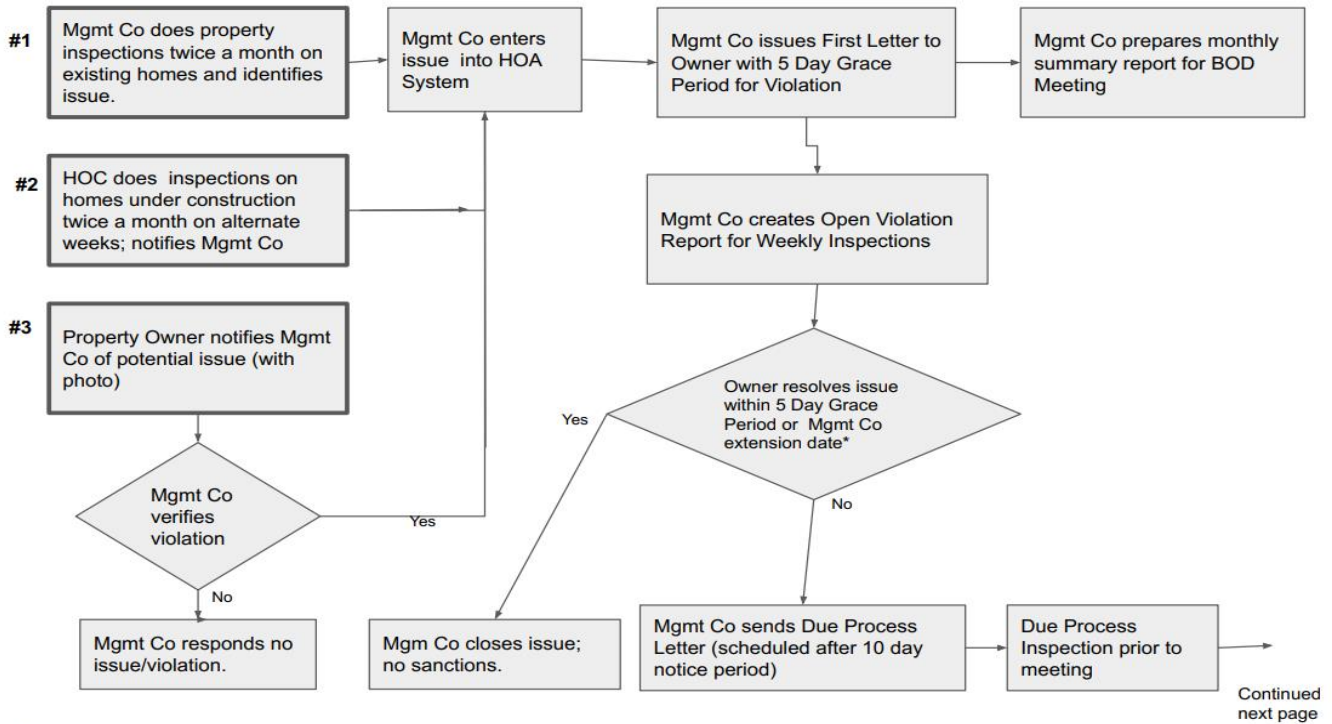
- Vehicles with protective covers are not allowed to park in the driveway.
- No vehicles are to be parked either temporarily or permanently in the front, side or back yards.
- No owner shall allow any vehicle which is unlicensed, incapable of being operated on a highway or in a state of extreme disrepair to be abandoned or to remain parked on any lot, street, or common area in excess of 48 hours without written permission from the management company. This vehicle can be considered a nuisance and removed by the Management.
- Vehicles shall not be parked on the street overnight without written prior approval by the management company. This includes vehicles owned by visitors of the resident or vehicles owned and/or utilized by a contractor.
- Moving trucks, dumpsters, storage or moving units need written approval by the management company if they are to be on the property or driveway for more than 48 hours.
- Any motor home, mobile home, boat, RV or recreational vehicle typically stored offsite, needing to be parked in a driveway for more than 24 hours, requires written permission from the management company.
- Personally owned vehicles which display advertising logos or design wraps shall be kept in the garage.

Wells/Rain Barrels/Cisterns – ARB 11.05

All above ground water collection devices of a non-decorative nature, including rain barrels and cisterns, shall be pre-approved by the ARB and screened with plantings. Wells are not permitted within the community in accordance with the restrictive covenants.

Due Process

The diagram below illustrates the process the HOA, the Covenants Committee and Elite Management follow when working through the violations process. Once the initial violation notice is issued the next steps depend on action or communication by the property owner or builder. Our goal is to resolve as many issues as possible in a timely way with no fines or sanctions.



*Owner can request an extension longer than 5 day grace period by notifying Management Co of reason for delay and expected completion date. Management Co will notify Owner by email of denial or new extension date.

CRCA September 30, 2022

