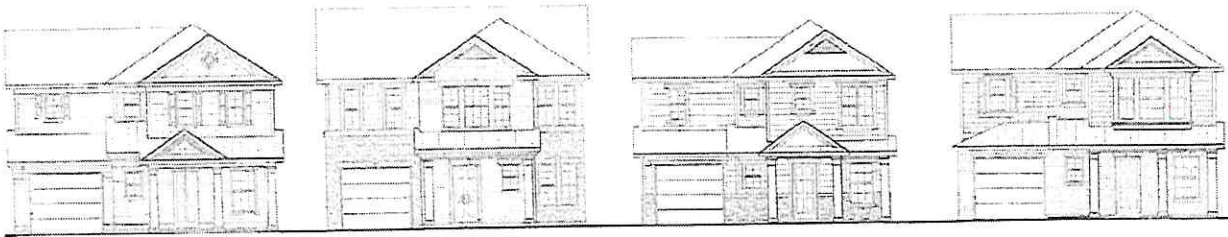


GROVE AT FALLON PARK



ARCHITECTURAL GUIDELINES

July 2015

Grove at Fallon Park Architectural Guidelines

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INTRODUCTION

Architectural Review - Introduction

Grove at Fallon Park is an exciting and vibrant place in which to live and the people here wish to make it an even better place to call home through their continuing efforts to protect, maintain, and enhance their property values.

Grove at Fallon Park is a planned community, meaning that the original tract of property was site-planned, designed, and approved as a self-contained, deed restricted community which has its own homeowners association and set of protective covenants that each property owner must abide by (see the community's protective covenants). The conditions and restrictions were set so the aesthetics, appearance, and safety guidelines would be defined and the homeowners could live in harmony and have some assurance that the actions of other property owners in the community would not adversely impact the quiet enjoyment of their homes or their property values (for example –placing aluminum foil in the windows, abandoning cars in the street, having unkempt yards, or keeping/breeding of vicious or dangerous animals).

This document outlines the guidelines and procedures for making an application for changes to the exterior of your home or yard. All exterior changes must be submitted in writing to the Architectural Review Committee for approval prior to the beginning of any work, including any exterior changes that are not covered in this booklet. These guidelines may be amended from time to time and if a topic is not covered in these guidelines or if you have any questions please contact Omega Association Management at (919) 461-0102.

All approvals for work expire after 12 months from the date of approval. If the work is not complete within 12 months it is necessary to resubmit an Architectural Review Form for your project.

Procedure for Requesting Architectural Approval

Prior to beginning any alteration, addition, or improvement to the exterior of a lot the homeowner must complete an Architectural Review Form. This form may be obtained by calling the association's management company (Omega Association Management), copied directly from this handbook, or downloaded from the web at www.omegamgmt.com. Click on Communities and then you will see the link for Overlook. The completed form should be sent to the management company at:

Omega Association Management
160 NE Maynard Rd. Suite 210
Cary, NC 27513
Fax (919) 461-0106
info@omegamgmt.com

Be sure to complete the Architectural Review Form, obtain the necessary signatures, and attach any required supporting documents before submitting your request for approval. Incomplete forms may cause delays in review of your request. The Architectural Review Committee (the "ARC") will contact you within 30 days of receipt with a written response. This allows the ARC time to review and consider all requests.

The ARC may approve a request, conditionally approve a request with specifically stated conditions for approval, deny an application, or return a request for additional information. Any homeowner that is not satisfied with the ARC's decision may submit a different Architectural Review Form to begin the process again or appeal the ARC's decision. In order to appeal the ARC's decision the homeowner has 30 days from receipt of the response to submit a written appeal that sets forth the basis for the appeal and a copy of the Architectural Review Form. The homeowner may also meet with the ARC at its regularly scheduled monthly meeting. Please call the management company if you wish to appear at the next monthly meeting.

In the event of a conflict between these Architectural Guidelines and the Declaration of Protective Covenants, the Declaration shall prevail and take precedence.

GUIDELINES

General Landscaping

Due to HOA maintenance of grounds, any improvements made by the homeowner or their tenants, will not be maintained by the HOA's landscapers or at the expense of the HOA.

Landscaping around the home can add a personal touch and increase the value of one's home. It is encouraged that homeowners seek professional assistance when planning extensive landscape plantings or structures. Several commonly requested landscape elements which need prior approval before building/installing on the property include, but are not limited to, the following:

- Tree planting or removal
- Patios
- Walkways
- Planters
- Fountains
- Exterior lighting

It is the homeowner's responsibility to check for easements, setback restrictions, or regulations that may affect the project. Any permits or inspections that the city or county may require are also the homeowner's responsibility. When planning any of the projects listed above, be sure to include as much information on your Architectural Review Form as possible, including the materials specifications and intended location on your plot plan.

Digging

Due to the nature of the land on which the Grove at Fallon Park was built, for any project which requires digging (including, but not limited to, the installation of trees and fences) there is a maximum vertical depth limitation of 24".

Gardens

Flower gardens are permitted but all changes need prior written approval and ideally located inside mulched areas. Small vegetable gardens are considered and must be located out of view. Raised gardens are not permitted.

Awnings

Awnings must be located on the rear of the home and will be reviewed on a case by case basis. Please submit a picture of the awning when extended, material, color, and design with your Architectural Review Form. Please also note the intended location of the awning on your plot plan.

Retracted awnings are recommended. Awnings must be maintained and kept in good condition. Any faded, worn, or torn awnings will need to be removed or replaced.

Patios

When contemplating adding a concrete/brick paver patio to the rear of your home it is important that you consider several factors:

1. Water or drainage pattern under or around the patio. Improper final drainage can damage the house foundation as well as create an area for insects (for example – mosquitoes) to breed.
2. Distances of patio to property lines and easements. Ordinances may require that such structures not encroach into easements or to within certain distances from property lines.
3. Any permits or inspections that the city or county may require are the homeowner's responsibility.

All requests for patios will be reviewed by the ARC in context to the particular house and lot as well as surrounding lots and easements. Please be specific on the details of the size, location, and type of patio on your Architectural Review Form.

Screened Porches

All screened porches and enclosed decks must be located on the rear of the home, be of a permanent nature, and will be reviewed on a case by case basis. The screened porch should match the color scheme of the home, preferably made from the same siding and roofing materials as the home.

It is the homeowner's responsibility to check for easements or setback restrictions that may affect placement of the porch. Any permits or inspections that the city or county may require are also the homeowner's responsibility.

Please submit color chips, material samples, and a picture or brochure (if available) with your Architectural Review Form. Please do not purchase materials or begin construction before receiving written approval from the ARC.

Antennas and Satellite Dishes

Homeowners shall install any satellite dish that is not larger than two feet (2') in diameter on the rear of the home.

Garbage Cans and Recycle Bins

Garbage cans and recycle bins must be stored in the garage or behind the home. Garbage cans and recycle bins should not be kept on the driveway. These items must be stored out of view from the street.

Storage Sheds, Playground Equipment, Basketball Goals, and Pools

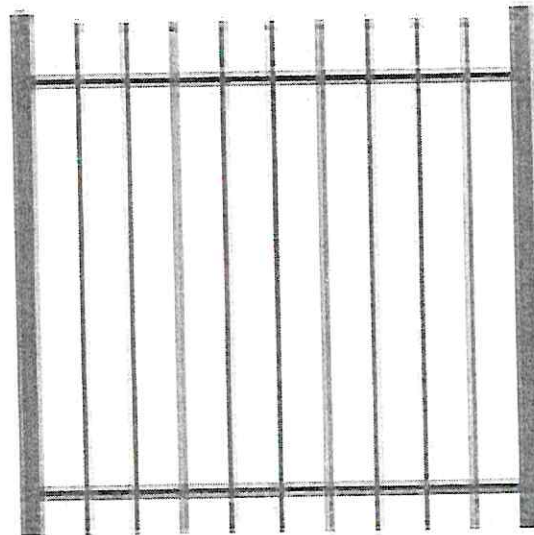
Storage sheds, playground equipment, play equipment, trampolines, basketball goals, baseball nets, lacrosse nets, and pools **are not permitted** in the Grove at Fallon Park.

Fences

Fences must be no higher than 4', and be made of black aluminum. The fence posts must be anchored in the ground with concrete. If a fence is installed prior to obtaining ARC approval, the homeowner may be required to remove or relocate the partition at their expense.

The only approved fence style is black aluminum, as pictured below. **All fences must have two (2) side gates, each at least 42" wide in order to allow the landscapers access to all yards for maintenance. No exceptions will be made.**

Black Aluminum Fence Example



Screening for HVAC Units

No type of screening for the HVAC units may be installed without first receiving approval from the Board of Directors. Screening must be located in the mulched beds only. Homeowners are responsible for the maintenance of all exterior improvements, including HVAC screening. The material, color, size and location within lots should closely resemble the screening used at the model home. Those standards include:

- Two pressure treated wood panels with top and side rails that partially enclose the HVAC unit on 2 sides.
- Pressure treated lattice screen to fill in the panels.
- Approximate dimensions of the panels are 40 inches in height, 53 inches in length and 38 inches deep (from the house).
- Panels must be stained with brown stain (like a deck stain). Do not use a red based stain.

Parking

Motorized vehicles must be parked in the garage, driveway or designated parking spaces. They may not be in the street, on the sidewalk, yard area or alleyway. Inoperable vehicles must be parked in the garage or in the driveway with a car cover. Commercial vehicles must be parked in an enclosed garage.

Visitors must park in designated parking areas or on the owner's driveway (if available), but not on the streets, sidewalks or in the yard.

Dogs

Chain link dog pens and runs **are not permitted** in the Grove at Fallon Park. All City of Raleigh Ordinances apply, including leashing your pet when outside of your home and cleaning up after your pet.

For more information about additional architectural guidelines please review your community's restrictive covenants. If you need an additional copy of the homeowners association's restrictive covenants you can download them from the web at www.omegamgmt.com. Click on Communities and then you will see the link for Grove at Fallon Park. Or you can call Omega Association Management to request for a copy to be mailed to you.

GROVE AT FALLON PARK HOMEOWNERS ASSOCIATION, INC.

C/o Omega Association Management Inc.

160 NE Maynard Rd. Suite 210

Cary, NC 27513

Phone: 919-461-0102 Fax: 919-461-0106

E-mail: djohnson@omegamgmt.com

ARCHITECTURAL REQUEST FORM

Name _____ Contact Phone _____

Address _____ Lot # _____

Signature _____ E-Mail Address _____

This form must be filled out in its entirety with requested information before submission to Omega Management for review by the Board of Directors (BOD) or the Architectural Review Committee (ARC). To avoid delays in the review process, please provide all required information. Your request cannot be processed until all required information has been received. All information should be no larger than 8 1/2 by 11.

1. Give an accurate description of the work proposed. Include pictures, materials, colors, preservation techniques, structural details, similarities to existing structures, and anything that will describe what the final work will look like. Painting, attach color chips or samples; Fences, specify materials, style, height, color, and mark location using x's on lot survey etc.; Extensive landscaping, include copy of landscape plans, specify types of trees, plants, shrubs, etc. Indicate on your lot survey the approximate location of your plantings.

2. Attach a copy of your official lot survey received at closing. Your official lot survey should show only your lot with property lines, building envelope, and any easements or buffers. Mark your change(s) in colored pen or marker and include any side notes with measurements. Show dimensions and state the distance of how far your change(s) will be from your property line. Not required if only painting exterior.

3. Attach as many elevations (front and side views) of the proposed work as is necessary, including measurements, to accurately describe it. This is required for outside construction, e.g., room additions, screen porches, decks, storage sheds, sun rooms, garages, etc.

4. Have neighbors whose lot is adjacent to yours or would reasonably view the changes/ improvements from their property, sign this form. This is a courtesy to advise your neighbor(s) of the changes you are making. If lot/house is empty or under construction, or a neighbor refuses to sign, specify on the signature line below.

*SIGNATURE	NAME	ADDRESS	LOT#
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

*N
ote to neighbor: Your signature indicates that you have seen this proposal and does not necessarily indicate your approval. If you disagree with the proposal or have any concerns, you should submit your concerns in writing to the Board of Directors c/o Omega Management prior to the Board meeting.

5. Submit the form to Omega Management.