

lien upon any lot for such charges be senior to any first lien mortgage or first lien deed of trust regardless of the fact the lien arose prior to the date and time of recording of any such first lien mortgage or deed of trust.

ARTICLE BY III

MEMBERSHIP, VOTING RIGHTS, OFFICERS AND MEETINGS.

Section 1. Membership. Every Owner of a lot which is subject to this Declaration shall be a member of the Association. Membership is appurtenant to and may not be assigned.

Section 2. Class Membership Voting. The Association shall have one (1) class of membership:

All lot Owners shall be entitled to one (1) vote for each lot owned. When more than one person owns an interest in a lot all such person shall be members of the vote for such lot shall be exercised as they, among themselves, shall determine in writing, which writing shall be filed with the Secretary of the meeting prior to voting, but in no event shall more than one vote be cast with respect to any lot.

Section 3. Board Of Directors. There shall be five (5) members of the Board of Directors of the Association who shall serve until such time as their successors are duly elected and agreed to serve. The directors shall have annual meetings and other such meetings as may be called at the request of the president of the Association or by any three (3) directors.

Section 4. Suspension Of Voting Rights. The Association shall have the right to:

- a) Suspend the voting rights (if any) of an Owner for any period in which the assessment on his lot remains unpaid and enforce collection of the same; and
- b) Suspend the voting rights (if any) of each Owner who is a contract buyer for any period of time during which payments to the Association pursuant to terms of said contract are delinquent, in which period of time the Association shall succeed to the voting rights of said contract buyer.

ARTICLE IV

ARCHITECTURAL CONTROL

a) In order to control the design, size, style, color, finish, materials and location of the houses and other improvements to be constructed, erected, placed, or installed (hereinafter "Improvements") upon the lots in the subdivision, the Association hereby creates an Architectural Review Committee (hereinafter "Committee") for the purpose of reviewing, approving, suggesting changes to, and rejecting plans and specifications for such Improvements (regardless of when such Improvements are made), of each lot. These improvements shall include without limitation swimming pools, outbuildings, boathouses, wells, septic systems, fuel tanks, ramps, piers, driveways, sidewalks, enclosures for satellite dishes, signs, recreational areas, decks, patios, landscaping and mailbox design. This Committee will be responsible for the control of size, color, materials, and content of rental and sales signs in this subdivision, and for the approval or disapproval of boats, boat trailers, travel trailers, motor homes, tractor-trailer trucks, or any other such vehicle, that are kept or maintained or located upon any lot unless located within enclosed garages. The Committee will also be responsible for the control of temporary construction shelters or vehicles in this subdivision. The Committee will require a non-refundable fee of \$250.00 to review house plans for each Owner wishing to build. The review process may be subcontracted out at the discretion of the Committee.

b) The Committee shall consist of three (3) persons designated or appointed from time to time by the Association, its successors or assigns, one of whom shall be appointed from among lot Owners. The Committee shall develop the review process, identify the minimum Plan submission requirements and without limitations make changes as necessary. All changes shall be approved by a majority vote of the Board of Directors. The Committee shall publish the current review process and Plan submission requirements on the HARBOR LANDING website.

c) No site preparation of any kind is allowed in Subdivision unless first approved by the Committee. Except within the building site (unless within 20' of the main dwelling), no trees of any kind in excess of 6 inches in diameter at ground level may be removed from any lot without prior approval of the Committee. No construction of any kind

Signs

of single-family home	proposed construction site and must be included with the ARC Plan submission	four (4) directions, Shoreline views (if applicable) of entire width of property line showing land meeting water, Roadway views of entire width ditches and land meeting roadway	
Posting of Road Bond	A refundable \$500 bond is required with each ARC Plan submission. Bond is refunded after construction completed provided there is no damage to road	Check payable to: Harbor Landing Homeowners Association P.O. Box 236 Macon, NC 27551	No construction equipment or heavy machinery allowed in subdivision until bond has been posted.
Roof, materials	As designated by ARC	Architectural Shingles, Slate, Metal,	
Roof, pitch	Minimum roof pitch over the main structure of the house required	Minimum 8/12 pitch	
Satellite Dishes	Must be screened from view and must be out of site from both the roads and the lake		
Septic system	Location must be identified on site plan, Copy of approved construction permit required with Plan submission	n/a	n/a
Setback requirements	The recorded plat from county must be used to determine setbacks	n/a	No construction allowed on easements or setbacks
Signs, Lot	As designated by ARC	Temporary only,	NOT allowed on right-of-ways or common areas, NO permanent signs,
Silt Fence	Required during new home construction to prevent soil erosion onto roadway or toward shoreline	n/a	n/a
Site/Plot Plan	Must be legible, accurate, and drawn to scale; must include setbacks (from recorded plat), must identify location, size and orientation of all proposed construction/improvements	May be hand drawn or computer generated,	
Storage, building material	ARC approval required before storage of building material(s) is allowed	On owner's lot	No storage allowed on right-of-way or common areas
Well	Location must be identified on site plan, Copy of approved construction permit required with Plan submission	n/a	n/a