

**PARKER FALLS HOMEOWNERS ASSOCIATION, INC.**  
**RESOLUTION #**  
**Fine Policy**

That the following resolution was adopted by the Board of Directors of Parker Falls Homeowners Association, Inc. (hereinafter "Association") as indicated below:

WHEREAS, North Carolina General Statute 47F-3-102(11) authorizes homeowners associations to impose reasonable fines not to exceed one hundred dollars (\$100.00) per day for violations of the Declaration, Bylaws, and Rules and Regulations of the association;

WHEREAS, Article V, Section C of the Declaration of Covenants, Conditions, Conditions, and Restrictions for the Parker Falls South Subdivision (hereinafter "Declaration") provides that the Board may enforce its rules and regulations by establishing a monetary penalty to be imposed for violation of such rules and regulations;

WHEREAS, the Board of Directors has determined that the imposition of fines is a desired method of deterring the violation of the Declaration, Bylaws, and Rules and Regulations of Association, and of recovering the costs incurred by the Association due to said violations;

WHEREAS, the Board of Directors has determined that this Fine Policy is reasonable and consistent with the Declaration, the Articles of Incorporation and the Bylaws of the Association; and

NOW, THEREFORE, BE IT RESOLVED THAT, the Board of Directors has determined that the following procedures shall govern the imposition of fines for the violation of the Declaration, Bylaws, and Rules and Regulations of Association;

1. That the Member involved will be first issued a notice of the alleged violation, warning the owner to repair or remedy the violation within ten (10) days of the warning notice.

2. If said violation remains unrepaired or unremedied, then the Board will issue a Notice of Hearing to the Member, stating that the Board of Directors, or a Fine Committee appointed by said Board, will hold a hearing to determine if the owner is in violation and whether a fine should be issued for said violation, and in what amount.

3. That, after said hearing is held, the Board, or such appointed Committee, shall issue a written decision notifying the Member of the Board's determination as to whether a violation occurred and the amount of said fine to be issued. Said fine shall not be imposed until five (5) days has passed from the Board's written decision. If the Member has remedied said violation within that time, then no fine shall be imposed. If the violation is not remedied, then fines shall continue to be imposed and accrue until the violation is remedied. If said violation is a recurring violation, then no further hearing

need be held, and the Board shall impose a fine for each violation occurring after the initial five day period. That the Member shall notify the Board when the violation is remedied so that the Board can verify the same and discontinue the imposition of the fine.

4. That said fine shall be applied to and shall become part of the assessment imposed against the Lot, and may be collected in the same nature as an assessment in accordance with the provisions of Article VII of the Declaration.

The foregoing Resolution was approved at a meeting of the Board of Directors of the Association on PF HOA Board

**PARKER FALLS HOMEOWNERS  
ASSOCIATION, INC.**

By: [Signature]  
Title: President

ATTEST:  
[Signature]  
Secretary

Date: 9/26/21

**PARKER FALLS HOMEOWNERS ASSOCIATION, INC.**  
**RESOLUTION # 2**

That the following resolution was adopted by the Board of Directors of Parker Falls Homeowners Association, Inc. (hereinafter "Association") as indicated below:

WHEREAS, Article V, Section C of the Declaration of Covenants, Conditions and Restrictions for the Parker Falls South Subdivision (hereinafter "Declaration") provides that the Board of Directors has the authority to draft rules and regulations for the Association regarding the use and enjoyment of the Common Areas and the use of the Lots within the Property;

WHEREAS, Article III, Section A of the Declaration provides that "no dwelling, or other structure or other improvements (the "Improvements") shall be erected, placed or altered on any Lot in the Properties, or in any addition thereto, until the Improvements' plans and specifications for such Lot and the Lot plan for such Lot (showing the location of such Improvements on the Lot) and the Landscaping Plan for such Lot (collectively the "Plans") have been approved in writing by the Declarant as to conformity with the Restrictions, quality, materials and as to conformity and harmony of external design with existing (and approved or proposed) Improvements in the Property, and as to location of the Improvements with respect to topography and finished ground elevation" and that upon the termination of the Class B (Declarant) membership, such authority shall be transferred to the Architectural Review Committee; and

WHEREAS, Article X, Section C of the Bylaws of the Association, gives the Board of Directors the power to appoint the members of the Architectural Committee for a term of one (1) year; and

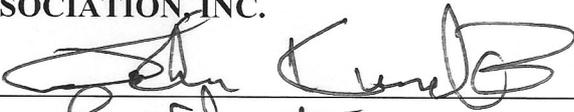
WHEREAS, the Board of Directors determined that it would be in the best interest of the Association to provide Guidelines to the Architectural Review Committee and the Members of the Association regarding the types and kinds and placement of Improvements, which will be allowed, in conformity with the terms of the Declaration, upon the Property; and

WHEREAS, the Board of Directors has determined that these Architectural Guidelines are reasonable and consistent with the Declaration, the Articles of Incorporation and the Bylaws of the Association; and

NOW, BE IT THEREFORE RESOLVED, that the Board of Directors of the Association approved and authorized the adoption of the attached Architectural Guidelines pursuant to the authority granted in Article V, Section C of the Declaration of Covenants, Conditions and Restrictions for Parker Falls South Subdivision, and that the Architectural Review Committee shall abide by such Architectural Guidelines in the review of architectural requests submitted to the Committee as may be revised and supplemented in the discretion of the Board of Directors.

The foregoing action was approved at a meeting of the Board of Directors of the Association on TF HOA Board

**PARKER FALLS HOMEOWNERS  
ASSOCIATION, INC.**

By: 

Title: President

**ATTEST:**

  
Secretary

Date: 9/26/21

# PARKER FALLS HOMEOWNERS ASSOCIATION, INC.

Architectural Guidelines  
Adopted/Revised 9/25/21

## **Introduction and General Information:**

The Board of Directors of Parker Falls Homeowners Association, Inc. (hereinafter "Association") has adopted these Architectural Guidelines pursuant to their authority contained in Article V, Section C of the Declaration of Covenants, Conditions and Restrictions for the Parker Falls South Subdivision (hereinafter "Declaration"), and reserves the right to amend and supplement these Architectural Guidelines as the needs of the community grow and change.

## **Architectural Review Committee:**

The Architectural Review Committee (hereinafter "ARC") shall be appointed by the Board of Directors of the Association to serve for a term of one (1) year, with the term expiring upon the date of the annual meeting of the Association. The Board may remove a member of the ARC, with or without cause, as such members serve at the pleasure of the Board. Upon presentation of an architectural request, the ARC must either approve, deny, or request additional information within thirty (30) days of receiving the request.

## **Enforcement:**

Pursuant to the power granted in Article V, Section C and N.C.G.S. 47F-3-102(12), failure to abide by the terms of these Architectural Guidelines, other Rules and Regulations, or the Declaration or Bylaws of the Association may result in the imposition of a fine, or the loss of privileges as a member of the Association, pursuant to the procedure provided for in N.C.G.S. 47F-3-107.1.

## **Procedure for Architectural Application:**

Any member seeking to erect, place, or alter any dwelling, structure, landscaping, or Improvement upon any Lot in the Property, must submit an application and provide the plans and specifications for such Improvement or alteration (showing the location of such Improvement upon the Lot and the quality, materials, and colors of the Improvement) to the ARC. In order to grant approval of such alteration or Improvement, the ARC must determine that the alteration or improvement is in conformity and harmony with existing Improvements upon the Property, taking into account the topography and finished ground elevation of the Improvement and surrounding Improvements and Dwellings. The ARC shall have full discretion to approve or deny such application based solely upon aesthetic grounds.

Any Member who disagrees with the decision of the ARC may appeal the decision to the Board of Directors, who shall review the decision of the ARC and may either approve, deny, or modify the decision of the ARC.

### **Architectural Standards:**

1. Solar Panels: Solar and other alternative energy devices shall be “concealed within a screen or integrated with the building design of the dwelling on the lot so as to be inconspicuous”. [Declaration, Section A(7)]. “Inconspicuous” shall mean and shall require solar panels or collectors to be placed upon the Lot only as follows, and upon such other terms and conditions as the ARC may determine:

a) Solar panels or collectors cannot be placed in a location that can be seen from the Common Area or a street within the Property or neighboring property;

b) Solar panels or collectors cannot be placed upon the ground, and can only be placed upon the roof of the Dwelling or other building upon the Lot;

c) Solar panels or collectors may not be placed in a location that would cause damage to another Dwelling upon the Property, or which may cause a nuisance or disturb the quiet enjoyment of any resident within a Dwelling on another Lot.

d) Solar Panels or collectors must be constructed so as to be as flush with the roof structure upon which they are placed.