

HADLEY PARK HOMEOWNERS ASSOCIATION  
ARCHITECTURAL GUIDELINES  
Effective March 10, 2008

*These guidelines were taken from Hadley Park's Covenants, Conditions and Restrictions.*

#### PURPOSE

The purpose of these guidelines for architectural review committee is to help keep Hadley Park attractive by ensuring design compatibility. Design compatibility is needed to protect property values and enhance the enjoyment of residents. The guidelines specify the manner in which the protective covenants and restrictions are to be implemented. All Hadley Park homeowners agreed to comply with the covenants at the time they purchased their property.

#### ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) utilizes the guidelines to enforce the design aspects of the covenants fairly and consistently. Any changes to the exteriors of the homes or lots must be approved by the ARC. The ARC also has responsibility for ensuring that lawns and other plantings are maintained in an attractive manner.

#### PROCEDURES FOR COMPLIANCE WITH ARCHITECTURAL GUIDELINES:

1. Change request forms may be obtained by going to [www.hadleyparkhoa.com](http://www.hadleyparkhoa.com). Any exterior changes must be submitted in writing to the ARC and must include specifications, drawing and other information needed by the ARC to determine compliance with the guidelines. All such requests must be emailed to [hadleyparkhoa@yahoo.com](mailto:hadleyparkhoa@yahoo.com) or mailed to:

IPM Corporation  
Hadley Park HOA Architectural Committee  
PO Box 580  
Arden, NC 28704

2. The ARC will send written verification that a request has been received. This procedure was devised to guard against loss of requests in transit. If you do not receive verification within ten days after your request was sent, please contact the ARC or IPM.

3. The ARC must respond to homeowner in writing within 30 days after written verification has been sent or it will be assumed that change request has been approved.

4. Upon written denial of a change request by the ARC, the homeowner may appeal such decision to the Board of Directors in writing within 30 days of receipt of the written denial.

5. The Board of Directors must respond in writing to the appeal within 30 days of receipt of the appeal.

6. The ARC will survey Hadley Park houses monthly to identify items in disrepair and other instances of noncompliance with the guidelines. Written notification of such noncompliance will be mailed to affected homeowners.

4/22/2008

7. Violations of the covenants and architectural guidelines will be reported to the Board of Directors for further action.

#### ARCHITECTURAL GUIDELINES SPECIFICATIONS

**Improvements.** No building, fence, wall, improvements, or other structure or planting or landscaping shall be commenced, erected or maintained upon the Lots, nor shall any exterior addition to or change or alteration therein including, without limitation, any planting or landscaping, be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Association. No alterations in the external appearance of any structure shall be made without approval by the Architectural Committee. "Improvement" or "Improvements" shall mean and include any and all man-made changes or additions to a Lot, including but not limited to the location, materials, size and design of all buildings (including any exterior devices attached to or separate from buildings, such as heating and air conditioning equipment, solar heating devices, antennae, satellite dishes and clothes lines) storage sheds or areas, roofed structures, parking areas, fences, "invisible fencing, pet "runs," lines and similar tethers or enclosures, walls, landscaping (including cutting of trees), hedges, mass plantings, poles, driveways, changes in grade or slope, site preparation, swimming pools, hot tubs, jacuzzis, tennis courts, tree houses, basketball goals, skateboard ramps, and other sports or play apparatus including but not limited to trampolines, signs, exterior illumination and changes in any exterior color or shape.

1. Maintenance. The Association shall provide for the lawn mowing of each Lot. Each Owner shall be responsible for the exterior maintenance of his or her dwelling as follows: paint, repair, replace and care of roofs, gutters down spouts, concrete drives and walkways, exterior building surfaces and other exterior improvements. In the event that the Owner neglects or fails to maintain his or her Lot and/or exterior of his or her dwelling in a manner consistent with other Lots and dwellings in Hadley Park, the Association, either upon recommendation of the Board of Directors or otherwise, shall provide such exterior maintenance as provided above. Provided, however, that the Association shall first give written notice to the Owner of the specific items of exterior maintenance the Association intends to perform and the Owner shall have forty-five (45) days from the date of mailing of said notice within which to perform such exterior maintenance himself or herself. In the event the Association performs such exterior maintenance, repair or replacement, the cost of such maintenance, replacement or repairs shall be added to and become a part of the assessment to which such Lot is subject.
2. Landscaping. No landscaping shall be planted or permanently installed or removed within the boundaries of any Lot without the approval of the Association. Plantings in existing beds and/or within the perimeter of fences are permitted without prior approval unless plants include large bushes or trees. Please see suggested plantings list. The Association shall not have any obligation to perform lawn-mowing service of any portion of any Lot within the perimeter of a fence built by the Owner on a Lot. In the event the Owner installs a fence the Association shall only be responsible for the lawn mowing on the Street side of the fence. The Association has developed a list of suggested approved trees, bushes and plants.

3. Land Use. All Lots shall be used for single-family residential purposes only. Only one family may occupy a Lot as a principal residence at any one time. No structure, except as herein provided shall be erected, altered, placed or permitted to remain on any Lot other than one (1) single family dwelling (attached or detached), provided that such building is not used for any activity normally conducted as a business.
4. Temporary Structures. No Improvement or structure of a temporary nature shall be erected or allowed to remain on any Lot unless and until the Association has granted permission for the same. No outdoor clotheslines shall be permitted to be erected or allowed on any Lot.
5. Buildings. It is expressly understood and agreed that no building, tent, trailer, or other structure, either temporary or permanent, except as noted elsewhere herein, shall be erected or caused to be placed on the Common Area or Association Common Area except various facilities as may be established by Declarant for the purpose of constructing and selling all Lots in the Development.
6. Antennas. No radio or television aerial or antenna or any other external electronic equipment or devices may be installed or maintained on any exterior of any structure erected on a Lot. However, 18' satellite dished attached to the home will be permitted.
7. No Above Ground Pools. No above ground swimming pools may be installed, placed, or erected on a Lot.
8. Fence. Privacy fence must meet specific "Fence Requirements" as set forth on the attached Exhibit B as stated below:

Fences are prohibited around front yards. Fences are to have arched top with the following specifications: Height to be 6', pressure treated pine lumber with both sides smooth, line posts to be 4" X 4" notched at top w/gothic "cap" and inset, gats posts to be 6" X 6" notched with w/gothic "cap", gate hardware to be Ameristar Black iron or approved equal.

Any fence erected shall only be in the yard behind the house with sides of fence, extended from rear corners of house. "Finished" side of fence needs to be the side seen from the street (i/e, no visible line posts).

The owner shall be responsible for maintaining the lawn on the interior (residence side) of any fencing and the Association shall maintain the lawn on the exterior (street side) of any fencing.

Fence to be coated with clear preservative no later than 30 days after installation. Subsequent application should be done every 3 years. Homeowner is responsible for fence maintenance.

Each Owner acknowledges and agrees that the Association shall not have any obligation to perform lawn mowing services within the perimeter of the fence, and in the event the Owner installs a fence the Association shall only be responsible for the lawn mowing and landscape maintenance on the street side of the fence. The Architectural Committee has the authority to approve or disapprove any fence on any Lot.

9. Reconstruction. Any building on any Lot which is destroyed in whole or in part by fire, windstorm, flood or other Act of God or by any intentional act must be rebuilt, or all debris from such building removed and the Lot restored to the condition it was in prior to

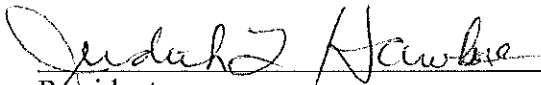
commencement of construction of such building with reasonable promptness; provided, however, that any such reconstruction must be commenced within six (6) months from the date of such destruction or if no reconstruction is to occur, then all such debris must

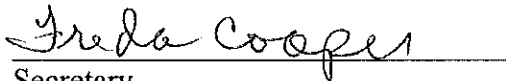
**10. Signs. No signs or other advertising devices shall be displayed upon any Lot without prior written permission of the Association, including but not limited to for sale or for rent signs. (Only one sign per lot to be placed in either front, back or side yard.)**

11. Garbage Containers. All outdoor receptacles for ashes, trash, rubbish or garbage shall either be installed in the ground or screened or placed so as not to be visible from any street. All containers must be prior approved by the Architectural Committee.

ADOPTED BY THE BOARD OF DIRECTORS  
HADLEY PARK HOMEOWNER'S ASSOCIATION

On this 22<sup>nd</sup> day of April, 2008.

  
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President

  
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Secretary