

Landen Meadows Homeowners Association

REGULATIONS, RULES AND GUIDELINES

BK: 09496 PG: 0814/0820 #:0297 20.00

FOR INTERPRETATION OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR LANDEN MEADOWS COMMUNITY

Pursuant to its authority under the Declaration of Covenants, Conditions, and Restrictions for Landen Meadows Community, the Board of Directors and the Architectural Committee of the Landen Meadows Home Owners Association hereby issues the following Regulations, Rules and Guidelines for interpretation of the Declaration. These Regulations, Rules and Guidelines are supplemental to the existing Declarations, and are not inclusive of all items upon which the Landen Meadows Board of Directors and the Architectural Control Committee may act.

I. General Guidelines

Pursuant to Mecklenburg County Building Code, any structures constructed within the 40 foot rear setback established in the Declaration must, A) be detached from the house, B) be at least 4 feet from the house, and C) observe a setback of at least 2 feet from the rear and side property lines.

In addition to C) as stated, the Landen Meadows Architectural Committee recommends an additional one (1) foot setback from rear and side property lines, for a total setback of three (3) feet. Please refer to Section III-C; Outbuilding Location, for additional clarification.

II. The following actions require specific prior approval by the Architectural Committee, and will be approved or disapproved based on compliance with the Declarations, these Regulations, Rules and Guidelines, and/or the aesthetic discretion of the Architectural Committee.

Construction of any type of structure or improvement on any lot in Landen Meadows (including but not limited to outbuildings, garages, fences, in-ground pools, walls, exterior remodeling, additions to an existing structure, and major landscaping projects). All exterior improvements must be submitted for approval to the Architectural Committee

III. Regulations

A In general, to all construction projects:

Duration: Construction projects must be completed within 30 days of start date, unless not feasible due to the magnitude of the project (i.e., a garage addition or major addition to a house) and approved by the Architectural Committee.

Utilities: Any utility additions must be underground and adhere to County Code for such utilities.

B. A description of the proposed project containing the following information, as applicable, must be submitted to the Architectural Committee:

- Size of structure
- Height
- Roof Design
- Roof Material

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- Wall Material
- Exterior Finish
- Location
- Estimated duration of Construction
- Quantity
- Utilities (Electric, Water, Sewer, etc.)
- Drawing or Diagram

C. Outbuildings:

- Size: No greater than 10' x 10'
- Height: Overall - no greater than 9'. Maximum sidewall height is 6'.
- Roof Design: "A Frame" and single pitch (shed) roofs are not permitted.
- Roof Materials: All outbuilding roofs must be constructed of shingles which match the house.
- Quantity: No more than one outbuilding is permitted per lot.
- Wall Material: Exterior walls must be constructed of either hardboard or vinyl siding to match the house, or of T-111 plywood. No particle board, standard plywood, cinder-block, or metal material is allowed.
- Exterior Finish: All outbuildings must be trimmed and painted, in their entirety, in the same quality materials and colors of the house.
- Utilities: Any utility facilities (electric, water, sewer, etc.) providing service to an outbuilding must be underground and adhere to standard building code for such facilities.
- Location: Four stipulations:
 - 1) Outbuildings are permitted in an area extending from the two rear corners of the house diagonally to the two outermost rear property corners, provided any outbuilding located within 30' of the house must be positioned within the two rear corners of the house. No outbuildings are permitted on the sides of a house. Please refer to Figure 1 for a graphic example of this stipulation.
 - 2) If an outbuilding is to be placed in the rear of a lot, the rear property line must be at least three (3) times larger than the outbuilding dimensions. For example, a 10' x 10' outbuilding placed in the rear of a lot, requires a minimum 30' rear property line.
 - 3) Outbuildings must be placed at least 3' from any property boundary, and must contain sufficient clearance around all sides to permit appropriate maintenance.
 - 4) Outbuildings must be placed no less than 50' from any street curb adjacent to the property.

D. Dog Houses:

- Size: May not exceed 4' W x 4' D x 3' H.
- Material: Must be constructed of materials as described for outbuildings.
- Quantity: No more than two (2) doghouses are permitted on any lot without approval of the Architectural Committee.

E. Driveway additions:

- Material: Driveway additions should be constructed of concrete. Other materials must be approved by the Committee. Asphalt is not permitted.
- Encroachment: A 2' minimum set-back should be maintained from all property lines. Situations not permitting this set-back will be reviewed on a case-by-case basis.

F. Fencing:

1. Chain link fences are prohibited

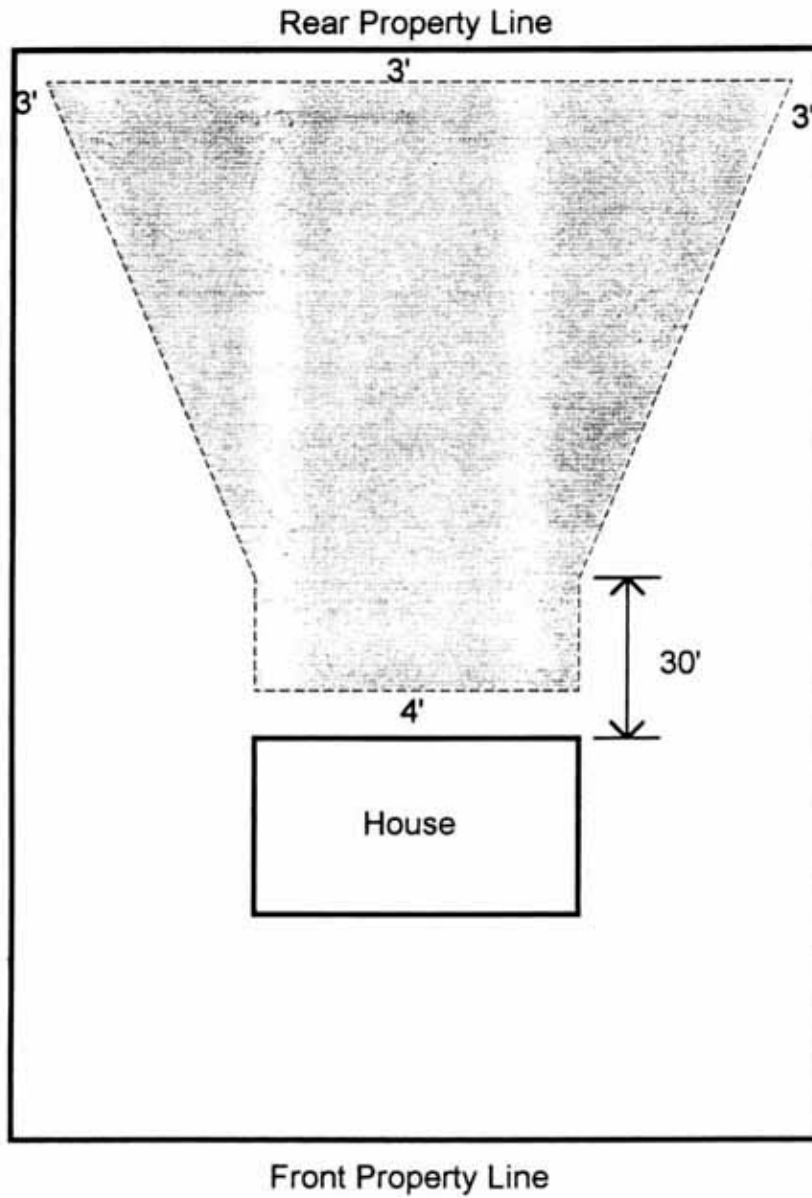
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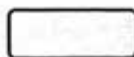
2. Perimeter fencing and privacy fencing around patios, decks, or pools shall not be greater than 6 feet in height
 3. The minimum 20% open surface area on fences, as stated in the Declaration of Covenants Sec. 7.07, requires that ANY 1'-0"x 1'-0" portion of the fence shall maintain the minimum 20% open surface. For every inch of board there must be a minimum of ¼ inch of space when constructed. (i.e. 3½" board would require a 7/8" space, and a 5½" board would require a 1 3/8" space.)
 4. Privacy Fencing is permitted only around patios or decks, and to enclose a Garbage can or a Recreational vehicle.
 5. For lots in which the rear property lines abuts non-Landen Meadows property, the fencing along that rear property line is permissible as solid.
 6. Fences constructed in yards on corner lots: The fencing on the side of the home at the corner must be within the side setback. Fence lines must be approved by the committee and/or board and may be subject to a case by case review where the fence may be an obstruction to a neighbor. (See attached Survey #1)
 7. The storage of materials of any kind on a fence if they are visible from the street or neighboring yards is prohibited.
 8. The color of the fence must be approved by the Architectural Committee
- G. Trash cans must be stored in either garage, backyard or behind a 3 sided fence, one side being the house and the other two sides constructed of picket fencing with a height exceeding the height of the can but not exceeding 6 feet and no larger an area then 3' x 6'. Only the rear may open. Totally enclosed privacy fencing is permissible for the garbage enclosure. (See Reg. F-4)
- H. The construction, installation, erection, or maintenance of any television or radio pole, antenna, aerial, or tower is prohibited. Satellite dishes 18" or smaller will be permitted provided that they are located in the rear yard or on the rear section of the roof or house and only with prior approval from the committee.
- I. Above-ground pools are prohibited.
- J. Any house paint colors different from the color that is already on the house must get prior approval from the Architectural committee, owners must provide a color sample as part of the application. It is the Communities intention to maintain the Centex/Crosland color schemes.
- K. The installation of free-standing security lights in the front yard greater than 7' in height, and in the back yard, greater than 10' height are prohibited. This does not apply to Centex/Crosland standard eave-mounted security lights.
- L. The construction of circular driveways, or asphalt driveways are prohibited.
- M. All major landscaping projects in front yards must be approved by the committee. This includes terracing, fountains, flower boxes and arbors.
- N. Parking on the street for prolonged periods of time (more than 3 consecutive days) and habitual parking on the street is prohibited.
- O. Brick mailboxes are prohibited by the NC Department of Transportation.
- P. All pets must be kept under their owners control at all times.
- 1) All dogs must be leashed when off of the owners property.
 - 2) Owners are responsible for cleaning up any mess that a pet creates in the Common Areas, as well as, on any private property.
 - 3) Owners are responsible for their pets actions and are liable for any provable damages.

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- 4) Obsessive barking can not be tolerated, and will also be handled thru police per the county noise ordinance (Sec. 15-71).
- Q. Building and landscaping materials and equipment must not be stored where visible from the street for more than thirty (30) days.
- R. Seasonal decorations must be removed within forty-five (45) days of the holiday period.
- S. Firewood must be stored in an inconspicuous location which does not impose upon your neighbors.
- T. The Bradford Pear trees provided by the Builder along all roads must be replaced, at the homeowners expense, with a like tree if the tree is severally damaged or has died.
- V. **Fines:** Infractions of these Regulations, Rules and Guidelines or the Declaration of Covenants, Conditions and Restrictions, may result in a fine imposed upon the homeowner by the Board of Directors provided the homeowner has been warned in writing of a previous infraction within the preceding year. Fines will range from a minimum of \$50 per month to a Maximum of \$250 per month until the infractions are corrected. All fines may also be increased by legal and administrative fees. Fines will accrue beginning fifteen (15) days after notice of opportunity and hearing by the Board of Directors, unless the time is extended expressly by the Board of Directors. The Board of Directors has the power to access a lien or file for foreclosure on any property in which an outstanding balance is over due.
- VI. Rules - Pool and Recreation Rules are incorporated herein by reference. A copy of which will be distributed each May to every homeowner.

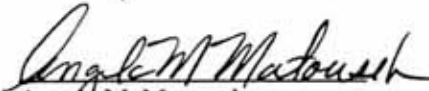
Figure 1

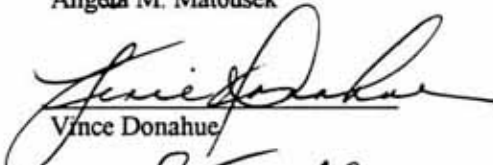


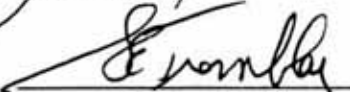
 Out buildings should be located within these areas

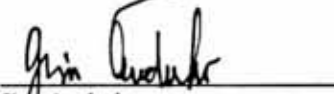
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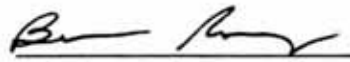
IN WITNESS WHEREOF, we, being all of the Directors of the Landen Meadows Homeowners Association, Inc., have hereunto set our hands this 5TH day of FEBRUARY, 1998.


Angela M. Matousek


Vince Donahue


Stephen E. Tremblay


Jim Anderko


Brian Rooney


CERTIFICATION

The undersigned, does hereby certify:

That I am the duly elected and acting president of the LANDEN MEADOWS HOMEOWNERS ASSOCIATION, INC., a North Carolina non-profit corporation, and,

That the foregoing Regulations, Rules and Guidelines has been correctly adopted in accordance with the provisions of the Declaration of Covenants, Restrictions and Conditions for Landen Meadows and be recorded in the official records of the County.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 5TH day of FEBRUARY, 1998


President

Landen Meadows Homeowners Association

LANDEN MEADOWS HOMEOWNERS ASSOCIATION

by: [Signature]
its President

ATTEST
[Signature]
Secretary
(SEAL)

I, a Notary Public of Mecklenburg County, North Carolina, certify that Vince Donahue came before me this day and acknowledged that he is the Secretary of Landen Meadows Homeowners Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the forgoing instrument was signed in its name by the board of Directors, sealed with its corporate seal and attested by Vince Donahue as its Secretary. Witness my hand and official stamp or seal this 5th day of February, 1998



[Signature]
Notary Public
My commission expires: 9-15-2001

State of North Carolina, County of Mecklenburg

The foregoing certificate(s) of Beverly A. Scott

Notary(ies) Public is/are certified to be correct. This 13th day of February, 1998

JUDITH A. GIBSON, REGISTER OF DEEDS By: [Signature] Deputy Register of Deeds
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