

GABLES HOMEOWNERS ASSOCIATION
OBJECTIVES, REGULATIONS, RULES AND GUIDELINES

In order to maintain the architectural and landscaping continuity, the overall quality and economic value of homes in the Gables and pursuant to Declaration Article VIII and By-laws Paragraph 4, Subsection J4, the Gables Board of Directors approves the following objectives, rules and regulations. Pursuant to Declaration Article VIII, Section 1, a copy of these regulations and guidelines with Declaration and By-law annotations is on file and may be viewed at the offices of Gallimore Management Associates, 3770-D Clemmons Rd. Clemmons, NC 27012. 1/

A. Architectural 2/

1. Architectural additions or improvements must adhere to the existing standards in structural design and color and must be submitted to the Board in writing with supporting documentation. Documentation includes written plans and specifications showing nature, kind, shape, height, materials, location and paint color of the proposed improvements. Building permits and compliance with city set-back restrictions are required. The Board will approve, disapprove or request modifications within 30 days except when erroneous data or inadequate information is presented. In the latter case, the Homeowner will be requested to submit additional data and the period for Board approval shall be extended on the request to within 30 days following submission of such additional data. Any action by the resident prior to the Board decision is subject to removal if the proposal is not approved. (See addendum concerning emergency repair or replacement of roofs and garage doors)
2. Exterior radio antenna or satellite television antenna, not exceeding 20 inches in diameter shall not be visible from the Gables community streets and shall be placed in a position of least visibility to neighbors. Board approval must be obtained before installation. 3/
3. Bug control lights, basketball hoops, pole floodlights, clotheslines, and outbuildings are prohibited. 4/
4. Emergency replacement of roofs and garage doors consistent with type and design of those pre-approved by the Board does not require Board approval, but notice must be submitted promptly to the Board of such replacement. Non-emergency replacement must be submitted for approval prior to installation. See Addendum.
5. Fencing adjacent to and facing front yards of homes is painted at the discretion of, and cost to, the Homeowners Association. All other fencing will be maintained by and at the expense of the individual homeowner. 5/
6. Beginning January 20, 2009, all existing, new, or replacement fencing shall be painted Duron Museum White Stain, or equivalent paint and color, to provide uniformity of all painted fences throughout the Gables community. Unfinished or natural wood finishes are prohibited. The responsibility for maintaining (including painting) a privacy fence common to or erected between two adjoining lots shall be the homeowner upon whose lot the fence is installed.

B. Grounds 6/

1. The term “front yard” as used in these regulations and guidelines refers to that area from the street curbing within the Gables to the privacy fence and house foundation line.

2. Front yards must conform to established Gables landscape; grass, flowers, trees and shrubs. Shrubbery replacement is the responsibility of the homeowner; however, the intended shrub replacements or any front yard redesign must be timely submitted to the Board for approval prior to planting.
3. With the exception of mailbox and foundation plantings beds, front yard flower beds are discouraged. Front lawn flower beds vary widely in size relative to the size of the yard, increase the time/cost for mowing, aerating, fertilizing and edging, and detract from the general appearance of the property in the non-growing season.
 - a. Foundation planting of annual and perennial flowers extending no more than two feet from the foundation will generally be approved subject to removal of dead foliage and debris by the owner promptly at the end of each growing season.
 - b. Mailbox planting to be maintained by the homeowner is permitted. Such planting should not exceed the height of the mailbox and only be bedded with mulch or pine needles rather than gravel, brick or other materials. In planting recognize that lawn maintenance uses weed eaters in this area.
4. Consistent with current practice, front lawns will be cut weekly in season including edging and blow cleaning of sidewalks, curbs, and roads. Front lawn fertilizing with crab grass preventer will occur twice in the spring and fertilizing will occur again in the fall along with plug aeration and seeding. Weed and bermuda grass control will be applied on four occasions during the growing season.
5. Shrubs in front yards and common areas will be trimmed in midsummer and fall by the lawn maintenance service. Homeowners may choose to trim their own shrubs with written notice to the lawn maintenance service. However, pruning of individual shrubs which have become unsightly in the opinion of the Board shall be pruned at the discretion of the Board. Homeowners are encouraged to keep lawns and shrubs properly watered to protect and enhance their beauty.
6. Pine needle mulching is provided in late spring and December each year.
7. To maintain the continuity of the area, pruning, removal and/or replacement of front yard trees may be done only after Board approval. Dead trees or shrubs must be replaced promptly.
8. Food producing gardens or artificial garden/landscapes are prohibited in front yards.
9. Free standing yard art, concrete statuary, metal design works, pottery, identity signs, benches, bird baths, bird houses, bird feeders, and similar decorations in the front yard area, with the exception of that present as of February 21, 2004, are prohibited.
10. Garbage cans, recycle bins and yard waste carts are to be in the courtyard behind the privacy fence except on scheduled pick up days.”
11. Courtyards must be maintained in a reasonably neat fashion.

12. Snow will be removed from streets and a walkway width path cleared down each driveway from the garage to the street by the lawn maintenance service.

C. Streets and Garages 7/

1. On-street parking within the Gables is prohibited except for occasional parking for brief periods by owners or temporary guests. Cars parked in the street impede emergency traffic and mail delivery. They also imperil residents walking and accessing mailboxes. Guests should park in available driveway space rather than on the street. Residents' vehicles may be parked on the street if essential for permitting access to a service provider, but should be moved to the garage or driveway promptly upon departure of the service provider.
2. Garage doors are to be closed overnight and when garage is not in active use during the day. Open doors encourage vandalism and wild creatures. They also detract from the appearance of the Gables. Residents are encouraged to make maximum use of their garage for the parking of their car or cars rather than for other purposes.
3. Parking of recreational vehicles, boats or trailers is prohibited. Residents are encouraged to park pickup trucks in their garage. 8/
4. No conversion of garages to living space, workshops storage rooms or other use which interferes with the parking of the number of vehicles the area was designed to enclose is permitted.

D. Garage Sales 7/

Garage sales are not permitted. Gables streets are narrower than standard two lane streets. Cars lining the street impede resident and emergency traffic, imperil residents in accessing mail boxes and walking, and cause damage to lawns, sprinkler heads and mailboxes.

E. Pets

All owners shall pick up and dispose of pet dropping occurring in common areas and the front yard of any residence. Dogs, cats or other pets should not be allowed to run free in the community

F. Sale of Property

A real estate "For Sale" sign may be placed in the front yard of any home for sale in the Gables without prior Board approval. Upon the sale of any residence, the owner/seller is asked to inform the Board in writing of the name of the buyer and confirm that the buyer has been given a copy of the Declaration and By-laws of the Gables.

G. Rental of Properties (amendment approved September 24, 2007)

1. Commencing October 15, 2007, rental in whole or part of a homeowner's Property within the Gables is prohibited. (Property rented as of the date of this

Amendment may continue to be rented until sale of said property to a new owner).

2. All homes must be owner occupied or occupied by a member of the owner's immediate family (i.e. father, mother, son, daughter, siblings)
3. The property owner shall be directly responsible at all times for the upkeep and maintenance of the property in accordance with the requirements set forth in the Gables at Glenridge Declaration; By-Laws; and Objectives, Rules, Regulations and Guidelines in the Gables.
4. No deviation from the foregoing is permitted unless requested in writing to the Board. Requests for deviation from the foregoing must specify in detail any asserted exceptional circumstances warranting such deviation and must be approved in writing by the Board ninety days prior to the effective date of such requested and approved exception.

H. Penalties

1. Homeowners will be charged the fees or assessments set forth in the Declaration or By-laws where applicable.
2. Violations of the Rules and Regulations may also progressively result in an oral and/or a written request to correct the violation, (b) written notice to correct the violation, (c) assessment of \$ 25, \$ 50, and \$ 100 for the first, second and third months the violation continues following written notice to correct, (d) a property lien.

ADDENDUM

Please remember before entering any contract for installation of new roofs or garage doors, except in an emergency, your request must be submitted on the Gables Communication Request form to the Board 30 days in advance.

At times beyond a homeowner's control, it becomes necessary to promptly initiate replacement of roofs and/or garage doors. Under such circumstances it is not feasible to seek Board approval before commencing repairs, however notice must be submitted to the Board as soon as possible.

To insure timely repair or replacement consistent with existing materials, the Board has pre-approved the following types of replacement products.

Approved Roofing:

To maintain the appearance of our community, it is very important that any new roofing material be of the same color and quality as our present roofs. However, the original roofing material is no longer available. The Board recommends the following:

CERTAINTEED (manufacture's name), ARCHITECTURAL (style), DRIFTWOOD (color) with a 30 year warranty. They are a stock item at SMITH-PHILLILPS LUMBER. Contact Richard Turner – mobile phone 345-2502. He recommends using 4 nails per shingle. These shingles have an extra sealant for driving nails. Smith-Phillips delivers at no extra charge and

will place shingles on you roof if your roofer prefers. Your roofer may wish to order the above shingle from his source; however, there probably will be a delivery charge.

VENTS are strongly recommended for new roofs and include the following:

- Ridge vents – attic roof vents at the peak of the roof
- Everflo vents – vents where the roof joins the structure
- Power fans and/or turbine fans – must be installed on the back of the house least visible from the street.

In replacing a roof, it is also recommended that you purchase one extra BUNCH (3 squares) of shingles at the time of roof replacement.

Approved Garage Door Replacement:

Companies approved for garage door replacement or repair work are Overhead Door, Representative Dave Hardison, P. O Box 16824, Greensboro, NC, 721-1233 or mobile phone 669-3042 and Piedmont Door, representative Ron Honaker, 1151 Martin Luther King Drive, Winston-Salem, 724-0003 or mobile phone 345-8115.

Garage door replacement may be wood or metal, with or without raised panels. Color of the door (painted if necessary) should be as close as possible to that of the house trim.

Windows in the replacement door should be of the arch or cathedral style. The approved window style from Overhead Door is “Williamsburg 2” for the # 201 (wood) series or “Williamsburg 2” for the # 311 & # 313 (steel) series. The approved window style from Piedmont Door is “Sunray” for wood or steel doors and the “Sunray” Long Panel for two car garages.

The Board should be notified in writing as soon as possible of replacement or intent to replace with complete description of the replacement door(s).

Foototes:

1/ Declaration Art V,

Sec 3b – assessments may be increased each year by the Board without membership vote.

Sec. 3d – criteria – consider all current costs and expenses, accrued debt and reserve for future needs.

Sec 2 – assessments to be used for maintenance of common area and maintaining the front yard of each lot as provided in Art VII.

Sec 8 - assessments not paid within 30 days after due date bear interest at 12 %.

Declaration VIII,

Sec 1 – Rules and Regulations – Association power to formulate and enforce rules and regulations applicable to the common area (defined in Art 1 Sec 3)

Declaration Article XII,

Sec. 1 Enforcement –right to enforce at law or equity. - - Failure by the Association or any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

By-law 4 J – all powers and duties of the Association exercised by the Bd of Directors including:

- 2. maintain, repair, replace, operate and manage common area and facilities**

4 to make, amend, and enforce regulations governing the common areas and cluster homes to include but not limited to architectural controls and maintenance regulations so long as not in conflict w/ restrictions and limitations placed on use of property by the Declaration.

See also Gables rules and regulations published September 16, 1990, March 1994, & June 1994.

2/ Declaration Art VI – No alternation or modification of any existing improvements including paint color etc. and installation of additional improvements may be undertaken without prior review and written approval by the Board

By-law 9D, Rules of Conduct – no improvements or alternations of appearance of building exterior without prior Board written permission

3/ By-law 9 Rules of Conduct, subpara D - No owner shall cause any improvement or alteration - - - including - - - television or radio antennae without the prior written approval of the Board

4/ Declaration, VIII Sec 3. Quiet Enjoyment –No obnoxious or offensive activity shall be carried on upon the property, nor shall anything be done which may be or may become a nuisance or annoyance to any resident within the property

5/ Declaration VII Exterior Maintenance – The privacy fence on each lot shall be maintained by the lot owner

6/ Art V Sec. 2 - Assessments shall be used for (1) maintaining etc. common area and (2) maintenance expenses incurred in maintaining the front yard of each lot as provided in Art VII.

Art VII Exterior Maintenance – “Front yard” defined as the area between the fence and the street. Front yard shall be maintained by the Assoc. Courtyard area (defined as the area behind the fence) is duty of owners. But if, in opinion of the Association, any owner fails to maintain his property lot in reasonably neat and orderly manner or fails to keep improvements in state of repair so as not to be unsightly, all in the opinion of the Assoc., the Assoc. may, upon 10 days notice to owner, enter and make repairs and perform maintenance on the lot such as remove trash, cut grass, prune shrubbery seed, etc. Cost plus 15 % shall be billed to owner.

By-law 6, B, 1. – Bd shall adopt a budget estimating amounts necessary for maintenance and operation of the common area and the front yards of Cluster homes including landscaping, street and walkways, etc. etc.

By-Law 9, A Rules of Conduct. No resident shall post any advertisement or posters of any kind on the common area unless authorized by the Board

7/ Declaration Art I Sec 4 – “Private streets” shall mean those portions of the common area which are designated as street area etc.

8/ Declaration Art IV – Assoc. may regulate parking of boats, trailers and other such items on the common area (etc). No boats or trailers shall be parked within the right of way or private streets in or adjacent to this development