

Wellesley Place Homeowners Association

Community Rules, Regulations, and Guidelines

This document is to clarify some items within the Declaration of Covenants, Conditions, and Restrictions for Wellesley Place (covenants) and to establish set rules, regulations and guidelines for other items not included in the covenants. For a complete and comprehensive listing of the restrictions, reference should be made to the covenants. This document is not intended to replace but to supplement the covenants already in place.

Article IX. General Restriction. (r) Pools. Children's wading pool is defined as: shallow pool with design maximum depth of 24" or less and portable in nature. Wading pool must not be equipped with a pump, filter, or motor.

Hot tubs are not considered swimming pools and are subject to approval by the Architectural Review Committee prior to placing on property. Location and type of screening must be provided to committee for approval.

Article IV. Architectural Control. No building or other structure shall be commenced, erected, or maintained upon any lot nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the elevation, kind, shape, height, and location of the same shall have been submitted in duplicate to and approved in writing as to harmony of exterior design and location in relation to surrounding structures and topography by the *Architectural Review Committee*.

The Architectural Review Committee has a submission form on the website that must be completed and submitted with the above information. Any submission received that does not follow the guidelines will be denied until the proper procedure is followed. All requests must be submitted at least 30 days prior to commencing work. No work is to begin until written approval is received.

Fences must be constructed of treated wood, vinyl, or other material approved by the Architectural Review Committee and/or board of directors. Chain link fences are not permitted under any circumstances. No enclosing fence of any kind shall be placed or constructed nearer to the front lot line than the front corner of the home and may not extend past the property line on either side or back of the lot. Invisible fencing must follow the same guidelines. Fences must be maintained and kept in good repair at all times. Any fences not maintained and repaired are subject to the same enforcement guidelines as any other violation.

Outbuildings and sheds must be constructed in the same workmanlike manner as the home. Buildings must be placed on and attached to a permanent enclosed foundation. Foundations must be brick or concrete slab. Buildings must have external material and a shingle roof to complement the existing home. All work must be completed within six months of date approved by ARC. Owner must consult with the Winston Salem/Forsyth County Inspections Division to see if permits are required. If permits are required then permits must be obtained before construction begins and permits must be displayed on the property during construction.

Regular maintenance and repairs must be made to the home and all exterior improvements. A house or yard may not be allowed to fall into a state of disrepair such that the appearance of the neighborhood is compromised.

Enforcement of the covenants and rules and regulations is governed by the North Carolina Planned Community Act; Chapter 47F of the General Statutes as adopted on January 1, 1999 and amended on January 1, 2006. This Act gives the association the authority to impose a daily fine for all violations.