Meridale

COMMUNITY ASSOCIATION, INC.

HANDBOOK OF RULES AND REGULATIONS AND ARCHITECTURAL GUIDELINES

By choosing to purchase or live in Meridale, homeowners and residents choose to associate with all other Meridale homeowners and residents for their common good. The most important of these common goods are protected property values and a more beautiful, more enjoyable, and safer Community for all.

Meridale property owners and residents are therefore required to adhere to the Declaration of Covenants, Conditions, and Restrictions of Meridale and to this Handbook of Rules and Regulations and Architectural Guidelines.

******IMPORTANT******

No structure, landscaping, exterior addition to existing structure or change or alteration may be made until an ARC completed application with plan descriptions, specifications, and property survey have been submitted to and approved in writing by the Architectural Review Committee of the Meridale Homeowner's Association, pursuant to the provision of the Declaration of Rights, Conditions, and Restrictions applicable to all properties of Meridale per Article 4, Section 4.10-4.11 and Article 14 Section 14.01.

It is the responsibility of each property owner and resident to maintain their property in such condition so not to decrease the beauty or safety of Meridale but to ensure Meridale retains its status as a premier community in Northeast Charlotte.

You may contact your ARC representatives for guidance before making any changes to the outside of your residence.

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Article 1. Introduction

Section 1.01 Intent of Handbook

The objective is that homeowners and residents understand the purpose of this Handbook.

This Handbook of Rules and Regulations and Design Guidelines (the "Handbook") is adopted pursuant of Article 14 of the Declaration of Covenants, Conditions, and Restrictions for Meridale (the "Declaration") and is designed to provide an overall framework and comprehensive set of standards, procedures and rules for the development of the community in an orderly and cohesive manner.

Compliance with the standards, procedures and rules of this Handbook is required, but does not constitute the sole basis for review of applications for approval under Article 14 of the Declaration, nor does it guarantee any approval of any submission or application. Each submission presented to the Architectural Review Committee (the "ARC") will be approved or denied based on its own conditions. The committee has the expressed right to consider any and all factors it deems relevant. Committee decisions may be based on purely aesthetic considerations. Each owner and member of the Meridale Community Association acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and/or attractiveness of the proposed addition or modification. Decisions are made on a case-by-case basis, and although a modification or addition may have been approved in one instance, there is no guarantee that it will be approved again.

This document is not intended to replace the Declaration of Covenants, Conditions, and Restrictions but rather to clarify and to simplify the process by which homeowners may customize and modify the exterior property associated with the home and home site. Additional conditions may apply to improvements and modifications of properties that are not found in this Handbook. Both the Declaration and this Handbook should be reviewed by the homeowner in order to determine whether an improvement or modification will be approved by the ARC.

Unless otherwise specifically exempted by the Declaration or this Handbook ***all proposed modifications and additions to homes and lots within Meridale require application to and prior approval of the ARC (see attached form).*** Where this Handbook specifically permits an owner to proceed without prior approval, such permission shall only be effective so long as the owner complies with the requirements of the Declaration and/or Handbook.

ANY HOMEOWNER WHO INITIATES ALTERATIONS, ADDITIONS, IMPROVEMENTS OR REPAINTING WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE RISKS HAVING TO CORRECT OR REMOVE SAID ACTION AT HIS/HER OWN EXPENSE.

Section 1.02 Mission and Role of the Architectural Review Committee (ARC)

The objective is that homeowners and residents understand the mission and role of the Architectural Review Committee.

(a) The mission of Meridale's Architectural Review Committee (ARC) is to protect Meridale's property values and to promote the enjoyment and safety of the Community.
(b) The role of the ARC is to advise Meridale's Board of Directors about matters relating to our Community's aesthetics, especially as they relate to Meridale's appearance and safety. This includes advising the Board on Architectural Review Requests and ensuring homeowners' consistency with Meridale's by-laws and handbook regulations.

Section 1.03 Unique Features of Meridale

The objective is that homeowners and residents understand several unique features of Meridale's home and land development that impact some of the Handbook's rules, regulations, and guidelines.

(a) Planned community: As a planned community, Meridale was developed with the intent that homes and community property harmonize with each other and present a pleasing and consistent style. Except as required by the Governing Documents, this style is not the result of a formal architectural code but rather the result of the vision of the original developers.
(b) Open lot concept: Lots and homes in Meridale have been developed so that almost each lot and home is visible to many neighbors. Consequently, what is done on a home's lot or to its exterior may affect, positively or negatively, the enjoyment of homes of many other homeowners and residents.
(c) Natural and Uncluttered: An overarching theme of Meridale is that the grounds, lots, and structures remain natural and uncluttered.

Section 1.04 General Guidelines and ARC Approval Process

The objective is that all exterior improvements to a lot or structure, except where specified, be pre-approved by the ARC and completed as soon as possible thereafter.

(a) ALL improvements to lots or structures require <u>specific prior</u> approval by the Architectural Review Committee and will be approved or disapproved based on compliance with the Declaration, this Handbook and/or the aesthetic discretion of the Committee.
(b) All projects should be completed within thirty (30) days of start date, unless not feasible due to the magnitude of the project.
(c) Any utility additions must be underground and adhere to applicable code for such utilities.
(d) All applications must include a property survey and a detailed description and image of the planned project and must contain the following information, as applicable:

- Size of structure
- Height
- Wall material
- Estimated length of construction
- Quantity
- Photo
- Detailed drawing
- Utilities
- Location

(e) A request that is inconsistent with the Declarations or the Handbook may be approved based on practical considerations of a lot or home exterior but should in no case be expected.

(f) If the ARC denies a request, the homeowner may appeal directly to Meridale's Board of Directors. The Board may approve an appeal only if homeowner demonstrates that the ARC's denial is inconsistent with Meridale's By-Laws or Handbook or is otherwise unreasonable in light of information that the homeowner submitted with the original ARC request.

(g) Homeowner must communicate completion of project to the management company or the ARC Committee.

Section 1.05 Violations, Notices, Fines, and Disclosures

The objective is that all homeowners comply with the Handbook's rules, regulations, and guidelines.

(a) Compliance with the standards, procedures, and rules of this Handbook is required.

(b) A first courtesy notice will be sent to homeowner if the lot (yard, trash receptacles, personal belongings, etc.) or structure is inconsistent with the Declarations or the Handbook. This is a "Stage 1" violation. The lot or structure should be brought into compliance as soon as is practical thereafter.

(c) If not brought into compliance as soon as is practical thereafter, a second courtesy notice may also be sent to the homeowner. This is a "Stage 2" violation. Second notice may not be sent for violations that risk the safety of Meridale's residents or visitors.

(d) If lot or structure is not brought into compliance after a Stage 2 violation (or a Stage 1 violation that risks the safety of Meridale's residence or visitors), a Board Hearing will be scheduled for Meridale's Board and the homeowner. The purpose of the Board Hearing is for both parties to gather more information and to make a good faith effort to resolve the issue, at which point the Board may close or keep open the violation. The Board's decision is final.

(e) If Board keeps the violation open and lot or structure is not quickly brought into compliance as soon thereafter as is practical, violations may be continually escalated with fines accruing of up to $100 per day until compliance. After the hearing, the Board can decide to proceed with an initial occurrence fine up to $100, followed by a regular fine up to $100/day until the lot or structure is brought into compliance.

(f) If a home for sale in Meridale is not in compliance with the Handbook, the seller must disclose to the buyer that the buyer is purchasing a non-compliant home or lot and that the buyer will be required to bring home into compliance, including payment of any accumulated fines, upon transfer of ownership.

Article 2. Maintenance

Section 2.01 Performed by the Association and Residents

The objective is that the Association and homeowners be mutually responsible for maintaining the beauty and safety of Meridale.

(a) The Association is responsible for the exclusive management and control of the common area. The association shall be responsible for the payment of all costs, charges and expenses incurred in connection with the operation, administration and management of the common area.

(b) No resident shall cause any object to be fixed to the common property (including the planting of any plant material) or in any manner change the appearance of the common property.

(c) The cost of repair or replacement of any improvement maintained by the Association, in cases where the repair or replacement is required because of an act of negligence or omission of any owner (including guests, family members and tenants of the owner), shall be the responsibility of the owner.

(d) Residents are required to keep their property, including curb strips (between sidewalk and street) in front of or beside their lot, maintained in such a manner as to provide a neat and attractive appearance of a first-class residential neighborhood:

- Removing all litter, trash, dead vegetation, refuse, and waste
- Tree and shrub pruning
- Watering landscape areas
- Exterior lighting in working order
- Exterior of house painted and repaired as necessary and kept free of mold and mildew
- Lawn and garden areas alive, edged, free of weeds, and attractive
- Driveways in good repair, clean, and free of stains
- Keeping right of way areas, including sidewalks, on front and side streets of individual lots maintained and accessible for pedestrians and other who may need mobility assistance

(e) The Meridale Community Association, at its sole discretion, reserves the right to temporarily maintain a homeowners property if said property is deemed by the Board to be unruly, not consistent with community standards for a neat and attractive appearance or presents a health hazard due to high grass, weeds or other negligent reasons. All fees associated with this action will be the responsibility of the homeowner to pay.

Article 3. Improvements to Lots

Section 3.01 General Guidelines

See Section 1.02

Section 3.02 Fences

The objective is that fences in Meridale be uniform, attractive, and well-maintained.

a. Only White vinyl semi-private fencing 6' (foot) in height **with no cross member or** black wrought iron or aluminum powder coated black picket fencing 4' to 5' in height is allowed.
b. Chain link fencing in any form is strictly prohibited (including dog pens / runs of any material).
c. Original Meridale Phase 1 homes (roughly, those toward the Community's Allen A. Brown Rd. entrance with their own mailboxes and not built by Mattamy Homes) may continue to keep well-maintained any fence that has been erected prior to publication of this revised Handbook. Major repair or replacement projects require switching to the fence types listed in 3.02 (a).
d. The maximum board width allowed is six inches (6").
e. Fence caps/posts must not exceed 6" above fence top rail.
f. The "finished" side of all fencing must face outward.
g. Fencing may not be erected any closer to the street than the side and / or rear building setback line on lots adjoining streets. Consult your property survey for your setback lines.
h. Fences are not permitted in the front or side yards and must tie into the home at the furthest back corners of the dwelling, not to extend beyond the back foundation line. Under no circumstances may an applicant erect a fence outside of their property lines. In the event of an obstacle, the homeowner must shift the fence inside the boundary line of the lot.
i. Fencing must be erected on all four sides, with the exception that a rear side may be ommitted if the property has no rear neighbors.
j. Wherever feasible, fences should be placed along the property line with a one-inch setback and must allow adjoining properties to connect to any fence.
k. If a single-fence between properties is not feasible, applicant must insure a distance no fewer than four (4') feet between parallel fencing to allow for maintenance between fences.
l. Fences must remain well-maintained: lawn surrounding fence trimmed, mold or mildew removed, broken or rotted material replaced, and any other maintenance as required to keep fencing strong and attractive.
m. Corner lot fencing will not extend beyond six (6) feet from side of house, or within twelve (12) feet from the curb on the side street.

Section 3.03 Accessory Structures

The objective is that a home's large storage and gathering structures be permanently attached to the home.

(a) NO outbuildings, sheds, or accessory structure of any kind are permitted upon any lot in the Meridale community.

(b) No pop-up tent, canopy, or other temporary shelter may be used as a permanent structure.
(c) Pop-up tents, canopies, and other temporary shelters may be set up no more than 48 hours prior to an event and must be removed within 48 hours of the end of the event and may not exceed 7 days.
(d) Covered patios, porches, pergolas, and other shelter must be constructed to withstand 115 mph winds. This generally means that they be constructed so that they are permanently attached to a home. Homeowners must explain in their ARC request how this requirement will be met. Local government permits will likely be required. See also Section 4.03.

Section 3.04 Play and Exercise Equipment

The objective is that any play and exercise equipment be used, be consistent with Meridale's beauty and safety objectives, and not increase the Association's legal liability.

(a) **Trampolines are NOT permitted on any lot in Meridale**.
(b) All swing sets, backyard play structures, and similar equipment require a homeowner to submit an architectural request prior to their installation.
(c) Wooden, stained (natural color) swing sets and plastic play structures are permitted. No metal swing sets will be approved.
(d) All play and exercise equipment must be located within the building setback lines and must be maintained in good condition. All temporary equipment, when unused, must be moved out of sight from any street view and of all side and rear neighbors.
(e) No permanent sports netting allowed. All nets must be moved indoors when unused.

Section 3.05 Basketball Goals

The objective is that any basketball goals be used, be consistent with Meridale's beauty and safety standards, and not increase the Association's legal liability.

(a) Free-standing permanent basketball goals, mounted on black, grey, or dark green poles are permitted as long as the backboard is installed perpendicular to the street. Backboard must be constructed of clear fiberglass or acrylic, not plywood or particle board and shall not exceed fifty four (54) inches in width with a maximum offset of two feet (2'). The goal must be mounted on the lot a minimum of 15' from the back of the curb and set at least 6' inside the property line.
(b) **Portable basketball goals are NOT permitted on any portion of a lot or on the street in Meridale**
(c) Basketball play is not permitted in the side or rear yards of a lot.
(d) Light attachments are not permitted on any basketball goals nor is excessive lighting allowed that would encourage basketball play during nighttime hours in Meridale.

Section 3.06 Lawns, Trees, Plants, Shrubs, Vines, Birdbaths/feeders

The objective is that lawns, trees, plants, and shrubs be healthy, colorful, neat, and weed-free.

(a) Lawns:

- **BERMUDA GRASS ONLY** shall be installed or seeded on lots in Meridale, including on curb strips. Original Phase 1 Meridale homes (roughly, those toward the Community's Allen A. Brown Rd. entrance with their own mailboxes and not built by Mattamy Homes), may continue to maintain fescue grass, but major restoration requires sod or seeding of Bermuda.
- Curb strips and front of and beside a lot are the responsibility of the homeowner, including after utility company restoration.
- Regular mowing. Frequency is typically weekly during summer months and bi-weekly in early spring and late fall
- Fertilizer, weed control, insect and other preventatives as needed to maintain healthy, weed-free lawn.
- Watering as needed to maintain healthy lawn depending on time of year, weather conditions, and City of Charlotte watering restrictions.
- Trimming along sidewalks and driveways as necessary to maintain neat and attractive appearance.
- Artificial turf is prohibited.

(b) Trees:

- **NO TREE SHALL BE CUT DOWN** in Meridale without prior approval of the ARC unless necessary for immediate safety of persons or structures.
- **ALL NEW TREES MUST HAVE PRIOR APPROVAL of the ARC.** Trees cannot be planted in any easement strips as indicated on the property's survey plat.
- Must be selected for appropriate shape and size at maturity based on tree type and proximity to sidewalks and neighbors.
- Regular trimming as appropriate to create a minimum 6'-8' foot canopy near sidewalks
- Regular watering, fertilizer, insect and other preventatives, and pruning as necessary for a healthy tree
- Removal of dead or unhealthy trees and replacement with ARC approval
- Tree wells appropriately mulched and weeded

(c) Plant Materials:

- ANY significant changes or additions from builder installed plant materials require architectural approval. Exceptions are annuals or perennials in existing plant beds, which may be planted without approval.
- Any landscape material which dies on a residential lot shall be promptly removed and replaced.
- Regular watering, fertilizer, insect and other preventatives, and pruning as necessary for healthy plants
- Artificial plants are prohibited if visible from any street or to any side or rear neighbors.

(d) Shrubs:

- Shrubs against foundations must be pruned to allow visibility of the first floor windows; ideal visibility is at least 2/3rds of the front window surface
- Dead wood and branches must be removed

- Regular watering, fertilizer, insect and other preventatives, and pruning as necessary for healthy shrubs

(e) Vines:
- Absolutely no vines are allowed to climb any part of a home.

(f) Birdfeeders, Birdhouses, Birdbaths
- Birdfeeders and birdhouses are permitted provided they are no larger than one foot in width, one foot in depth, and one foot in height. Any pole on which a birdhouse or birdfeeder is located may not exceed two inches in diameter and six feet in height (including the house or feeder). Birdbaths, feeders and houses will not be placed in the front yard, or in common areas or wetlands/marshes.

Section 3.07 Beds, Edging, Hardscape

The objectives are that beds be planted, healthy, neat, and attractive and that edging and stonework be installed or constructed in a professional manner and remain well-maintained and attractive.

(a) Plant Beds: additional plant beds or expansions of existing plant beds may be approved but require architectural approval.

(b) Vegetable and Herb Gardens: vegetable and herb gardens are prohibited in front and side yards. Small gardens may be approved in rear yards, but require architectural approval and cannot be visible from the street.

(c) Mulch and pine needles:
- Mulch or pine needles must be used in beds and tree wells
- ONLY mulch or pine needles may be used. NO ROCKS, gravel, pebbles of any kind may be used in place of mulch.
- ONLY pine needles, black or brown wood mulch, or black or brown engineered rubber mulch are allowed.
- Mulch and pine needles should be replaced at least yearly or at any time that they become faded or diminished in volume

(d) Potted plants: Potted plants may be approved but may not be excessive or used as foundation screening, plant bed borders, or utility box screening

(e) Edging/Borders: (photos of acceptable edging and borders can be found on Meridale's website.)
- All types of landscape edging/border require ARC approval
- All edging/border must be correctly installed in a professional manner and remain well-maintained and attractive. Only natural concrete color or earthtone colors are allowed. (No red, blue, turquoise, or neon colors, etc.)
- All edging/border stonework shall lie parallel to (but not necessarily level with) the home's foundation and at no point should the face of the border be higher than one (1') foot.
- As a general rule, stone and brick edging and border must be mortared in place and installed in a professional manner. NO LOOSE BRICKS or STONES are allowed. If using edging or border with interlocking mechanisms and/or mating surfaces such that no gaps between the stones will exist, mortar shall not be required. In all other instances, however, mortar shall be required. The purpose of this requirement is to ensure that

bed and tree well borders are continuous such that grass and weeds cannot grow between individual border stones.

- Metal, rubber, and plastic edging products may be permitted, but must be straight-edged, non-decorative, and well-maintained. Rusted, faded, torn, or cracked edging must be replaced promptly.
- Wire, decorative plastic, resin, railroad ties, and wood edging/borders are not permitted

(f) Retaining walls:

- Retaining walls as necessary to reduce erosion or to turn steep slopes into usable outdoor space may be permitted but require ARC approval.
- Retaining walls almost always require professional engineering and, therefore, should be constructed by professionals. Please research companies extensively before submitting a retaining wall for approval.
- Must adhere to local building codes. Permit and inspections from city or other local government offices will likely be required.
- Only natural concrete color or earthtone colors are allowed. (No red, blue, turquoise, or neon colors, etc.)
- All stonework shall lie parallel to (but not necessarily level with) the home's foundation and must be mortared in place.

Section 3.08 Doghouses, Dog Pens and Dog Runs

The objective is that doghouses be consistent with Meridale's beauty and safety standards and not increase the Association's legal liability.

(a) One doghouse per lot may be approved by the ARC provided that it is located in the rear yard of a residence and within fully enclosed fencing.
(b) Doghouse must be designed and constructed to match or complement the home, including the roof and trim, and its color must match the home or blend in with surrounding landscape.
(c) Dog pens and/or runs are not permitted anywhere on the property.

Section 3.09 Exterior Lighting

The objective is that exterior lighting and its hardware be understated, show off a home's exterior, and not be focal points themselves.

(a) Eave-mounted floodlights and low-level landscape, tree, and pergola lighting may be approved but require submission to, and approval from, the ARC in advance of their installation.
(b) All lighting must be uniform in design and color and of high quality; landscape, tree, and pergola lighting levels must not disturb neighboring homes; burned out lights or bulbs must be replaced immediately; wiring must not be visible.
(c) No bright white or color lights (e.g. daylight, flourescent, red, blue, pink, neon colors) or colored filters may be used except as specified in Section 5.03.
(d) Lighting's visible hardware should be of natural metalic tones (e.g. bronze, copper, silver, pewter) or natural darker earthtones. No brightly-colored (e.g. red, blue, pink, neon colors) hardware will be approved.

Section 3.10 Swimming Pools

The objective is that swimming pools be safe and enclosed in the rear of the yard.

(a) In-ground swimming pools may be approved, but require the installation of an approved perimeter fence enclosing the entire rear yard.
(b) **Above-ground pools defined as any pool that requires, for its normal course of operation, inflation, a ladder, steps, a water filtration system, a pump or any combination of these items are prohibited in Meridale.**

Section 3.11 Signage

The objective is that quantity and size of signs be minimal and their message be respectful.

(a) Only the following types of signs are permitted on any lot:
(i) One temporary sign advertising the home for sale or rent, provided the sign has a maximum face area of five (5) square feet on each side and, if freestanding, stands no more than four feet (4') off of the ground.
(ii) One security service sign located in the front yard and one located in the rear yard, provided the signs have a maximum face area of two (2) square feet.
(iii) Notification signage as may be required by legal proceedings or a governmental entity (such as a building permit).
(iv) No more than two (2) political and/or religious signs may be displayed on any lot at any one time, unless the applicable municipality allows more than two. Maximum face area of five (5) square feet on each side and no more than four (4) feet off the ground.
(v) Meridale Yard of the Month sign.
(vi) All signs must be removed or replaced when damaged, faded, or otherwise unsightly.

Section 3.12 Mailboxes and Delivery Receptacles

The objective is that existing mailboxes be uniform, attractive, and well-maintained.

(a) No new mailboxes or delivery receptacles may be installed on a lot in Meridale. Original Phase 1 Meridale homes (roughly, those toward the Community's Allen A. Brown Rd. entrance with their own mailboxes and not built by Mattamy Homes) have individual mailboxes, which must remain and be well-maintained. Mailboxes and posts that need to be replaced must by approved by the ARC. Only the original black mailbox with the street number permanently affixed and black ornamental base is permitted. See Meridale's website for design specifications and places to purchase.
(b) The ARC shall have the right to approve the location, color, size, design, lettering and all other particulars of receptacles for the receipt of mail, newspapers or similarly-delivered materials.
(c) A small flowerbed may be maintained around the mailbox post area provided they contain healthy flowers and mulch as described in Section 3.07. However, the

entire mailbox and most of the post must remain visible. Mailboxes and posts covered by ivy, other climbing vegetation, or art designs are NOT permitted.

Article 4. Improvements to Structures

Section 4.01 General Guidelines

See Section 1.02

Section 4.02 Additions to Home

The objective is that additions to a home be well-built and match the appearance of existing home.

(a) Must adhere to all applicable building codes.
(b) Except for pergolas and decks, any permanent addition to a home's exterior, including screen rooms, porches, balconies, windows, exterior modifications necessary to accommodate interior improvements (e.g. extra rooms), etc. must upon completion appear as if original to the existing home. Factors to be considered include design, material, color, and roof slope.

Section 4.03 Decks, Patios, Porches, and Pergolas

The objective is that decks, patios, and pergolas be well-built and consistent with Meridale's general appearance.

(a) Must adhere to all applicable building codes and able to withstand 115 mph winds. Generally, this means that decks and pergolas be constructed so that they are attached to the existing home. Homeowners must explain in their ARC request how this requirement will be met. Local government permits will likely be required. See also Section 3.03.
(b) 'Pergola' is defined in this Handbook as a rectangular, open-sided shade structure with or without a permanent roof enclosure.
(c) Decks, patios, and pergolas cannot extend into a side yard beyond the side plane of the home.
(d) Patio and porch colors fall within or maintain the original exterior color scheme. As a general guideline, a color that "pops" or seems intended to draw attention as the focal point of the front of a home would not typically fall within an original color scheme in Meridale.
(e) Decks and pergolas must be of natural wood color that complements the color palette of the home. Wooden decks and pergolas must be treated with a sealant to preserve material and color.
(f) Curtains are permitted on pergolas only if they are outdoor curtains and of a neutral earth tone color (beige, tan, etc; no white, red, blue, neon, etc.). Curtains may not permanently hang loose, but must be tied back when not in use. Curtains must be replaced immediately if tattered, torn, or discolored.

Section 4.04 Satellite Dishes

The objective is that satellite dishes be minimally visible from street and to neighbors.

(a) Maximum allowable size for a satellite dish is thirty (30”) inches.
(b) Approved dishes must be mounted to the house in a position not visible from the street.
(c) If installation is required in a location other than the above-reference location, a statement from the installer must be included with the architectural request form. The association reserves the right to obtain a second opinion from a licensed installer and may require the homeowner to move dish location or include a landscape screening plan at their expense based on results from the licensed installer.
(d) No other types of television or radio pole, antenna, aerial or tower may be constructed, installed, erected or maintained on any lot in Meridale.

Section 4.05 Solar Panels

The objective is that solar panels be minimally visible, consistent with Meridale's safety objectives, and not increase the Association's legal liability

(a) Flat rooftop solar panels may be approved. However, given the construction of homes in Meridale, regulations 4.05 (b)-(c) imply that few homes in Meridale could receive approval for solar panels.
(b) Solar panels must be mounted to a rear-sloping portion of rooftop. Solar panels will NOT be approved that mount to side-sloping or front-sloping portions of rooftop.
(c) Solar panels must not be raised or lowered but must remain stationary on the rooftop.
(d) Solar panels may not be visible from any street or to any side or rear neighbor.
(e) Color of solar panels and hardware must blend into color of rooftop as much as possible.

Section 4.06 Exterior Colors

The objective is that colors of homes and structures conform to the original color scheme designed by the builders.

(a) All exterior color changes including, but not limited to, painting, staining, addition of storm doors and shutter replacement require approval from the Architectural Review Committee. All proposed exterior changes must conform to an original scheme designed by the builder.
(b) All exterior color changes, including to shutters and doors, must fall within or maintain the original exterior color scheme. As a general guideline, a color that "pops" or seems intended to draw attention as the focal point of the front of a home would not typically fall within an original color scheme in Meridale.

(c) Storm doors may be approved. They must be full-view glass or glass/screen and must match the existing facade color scheme. Door hardware must also match the existing hardware (brass handle for brass lights. etc.)
(d) A sample of the proposed color(s) must be approved by the ARC and submitted, along with current photo of the home, with the ARC request.
(e) If selling home, please also see Section 1.03 (f).

Article 5. Aesthetics

Section 5.01 Flags

The objective is that flags be decorative, supportive, and respectful.

(a) One (1) flag up to three feet by five feet (3'X5') in size attached to a flagpole mounted to the home may be approved. The pole may not exceed four inches (4") in diameter and sixty inches (60") in length.
(b) Only official flags of the United States, official State flags, or seasonal decorative flags (including flags of sports teams that are in season), may be displayed. Flags which display trademarks or advertising, battle flags, and similar flags which, in the Committee's sole judgment, are intended to, or tend to, incite, antagonize, denigrate, or make political statements (other than a statement of citizenship of the residence of the dwelling) shall NOT be displayed.
(c) Approved flags shall be maintained in good condition and shall not be displayed if mildewed, tattered, or badly faded.

Section 5.02 Ornamental Decorations

The objective is that front yards remain natural and uncluttered.

(a) Yard decorations should remain few, understated, highlight a home's exterior, and not be focal points themselves.
(b) Front yards should appear neat, uncluttered, and maintained.
(c) For exterior holiday decorations, see also Section 5.04.

Section 5.03 Window Treatments

The objective is that the outside-facing portions of window treatments remain attractive.

(a) Only typical window treatments, such as blinds, draperies, shades, and plantation shutters, are allowed and do not require architectural approval.
(b) Only neutral colors are allowed for the outside-facing portions of treatments and do not require architectural approval.
(c) Window treatments must remain in good condition. If tattered or torn, treatments must be replaced immediately..
(d) Window air conditioning units or fans are not allowed.

Section 5.04 Exterior Holiday Decorations

The objective is that exterior holiday decorations be festive and not excessive.

(a) Holiday decorative lighting and seasonal decorations shall be allowed from Thanksgiving to January 15th of the following year, provided, however that their type, intensity, brightness, and quantity are not considered obtrusive to the neighborhood by the Committee. Other seasonal decorations are approved two weeks prior to the event until two weeks after the event.

Section 5.05 Trash Removal

The objective is that trash and recycle bins remain stored out of sight at all times.

(a) Garbage cans and recycle bins must be stored in one of the following locations, stated in order of preference:
- Inside your garage
- Behind approved screening that is erected behind or beside your home. If placed behind screening, owner must submit to and receive approval from the ARC a landscape screening plan that conceals the containers from the view of all streets and all side and rear neighbors.
- Behind or beside home, BUT ONLY IF home conceals the containers from the view all streets and all SIDE and REAR neighbors.

(b) No garbage can or recycle bin should be placed at the curb any earlier than the night before collection and should be removed by midnight the day of collection.

Article 6. Parking and Driveways

Section 6.01 Parking of Personal, Non-Commercial Vehicles

The objective is that all personal, non-commercial vehicles be parked in a homeowner's garage or fully on the home's driveway.

(a) The ONLY approved parking locations for resident passenger vehicles or pick-up trucks shall be on an owner's driveway or in an owner's garage.

(b) Personal vehicles parked in driveways may NOT extend into the sidewalk area.

(c) **UNDER NO CIRCUMSTANCES SHALL A RESIDENT'S VEHICLE BE PARKED IN THE STREET OR ON ANY PART OF A SIDEWALK.**

Section 6.02 Parking of Commercial and Recreational Vehicles

The objective is that Meridale's appearance remains that of a residential community.

(a) A "commercial vehicle" is defined by the Declaration shall mean any vehicle having a carrying capacity and/size designation greater than or equal to three-fourths (3/4) of a ton; any vehicle other than a law enforcement vehicle bearing a company name or logo that is larger than four (4) square feet; any vehicle with ladders on top or in truck bed; and any "box" van or truck. Additionally, the Board

reserves the right to further define a vehicle as “commercial” if said vehicle is used primarily for commercial purposes other than commuting to and from the workplace.

(b) **No** boat, trailer, recreational vehicle, camper, camper truck, or commercial vehicle shall be parked, stored, or left:
- In any driveway except for a temporary twenty-four (24) hour period no more frequently than once per calendar month.
- On any other part of a lot at any time.
- Unless the vehicle is fully enclosed within the garage located on the lot and with the garage door closed.
- On any part of the common open space within Meridale.

Section 6.03 Driveways

The objective is that driveways remain clean and serve their intended purpose.

(a) No major repairs to or maintenance of any automobile or other vehicle shall be made or performed on any driveway. Adding or changing oil or other fluids is ONLY permitted inside the homeowner's garage (not in the driveway).

(b) Driveways should be cleaned and pressure-washed as needed to remove mold, mildew, and excessive dirt and stains.

(c) No change may be made to a driveway's size or design except in the extremely rare circumstance that such a change would (a) comply with designated setback areas as designated on lot survey, AND (b) have no direct effect on a neighbor's lot or enjoyment of property, AND (c) only minimally affect the aesthetics of the street and Community.

Article 7. Material Storage and Yard Sales

Section 7.01 Visible Storage

The objective is that material be stored out of sight.

(a) Storage of materials of any kind, including construction material, that are visible from the street or to any side or rear neighbors is not allowed.

(b) Weeds, vegetation, rubbish, debris, garbage, or waste materials are not allowed to be accumulated on any lot in Meridale.

Section 7.02 Toy and Bike Storage

The objective is that toys and bikes be stored out of sight.

(a) Toys, bikes, and other play equipment must be stored out of sight from any street and to any side and rear neighbors when not in use.

Section 7.03 Yard Sales

The objective is that yard sales be coordinated throughout Meridale.

(a) A yard sale is permitted only on the first Saturday of May and the first Saturday of October of each calendar year. NO OTHER YARD SALES ARE ALLOWED IN MERIDALE. In case of rain on a day a yard sale is permitted, the Board may set the following Saturday as a rain date.
(b) Each homeowner must list their yard sale with Meridale's Social Committee, which may provide a list of yard sale addresses and items to yard sale visitors.

Article 8. Pets

Section 8.01 Owner Responsibility

The objective is that pets be welcome and restrained and not interfere with residents' safety or enjoyment of their homes.

Generally, all pets should be kept under their owner's control at all times and in compliance with applicable leash laws.

(a) Pets must be on a leash and restrained whenever they are outside of a fence-in area of the community.
(b) The Board of Directors of the Association has the unfettered and exclusive right at any time to exclude, or have removed from the property certain animals and/or particular breeds of an animal that in its sole discretion it finds to be an unreasonable annoyance, inconvenience, a menace or threat, nuisance or creates an unsanitary condition within the community after a Notice of Opportunity for Hearing.
(c) Owners are responsible for cleaning up any mess that a pet creates in Common Areas, or on any private property within Meridale.
(d) Owners are responsible for their animal's actions and are solely liable for any provable damages.
(e) Each residence is permitted a total combination of three (3) dogs or cats (however, newborn offspring of such pets under nine months of age are permitted), provided the owner maintains control at all times.
(f) Animals creating a nuisance to residents shall not be tolerated – including noise issues (excessive barking, growling, howling, etc.). Should a nuisance become persistent please contact Animal Control for their assistance.
(g) For dog houses, dog pens, and dog runs, see Section 3.07.

Article 9. Disturbances / Nuisances

The objective is disputes among homeowners about disturbances or nuisances that affect one's enjoyment of their home be resolved among themselves or with the help of an appropriate public law enforcement agency.

In matters that become a problem between neighbors in Meridale, the Board may act upon some, under the general powers conferred by the Declaration. In the rare event that a resident causes unreasonable noise or other disturbances that cannot be resolved by speaking with the neighbor, homeowner should contact the appropriate public law enforcement agency. (For disturbances related to pets of residents, please see Section 8.01 (f) of this document.)

Article 10. Safety

Section 10.01 Fire

The objective is that homeowners practice fire safety procedures.

(a) Residents should use extreme caution when using grills on wood decks or in close proximity to structures or flammable landscape materials such as pine bark mulch or pine needles.
(b) Smoke detectors should be located on each level of every home near sleeping areas and should be tested twice yearly.
(c) The local fire department may be contacted for more tips on fire safety.

Section 10.02 Vehicle Operation

The objective is that Meridale remain a safe haven for our youngest neighbors.

(a) All ATVs and off-road vehicles must comply with local and state laws, and are therefore prohibited on any street in Meridale.
(b) Please observe speed limits and stop signs and be alert for children playing that may dart into your path. **Keep Meridale safe for everyone.**

Section 10.03 Theft / Burglary

The objective is that all neighbors help to keep each other and our visitors safe.

(a) Please report any suspicious activity (not persons) in the community to the police department.

Article 11. HOA Contractors

The Board may engage outside contractors to provide services on behalf of the Association and to perform on-going maintenance and landscaping of common areas.

Section 11.01 Management Company

The objective is that a management company perform many necessary services for Meridale and the Board.

Duties of a management company include accounting services (collecting Association dues, mailing late notices, paying bills on behalf of the Association, etc.), handling

homeowner complaints and inquiries and managing agents hired by the Board to perform landscaping services and other Common Area repair or maintenance.

Section 11.02 Landscaping Services

The objective is that a landscape company provide necessary landscape services for Meridale.

Landscaping services for the common areas of Meridale can include turf maintenance, seasonal flower plantings, pruning/hedge trimming, fertilization programs and mulching.

Request Form for Architectural Approval

Please Allow 30 Days for Approval Process

Name:		Phone #:	
Address:			
City:	State:	Zip:	Lot #:

Type of Modification: *(Please review the corresponding section of Rules & Regulations.)*

- ☐ 2.1 Antennas, Satellite Dishes
- ☐ 2.3 Birdbaths, Birdfeeders, Birdhouses
- ☐ 2.5 Decks, Patios, Screened Porches
- ☐ 2.7 Exterior Changes, Shutters, Doors
- ☐ 2.9 Fences
- ☐ 2.10 Flagpoles, Flags
- ☐ 2.12 Additional Landscaping
- ☐ 2.14 Hot Tubs, Spas, Saunas
- ☐ 2.16 Outdoor Furniture
- ☐ 2.19 Roof Accessories
- ☐ 2.21 Storage Sheds, Accessory Buildings
- ☐ 2.22 Storm Doors
- ☐ 2.24 Window Boxes, Planters
- ☐ Other - _____

Attach detailed modification/addition description, including the following if applicable:

1. Copy of **property survey** with proposed modification/addition clearly marked on survey *(must be included for all modifications and/or additions).*
2. Size, Color & Materials to be used.
3. Contractor if applicable.
4. Plans/Drawings/Photographs.

Please Note: Homeowner is responsible for obtaining any/all necessary permits/approvals.

Estimated Start Date: **Estimated Completion Date:**

By signing below, I acknowledge that: 1) I am required to obtain Board/ARC approval ***prior to*** making any modifications/additions to my home; 2) I am obligated to allow sufficient time for the processing of my request; 3) I have reviewed the Meridale Architectural Guidelines to ensure my request falls within the community's guidelines; and, 4) I grant permission to Association Representatives to enter my property to consider my request, inspect it during installation, upon completion and for ongoing maintenance.

Signature:_____ **Date:**_____

Mail all Requests to:

THE MERIDALE ARCHITECTURAL REVIEW COMMITTEE c/o
Hawthorne Management Company
P.O. Box 11906
Charlotte, NC 28220
Email: arc@hawthornemgmt.com

Requests for multiple changes must be submitted separately.

Do not write below; for Board/ARC use only.

Received by:_____ Date:_____

☐ **Approved** ☐ **Approved with Requirements (**see attached) ☐ **Denied** (see attached)