

HOLLY FOREST PROPERTY OWNERS ASSOCIATION, INC.

BOARD RESOLUTION

To Supplement and Clarify Policy 508

RESIDENTIAL RESTRICTIONS

WHEREAS, the Board now deems it to be in the best interest of the Association to adopt uniform and systematic rules and standards to supplement and clarify Policy 508 and the current Declaration of Protective Covenants of Holly Forest, Article III, Section D Maintenance of Lots stating "All Lots and Parcels, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such a manner as to prevent their becoming unsightly, unsanitary or a hazard to health."

WHEREAS, Holly Forest is a single-family residential subdivision. Having an attractive environment is important to all owners in order to maintain property value and an aesthetically pleasing environment for all to enjoy.

WHEREAS, Lot Owners have a wide latitude to maintain their homes in a way that is attractive to them; however, at times certain standards are required to ensure the consistency of a neighborhood, thus the need for clarifying the word unsightly.

NOW, THEREFORE, be it resolved by the Board of Directors of the Association, that the uniform standard for the determination of the term Unsightly, as used is Policy 508 and the Declarations of Protective Covenants of Holly Forest, is as follows:

Standard: What is "Unsightly"

Webster's Definition of Unsightly: Anything hideous, ugly, unappealing, or unpleasing.

HOA's Definition: Unsightly can be best described by examples: Neglected property, specifically, excessive peeling paint, lack of paint or stain, boarded up windows, excessive lawn debris, leftover construction debris, unused dumpsters, garbage, litter, and abandoned vehicles, trailers, boats, campers, or commercial equipment; Missing roofing, foundations in deteriorated states, abandoned homes with broken and/or open windows; Any deterioration that puts the property in a state that can be seen by the passing public that shows neglect.

Enforcement: In the event that it is brought to the attention of the Holly Forest HOA that conditions exist on a Lot that may be unsightly, the Environmental Control Committee will make an initial evaluation of the condition of the Lot and provide its findings and determination to the property owner. The property owner may then

appeal such determination to the Board of Holly Forest HOA or voluntarily remedy the violation within a reasonable time frame. For an appeal, the property owner may request a hearing pursuant to North Carolina law and present evidence as to whether a violation exists. After such hearing, the Board will notify the property owner of its decision and the necessary repairs, if any. If the property owner fails to make the requested repairs, the HOA reserves all rights under North Carolina law including the right to make the necessary repairs and assess the homeowner for the cost of repairs.

Read, approved and adopted this the ___ day of _____, 2020, by majority vote of the Board.

President

Secretary