

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, July 17, 2019
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting, no public invited.

Directors in attendance: Tony Freeman, Al Hoppensteadt, Curtis Ish, Linda Shoaf, and Karl Svatek.

President Freeman called the meeting to order at 9:07 AM.

Secretary Curtis Ish asked that the minutes of the June 27, 2019, meeting be approved.

Motion by Svatek, seconded by Shoaf, to approve the June 27, 2019, minutes as submitted.
All in favor; motion passed.

President Freeman asked for board liaison committee reports

ARC: Board liaison President Freeman reported that three homes on Healing Springs Drive are close to getting their COs, and the builder on the Boulder Ridge home has been notified to continue work. Two homes are ready to start construction.

IRC: Board liaison Karl Svatek reported that the state DOT is finally starting to work on improving the drainage to the north side of our entrance onto Route 8. Svatek also reported that the Pella repairman was here to measure the clubhouse office window replacement. The IRC was given its own clubhouse entry/exit code. Finally, Svatek reported that it has been suggested that instead of replacing the round, support pillars on the deck, have the contractor remove the decayed sections and fill in with a synthetic patch. Director Hoppensteadt advised that the contractor feels the masonry base could have even more erosion than is exposed, but he will pass on the suggestion to the contractor.

RFC: Board liaison Linda Shoaf reported that the RFC is very happy with the appearance of the owls and thanks builder Jim Kelley and painter Bill Conrad for the finished product.

Security: Board liaison Karl Svatek reported that the committee is planning the following:

- a) The committee will place an order for new windshield stickers. They will be round, larger, have a dark green deer-head logo, and be numbered. President Freeman reminded the board that using the sticker is not mandatory.
- b) The committee is scheduling a sheriff's deputy at the front gate Labor Day weekend.
- c) The secretary was directed to recover an HOA clubhouse office key from a former board member.

There followed a general discussion on the need for a digital clubhouse front door lock system. No actions taken. The board also discussed the need for more storage space. Director Ish suggested we build a storage room under the deck. Svatek lastly reported that Open Broadband's project manager will be on site soon and meet with Ken Vander Schaaf.

Social: Board liaison Linda Shoaf reported that the July Fourth picnic was a great success.

Firewise: No report

SBG: Board liaison Curtis Ish reported that the summer flowers at the front gate and entrance are doing well.

Communications: No report

Finance: Treasurer Al Hoppensteadt opened the Morgan Stanley mailed report. It showed that the HOA now has \$976,000 invested in CDs. This new total reflects that the board has met its 2019 budgeted obligation to commit \$92,000 more to our reserve funds.

President Freeman called for old business

- **Action List** (items not already discussed in the committee reports)
 1. Walking trails' shoulders: Shaun Smith needs more gravel; he will order more when he gets what he needs for the front entrance drainage pipe.
 2. Route 8 French drain installation by S. Smith: Hoppensteadt questioned who was in charge and overseeing the work. It was suggested to ask the DOT for advice since it is their property. Svatek will check with IRC chairman.
 3. Archiving our engineering reports for future IRC reference: Director Ish reported that he is 90% done. He needs warranties and info for both the clubhouse well and front gate computer system.
 4. Reseeding of the cancelled construction site's grass shoulder on Palisades Trail: Waiting for late August to start.
 5. Long-Range Clubhouse Plan: The board decided to start with following the tennis court engineer's advice to reinforce the northwest corner slope before making any final decision on what we should do with the tennis courts themselves.
 6. Rumble strip repair evaluation: The board is awaiting the results of the bonding concrete's durability.
 7. Road shoulder repair: The board will schedule a meeting with Shaun Smith and the IRC to get details on what needs to be done.
 8. Tranquility Lakes dam repair update: Lee Truell is currently on the job. Both the underground pipes feeding the bottom drains are cracked and need repair, which hopefully will be done tomorrow.
- Treasurer Al Hoppensteadt reported that the following message has been inserted on the quarterly invoices to help bring us more in compliance with 47F laws.

"Payments are due on or before the 1st day of each quarter; payable to The Springs at High Rock HOA. Payments received after the 30th are charged a late fee of \$20 plus 18% per annum interest. If remitting payments for multiple lots, please list all lot number in the memo portion of your check. If your balance due is over \$400, the use of all Springs amenities is suspended until your account is paid in full. Your gate code will still allow access to your lot in The Springs. If you wish to appeal this action, email: hoaboard@thespringsathighrock.org, and we will contact you to set up a hearing.

- Secretary Ish called for a discussion on the new proximity card application submitted by the Security Committee for approval. A couple of counter suggestions were made mostly in format and concerning more control from the HOA board in being more responsible for determining suspensions. The board invited further comment from the SC on the board's suggestions.

President Freeman called for new business

- The board discussed resident Dick Getz's proposal for the community to produce The Spring's monogrammed tee-shirts. The HOA board advised the secretary to advise Mr. Getz that the board does not want to get into any commercial enterprises, but, perhaps, Mr. Getz should use the blog page to survey community interest.

- Secretary Ish read an email thank you from the TDK organizers for our years of support. The TDK will no longer have its annual charity bike tour including the “Summit Challenge.”
- Secretary Ish asked the board’s permission to delete references to a small pond and sitting areas in the Boulder Ridge area from our webpage’s description of our community. The board agreed to do so.
- The secretary was directed to ask the Southmont Fire Station to reserve January 25, 2020, for our annual meeting. If not available, try to save February 1, 2020.
- VP Karl Svatek reported that he tried to see if there was any funding for improving Boulder Ridge Drive. After several conversations with the NC DOT, he was informed there was none for private community roads.
- The following out-of-meeting motion approved by all directors July 5, 2019, was read into the minutes.

Motion by Ish, seconded Svatek, to approve the updated June 2019 Architectural Review Committee’s application form effective immediately. The new form will be a part of the July 17, 2019, minutes. All in favor the motion passed.

In Executive Session:

- Discuss hot tub violations and penalties
- Resident wanting to read executive session minutes

Director Ish made a motion to adjourn, seconded by Shoaf. All in favor; meeting adjourned at 11:39 AM.

The next scheduled HOA meeting will be a closed workshop meeting on August 26, 2019, 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA

Appendix 1

**ARCHITECTURAL REVIEW REQUIREMENTS FOR
THE SPRINGS AT HIGH ROCK
SUMMIT AT THE SPRINGS
CASCADE CREEK AT THE SPRINGS
CASCADE CREEK II
THE VILLAGE AT BOULDER RIDGE
TRANQUILITY LAKES**

Update: **June 2019**

In private residential communities such as The Springs rules and restrictions are established to ensure that development proceeds in an orderly and well-planned manner. Covenants and Bylaws protect the community from unattractive and irresponsible construction, enhance the overall beauty and cohesiveness of the development, maintain property values, and protect the unique natural environment of High Rock Mountain and Lake.

The Springs Architectural Review Committee (ARC), appointed by The Springs at High Rock Homeowners Association, Inc., will help ensure that community home construction has a consistent quality including design, facade, materials, style, and landscaping. The Committee reserves the right to reject any house plan that detracts from the character of the neighborhood. In order to maintain a "planned look" for the community and preserve its aesthetic integrity, the committee may at times place a temporary moratorium on any particular style until the community is brought back

into balance. The ARC will only address approval requests for property owners in good standing with The Springs at High Rock Home Owners Association, Inc. (in compliance with covenants and current on assessments). From time to time additions and / or revisions may be made to these guidelines. However, property owners will only be held accountable for the guidelines in effect at the time of their application for construction or modification. After adoption the latest version will always supersede all others previously published. Existing homes and landscaping approved under prior rules or variances do not create a binding precedent. The most recently adopted rules and guidelines will also apply to additions, major alterations and repainting, re-roofing or major landscape changes.

The ARC would be pleased to meet with lot owners considering building to discuss The Springs' building requirements.

REQUIREMENTS:

All owners, architects, engineers, designers, builders, contractors and developers must have received, read and understood these guidelines as well as the Declaration of Restricted Covenants and agree to comply with them as applicable, prior to submitting any proposal for ARC review. Violations may result in denial of access to The Springs property. Contractors are liable for damage to roads, utility infrastructure and the landscape of both private and common property including road rights-of-way.

1. Prior to any activity on the lot, the following must be submitted for approval by the ARC:
 - a. Photographic documentation of the lot prior to any tree removal or grading on a lot. This includes pictures taken from the roadside, from the center of the lot in all directions and from lakeside on waterfront lots. Lot boundaries should be identified in the photos. Existing trees and other vegetation must be shown along the entire length and width of the lot. Any streams on the lot must also be photographed.
 - b. Completed Plan Approval Check List.
 - c. Full House Plan (blueprints). Plans will be kept on file for future review.
 - d. Site Plan showing house placement and elevations, driveways, walkways, location of the well and septic system, swimming pool, etc. Placement of the house on the lot must consider and show the effect of the finished construction on views and vistas enjoyed by neighboring properties (improved or not).
 - e. Elevation drawing showing lot drainage plan. The plan must consider appropriate building site elevations for foundations, subsurface drainage, establishment of final grades, and installation of gutters. The plan must show the effect of drainage on adjacent properties and plans for erosion and silt control and must follow the State Division of Land Quality requirements (contact their office at 336-771-5039).
 - f. Landscaping Plan showing plants, shrubs, decks, fencing, etc. (note: these plans may be submitted later if not yet established).
 - g. Materials and colors for exterior surfaces: select muted, nature-blending colors. Pure white, multicolor (more than two) or high contrast color themes should be avoided. The ARC must approve all color themes and materials. A change in either during construction must be reapproved by the ARC.
 - h. The owner, general contractor, or builder must submit a check for \$1,700.00. Six hundred (\$600.00) of this total is non-refundable and will be held by the HOA and placed in a construction and road fund. The remaining \$1,100.00 will be refunded after completion of all construction (including driveway, mailbox installation, and landscaping), ARC verification that construction rules were followed, and confirmation that adjacent road and shoulders were maintained in good condition throughout the construction process. Any costs to The Springs Homeowner's Association, Inc. to correct out of compliance issues, site deficiencies or damage to community property will be deducted from the \$1,100.00 and may result in additional charges if restoration costs exceed \$1,100.00.
2. No home shall exceed two and a half stories in height above the ground. No manufactured housing is allowed.
3. Total required finished square footage is 1800 Gross Living Area (GLA) on The Springs waterfront lots, Summit lots, Cascade Creek and Cascade Creek II lots, The Village at Boulder Ridge lots and Tranquility Lakes lots. The Springs' interior lots require a minimum of 1600 GLA. GLA does not include garages, decks, porches or unfinished basements.

4. The front of the house must face the street.
5. All homes must have enclosed, attached garages. Garage doors must be installed and must not face the street. Carports are not allowed. The ARC will consider variances for valid reasons such as lot topography.
6. No unattached outbuildings are permitted, except for well covers. Variances will be considered by the ARC for a freestanding building that may be necessary due to the topography of the building lot. The ARC may approve free standing gazebos, pavilions, front entry features, trellises, pergolas, arbors, etc. if they meet both esthetic and structural requirements.
7. All homes must meet setback requirements as set forth in Deed Restrictions, Homeowners Association documentation, Davidson County and all other governmental regulations and guidelines. Also, Yadkin, Inc. 100 ft. setback requirements must be met on waterfront lots.
8. No building may be erected without a concrete, brick, stone or concrete block foundation. Visible foundations must be faced with brick, stone or cultured stone or be stucco tinted to complement the house. Paint finish is not acceptable on concrete or masonry surfaces, except brick. If the brick is to be painted, the color must be submitted and approved by the ARC prior to the brick being painted. Retaining walls must complement the style of the house (including composition, texture, and color) and be approved by the ARC prior to being installed.
9. Roofs (except for dormers) must have an 8/12 or greater roof pitch and have an overhang of at least 12 inches. Any variance must be requested and approved. Roofing materials other than minimum 30 year Architectural Designed Shingles must be approved prior to purchase and installation. The ARC must also approve the color of the shingles or other roofing materials to be used. Shingles containing asbestos are not permitted.
10. Chimneys must be faced with an approved material and complement the house. Exposed metal pipes are not permitted.
11. Prohibited exterior materials include, but are not limited to the following: asphalt shingles, aluminum siding, imitation brick, stone roll siding, exposed concrete and concrete block.
12. The site plan for any swimming pool must be submitted and include the following: a. Pool and pool deck dimensions and location. b. Location of all pool equipment and structures associated with the pool area. c. Barrier fencing type and location. d. Samples of materials with proposed colors. e. Location and type of pool and deck lighting. f. Drawings for a pool enclosure showing all exposed sides and landscape plan.
13. All driveways must be finished in concrete, asphalt, pavers or other approved materials. Driveways should be curved (meander) wherever possible. Driveway width at the road should not exceed 12 feet (drive may flair wider where it meets the road). Entry gates or features to be constructed on the road right-of-way (joining the community common property) must be approved in advance. Entry sidewalks will be hard surface paving and should curve wherever possible.
14. No construction activity of any type may commence without prior written approval of home construction plans from the ARC. This includes removal of trees, placement of driveways or walkways, drilling of walls, or erection of any structure on the lot. ARC can approve or reject plans based solely on aesthetic considerations, but approval shall not be unreasonably withheld. If the ARC has taken no action within thirty (30) days after plans are received, the owner may proceed to build without approval.
15. After approval of the home and lot plan by the ARC, once the home foundation and driveway are staked out, and the placement of the well and septic tank have been checked and approved by the Davidson County Health Department, the ARC must be contacted to inspect the site to confirm compliance with approved plans and requirements. Trees to be removed should be tagged with orange ribbons prior to the stake out inspection. The

decision on some proposed tree removal may be postponed until a later date, on a case by case basis, by the ARC. All other trees are to be protected from damage during construction or filling.

16. For waterfront lots, no trees or vegetation removal or construction of docks or any other structure is allowed in the Yadkin Managed Buffer Area without prior approval of Yadkin Inc. Yadkin has a representative from APGI that can meet with homeowners on site to walk the lot and go over details regarding the Shoreline Management Plan. Contact Karen Baldwin at 704422-5525.

17. Few assets of The Springs are as precious to our community as our trees. It is the general policy of The Springs HOA to preserve as many healthy trees as possible in our community and to encourage the nurturing of new trees, consistent with safety, residential development, and aesthetics. Except within the building site on individual properties (within 30' of the main dwelling), no trees of any kind in excess of 6" in diameter at 3 feet above ground level may be removed anywhere on the lot without prior approval of the ARC. Standing dead trees may be removed anywhere on the lot, but these must be clearly marked and approved by the ARC prior to cutting. Trees downed due to severe weather or other natural causes may be removed without ARC approval. Variances may be requested for reasons such as drainage field, driveway, or siting of wells and septic fields. The ARC will consider requests to remove a small number of trees (normally less than ten) to enhance the scenic view from the property. Residents who disagree with the findings of the ARC on any of these issues may appeal their requests to the HOA Board. Except in extraordinary circumstances, topping of trees will not be authorized. Nothing in this policy overrides the constraints on lake-front property-owners imposed by the authority governing High Rock Lake and its tributaries.

18. Construction is permitted only between 7 am and 7 pm Monday through Friday, and 8 am and 5 pm on Saturday. The only exception will be to complete a concrete pour. Construction is not permitted on Sundays, Christmas, Thanksgiving or New Year's Day. These rules also apply to landscaping that requires heavy equipment.

19. If blasting is required for site preparation, owners of all homes within 2500 feet must be notified at least one week in advance. Those responsible for blasting must meet all state, county and local requirements and will be liable for any damages to foundations, structures, wells, roads, fixtures, etc.

20. During construction the owner and contractor are responsible for preventing drainage and soil erosion onto any adjacent property, High Rock Lake or interior lakes and all common areas. Remote septic fields must be repaired and seeded following any septic work. Streams and / or lakes on the property must be protected as required by North Carolina law. The ARC requires that the State Division of Land Quality requirements are followed. Contact the division with any questions at 336-771-5039.

21. The lot must be cleared of debris daily during the construction period. A dumpster and portable toilet must be on the site prior to any construction activity. All spills of concrete, gypsum, mortar, tar, asphalt, oil, etc. on roads, road right-of- ways, or any community property must be cleaned up immediately.

22. No open fires are allowed in The Springs.

23. During construction, only the builder or general contractor sign may be displayed on the property. Subcontractors or vendor signs are not allowed. All signs must be removed at the end of construction.

24. The exterior construction of the house, landscaping, and driveway must be completed within one year of the date of commencement. Any variance must be requested and approved prior to the end of the one year period. Builds greater than 14 months without an approved variance may be required to forfeit their \$1100 deposit.

25. Propane and fuel oil tanks must be buried.

26. The driveway culvert must be 15 inch concrete. Plastic culverts are not permitted. The driveway must be graveled (at least 8 inch base) at least 40 feet into the property prior to start of construction to prevent transfer of mud to the road by construction vehicles.

27. Landscaping designs should seek harmony with and preserve the wooded and rocky character of High Rock Mountain. The use of existing natural growth areas as part of the landscape design is encouraged. Large lawns should be avoided as these require removal of too many trees and extensive watering. Plantings that require extensive watering should also be avoided in consideration of the potential to deplete not only your well but also those of your neighbors. Plantings must be chosen and sited to ensure that at maturity the lake views and mountain vistas enjoyed by neighboring properties (improved or not) are not compromised. Removing trees from another owner's property to improve a view or for any other reason without written permission from both the property owner and ARC is forbidden and may result in legal action. When the property owner or contractor considers the landscape installation complete according to the approved plan, the ARC is to be notified for final approval.

28. Satellite dishes must be less than one meter in diameter and wherever possible screened from view from roads or the lake. If the dish must be mounted on the ground in view of the lake or roads the landscaping plan should include plantings or other methods to screen the dish from view. The ARC will take into consideration line of sight issues and necessary deviations and advise the approval status, on a case by case basis.

29. No flagpoles, freestanding towers, or antennas may be erected without the prior approval of the ARC.

30. No animals or poultry of any kind may be kept or maintained on any of said lots, except a reasonable number of dogs and cats and other indoor household pets. Dogs or other pets must reside primarily in the home, not outside free or in any separate enclosure. Each owner must see to it that all of the owner's dogs are kept on the owner's property unless leashed. No dogs shall be permitted to roam the community property unleashed.

31. No fence, wall, pool, outbuilding, or any other accessory feature to the dwelling or any other structure upon any lot shall be commenced, erected, placed, maintained or altered unless approved in writing by the Committee. The Committee's refusal or approval of plans may be based upon purely aesthetic considerations, which in its sole discretion the Committee shall deem sufficient, but approval shall not unreasonably be withheld. Chain link or fences made of chicken wire, barbed wire or similar materials are not permitted. Fenced areas should be behind the house, limited in area and must not obstruct neighbor's vistas. The Committee will not approve fencing an entire lot, or fencing that exceeds 5 feet in height unless required for safety reasons. The location of "invisible fences" for dogs must be approved by the Committee, and should not allow a dog within 50 feet of any road.

32. The Davidson" mailbox is required and must be installed on granting of the Certificate of Occupancy. Any other mailbox structures are subject to removal at owner's expense, as are all structures erected on common community areas in The Springs without prior approval. StreetScapes & WindowWorks (blevco66@gmail.com) can provide the approved mailbox. The phone number is (336)-946-2164. The mailbox is the only approved location for the house number.

33. Exterior lighting must conform to the following requirements: a. All lighting must be shielded, directed, and controlled to prevent annoyance to neighbors (light trespass). Dusk-to-dawn security lighting is prohibited. b. House-mounted floodlights are permitted for temporary illumination only and are to be used for limited periods of time. c. Landscape lighting fixtures must be mounted low to the ground, be low intensity and be limited in number. General illumination of the house is prohibited. d. Wall mounted lamps must be low intensity mounted near doorways only and limited in number.

34. If the property will use a remote septic field, the property owner/builder must report the condition of the connections between the field and the property to the ARC within sixty (60) days after the home site has been cleared for excavation. If problems are found the owner/builder must meet with the ARC for approval of remediation plans and time table.

Inspections Required by the ARC

In addition to inspections required by Davidson County, The Springs ARC will perform several mandatory inspections during the construction of each home. The ARC should be notified five days in advance for each inspection.

Stake Out: Inspection conducted prior to lot clearing. Trees to be removed should be tagged with orange ribbons. The decision on some proposed tree removal may be postponed until a later date, on a case by case basis, by the ARC. Builders are reminded that all other trees are to be protected from damage during construction or filling. Plans for drainage control (during construction and subsequent home occupancy) will also be reviewed.

Batter Board: Inspection conducted after the batter boards and string lines are in place and prior to the placement of any concrete for footings, slabs or any other foundations. This inspection is to confirm correct locations compared to the approved site plan. The approved well and septic tank and field locations are to be marked for review.

Frame Out: Inspection conducted after completion of the framing structures and prior to application of exterior materials. Samples of exterior materials and colors, and the landscape plan should be available for review.

Home Completion: Inspection conducted prior to landscaping. The position of the driveway and any paved walks should be laid out for inspection.

Project Completion: Inspection conducted before occupancy with all construction and landscaping completed as per approved plans.

Appeals

If the ARC rejects the submitted home and/or landscape plan, the owner may submit amended plans to comply with the ARC comments and request in writing a hearing before the ARC. If after the ARC hearing the owner disagrees with the outcome, the owner may appeal to the HOA Board of Directors. The HOA Board decision will be final.

Architectural Review Committee Approval Requirements for Additions and Renovations

Home additions include but are not limited to screened porches, sun rooms, swimming pools, spas, decks and patios. New, unattached structures also require prior review and approval. Renovations include changes in style, color or quality of exterior finish materials (including but not limited to stain /paint color, stone, brick, and decking). Interior renovations that do not modify the footprint of the existing home need not involve the ARC. Prior to beginning any work described above the following must be submitted to the ARC for approval:

1. One copy of the plans along with completed approval check list.
2. A refundable \$600 compliance deposit if the footprint of the existing home is being altered.
3. An onsite stake out review is required before any construction begins. At completion the ARC will conduct a final on site review and the \$600.00 deposit will be refunded, less any deduction required to correct any damage to common property.

Neighborhood Appearance Guidelines:

1. Garbage should not be left by or near the road except for pickup day (s). Garbage cans can be kept near the house and screened from view from roads or the lake.
2. Signs, other than the approved "For Sale" signs are not permitted. The ARC will consider variances until the Board of Directors decides if any will be approved. Approved For Sale signs consist of 3 foot high (from ground level) 10" X 15" laminated green background with white lettering sign. A clear plastic 8" x 11" box, to display sales information, may be attached to the white pole below the sign. It is the responsibility of the Real Estate Company and landowner to make

sure that the sign is maintained (kept erect, horizontal, and repainted if necessary). Pruitt Signs Inc. can provide the approved sign. The phone number is 336-2498288.

3. Vegetable gardens should be located behind the house.

4. Unless located within enclosed garages, no boat and / or boat trailer over 28 feet in length, travel trailer, motor home, or large truck (bigger than a pickup) shall be kept or located on any lot. Once the Certificate of Occupancy is issued, no commercial vehicles (trucks, cars, trailers, etc.) may be routinely parked in the driveway, on the property or on the street. If a commercial service is being performed for the homeowner, commercial vehicles may only be parked while service is underway and not overnight. Exceptions may be granted for extensive renovations, but the ARC must be contacted to discuss a temporary variance.

5. No more than two parked cars can be routinely left out in the driveway. No cars should be routinely parked on the street.

6. Outside clothes lines and window mounted or through-wall air-conditioning units are not allowed.

7. External AC units must be screened from street or lake view