

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, December 17, 2020
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting: resident Jim Johnson invited

Directors in attendance: Jerry Bushey, Al Hoppensteadt, Curtis Ish, Cathy Moore, and Karl Svatek.
Resident member: Jim Johnson.

President Svatek called the meeting to order at 10:05 AM..

Resident member Jim Johnson gave his latest update on suggested options for replacing the Energy United (EU) street lamps and using our poles with installed LED lamps rather than buying EU's poles or doing nothing. Cost savings using our own equipment versus EU's lease program have already been discussed at the October meeting. Mr. Johnson stated that using the present, buried street wiring for the lamps will result in needing 67 meters costing \$35.00/meter monthly in addition to the electricity used. Trenching and drilling under the roads for hooking up more lamps per meter could reduce the number of meters needed to 17. Mr. Johnson presented comparison charts of the savings after the estimated buyout period (including installation costs) of four years. Thereafter, a further increase of 38% in savings is predicted by reducing the number of meters. Director Jerry Bushey asked that if we decide on the trenching route, could it be combined with fiber optic wiring or cable. There followed a general discussion on guessing what the various internet service companies would want to do. The board took a straw vote, with all directors agreeing to let Mr.'s Johnson and Kelley write up a detailed motion including the names, costs, and expected due dates for the board to vote on. The board thanked Mr. Johnson for his time and persistence with this project.

Secretary Curtis Ish asked that the minutes of the November 19, 2020, meeting be approved.

Motion by Bushey, seconded by Svatek, to approve the November 19, 2020, minutes as submitted. All in favor; motion passed.

President Svatek asked for board liaison committee reports.

ARC: Board liaison Cathy Moore reported that a home construction could not get the roofing material that the ARC approved and asked to substitute a gray metal roof instead. The ARC approved their request, but a silver roof was installed instead. The committee is concerned that the appearance will diminish neighboring values.

IRC: Board liaison Karl Svatek reported that the road crack filling repair is almost done. Everhart Paving hopes to complete the job soon if the weather cooperates. Svatek further reported that the trees on the lower Tranquility Lakes pond dams and brush along the pathways have been removed and chipped up. Director Ish will meet with Shaun Smith to get a repair estimate for the deterioration of the gravel shoulders at the Cascade Creek Trail retaining wall. Ish had met with Lee Truell about a culvert drain problem on lower Boulder Ridge Drive. An extension of the culvert running under the road has come loose causing the runoff to erode the shoulder. Mr. Truell estimates it will cost \$800 to dig up and replace a more solid base, then reinsert the culvert extension. The money will come from the IRC's budget. While Mr. Truell was at the meeting, he observed that the Boulder Ridge Drive road deterioration may not be because of eroding shoulders, but EU power and telephone lines may have been trenched below the road and not compacted before the road was asphalted. He advised the IRC to have Locum mark off the buried power lines to see if this is the case.

RFC: Board liaison Al Hoppensteadt reported that a small group of members asked permission to have a yoga class inside the clubhouse. They usually number less than 10 persons per class. The board gave them permission and reminded the group to reserve the time with the Communications Committee. Hoppensteadt also reported that the committee has a quote to spray gunite as part of the hot tub repairs. The quote was for \$9,400. Director Ish requested that we wait until spring until we can get some input on whether the members that use the pool want a hot tub in the summer or would rather have the tub filled in and a shaded sitting space instead.

Security: Board liaison Jerry Bushey reported that the person trying to trespass through the front gate multiple evenings between 10:00 and 12:00 PM has been identified. Bushey then reported on the committee's concerns with illegal hunting in The Springs. Bushey then discussed a homeowner's wanting to have a garage sale at their home. After discussion, it was decided to have the Security Committee advise the owner that the HOA considers such activity a commercial enterprise and, thus, is not allowed by our Covenants, Conditions and Restrictions.

Social: Board liaison Cathy Moore reported that the committee ended the year with a holiday gift bag hand out. Forty-four bags were distributed at the clubhouse, and the committee had a good time spreading the holiday spirit.

Firewise: Board liaison Curtis Ish reported that there will be a meeting 12/18/20. The committee hopes to receive notification of brush pile pickup approval this weekend.

SBG: No report

Communications: Board liaison Curtis Ish read from a report on last month's activities. There were no special notices, website updates were listed, and additional photos of the gift bag handout were added to the website. The committee is very happy with the new software for organizing and uploading photos. Newsletter subscribers now total 387 and blog users 170.

Nominating: No report

Finance: Treasurer Al Hoppensteadt reported that there was an increase of 16 members delinquent by more than \$500 in assessments. He hopes this was just a one-month anomaly.

President Svatek called for old business:

- Action List (items not already discussed in the committee reports or no report this month):
 - a) CHIT Force progress report: Director Bushey updated all the people he has been previously in contact with that the board is contemplating some trenching for electrical wiring. If they wanted to take advantage of the project and combine it with their proposed cables, to contact him. The only response so far has been from Open Broadband. Open Broadband still expresses an interest in transmitting a signal for high-speed internet using the natural elevation of our mountain. Questions were raised on whether some residents would get internet and others not and whether there could be better cell phone service for the community as a whole.
 - b) Tranquility Lake spillway improvement project: Director Ish reported that Truell Grading hopes to start the project as soon as the nighttime temperatures are above freezing. The pond emergency pipes have been opened to dry out the spillway. The HSVFD and the IRC have been notified, and Ish will put an article in the newsletter next week.
 - c) Snow removal services: IRC board liaison Karl Svatek reported that the committee obtained three services and their quotes. The IRC chose Snead's Outdoor Services because of their desire to serve us and competitive bid.

Motion by Svatek, seconded by Bushey, to accept Snead's Outdoor Services' proposal for snow plowing in The Springs. The quote is \$100 setup, two machines at \$125/hour/machine. The IRC will obtain Mr. Snead for any snowfall over 3 inches. Mr. Snead will be asked to plow one lane down the middle of the road to preserve the edge reflectors. All in favor, motion passed

- d) Obtain reserve fund analysis auditors: Treasurer Hoppensteadt reported that he had some references from Cedar Management Group but did not think the services they offered are what we want. The committee will look further.

- Discuss board attorney Ryan McNeill's letter to the community and recommended amenity policy rewrite: The board asked the secretary to get more information on the need for any mailed ballots to be notarized in order to be counted. The board discussed Ryan's suggested expanded policy enforcing our rule that owners or their immediate family must be present at any and all amenity usage by guests or renters. The amenities were individually listed for clarity. In discussion, two additional amenities were to be added to the list. The secretary will add them to the list, and the board will vote on the policy at the January meeting. There followed discussion of a written, proposed Springs philosophy for the community. This included principles and standards that are not in our Covenants, but the board believes should be if a 66+% majority of the membership were more easily able to be obtained. Director Bushey will write a draft

President Svatek called for new business:

- Discuss a requested survey by the NC Health and Human Services concerning the 2nd clubhouse well. This survey was inadvertently sent to our former president in the belief that it was his private well. The voluntary survey is for private home wells only.
- Director Bushey asked what the board should do with poorly-maintained landscaping since the ARC has declined to be responsible for this. A brief discussion followed on the difference between neglected landscaping and purposeful home embedment in a forest setting. Director Moore stated that at her former HOA the decision and enforcement was left up to the management company. Director Hoppensteadt will check with Cedar Management Group to see if they provide this service. The board did not think a committee would want to monitor their neighbors, and no other solutions or decisions were reached at this point.
- The secretary was asked to write a newsletter article reminding members that even though there is no winter annual meeting scheduled, our committees need replacement volunteers.
- The board allowed 3T Investment Enterprises to combine their adjacent lots 49-12-TL and 50-12-TL since lot 49 failed a 2020 perc test, and the developer never installed a septic line to a shared community perc field.

Motion by Hoppensteadt, seconded by Bushey, to allow 3T Investment Enterprises to combine adjacent lots 49-12-TL and 50-12-TL into one lot. All in favor, motion passed.

- The following out-of-meeting motions were read into the minutes:

Motion by Ish, seconded by Moore, to accept the Architectural Review Committee's November 20, 2020, Architectural Review Requirements and Neighborhood Appearance Policies as submitted. A copy of each will be attached to the December 17, 2020, minutes. All directors responded in the affirmative by email December 3, 2020, motion passed.

Motion by Ish, seconded by Moore, to accept Truell Grading Company's quote for \$18,500.00 to repair and expand the spillway of the first pond in the Tranquility Lakes area. A copy of Truell Grading Company's quote will be a part of the December 17, 2020, minutes. All directors responded in the affirmative by email December 1 and 2, 2020. Motion passed

President Svatek asked for a motion to adjourn; motion by Ish, seconded by Svatek. All in favor; meeting adjourned at 1:59 PM.

The next scheduled workshop meeting is set for 10:00 AM, Thursday, January 21, 2021

Respectfully submitted, Curtis Ish, Secretary HOA

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

Updated: **November 20, 2020**

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 ARC 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.

Contact: arcboard@thespringsathighrock.org

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 amenities. Contractors are liable for damage to roads, utility infrastructure and the landscape of both private and common property including road rights-of-way.

No construction activity of any type may commence without prior written approval of the project and/or home construction plans from the ARC. This includes, but is not limited to, removal of trees, placement of driveways or walkways, drilling of wells, installation of fences, or erection of any structure on the lot. ARC can approve or reject the project / 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.

1. Prior to any new construction activity, major exterior renovation, or demolition on the lot, the following must be submitted to the ARC for approval. Submittal requirements for major renovations / modifications may be tailored by the ARC contingent upon the scope and magnitude of the work. Any improvements or alterations made by property owners to common community areas in The Springs without prior approval by the ARC are subject to removal at the owner's expense.

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 Construction Application Forms.

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 NC Department of Environmental Quality, Division of Energy, Mineral & Land Resources, Land Quality Section. The Winston-Salem Regional Office can be contacted at (336) 776-9800.

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. All structures shall be at least 10 feet from the side property line of any lot, except that they shall be at least 20 feet from the side property line abutting a street. The front setback line (facing any community street / road) shall meet or exceed Davidson County subdivision regulations, however notwithstanding anything herein to the contrary, said front setback line shall not be closer than fifty (50) feet to any existing or newly constructed road. The Cube Carolinas LLC 100 LF setback requirement must also be met on waterfront lots. Contact Karen Baldwin at Karen.Baldwin@eaglecreekre.com (704) 422-5525 for verification of current requirements.
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. All wood burning house chimneys must have a roof cap with a spark arrestor screen.

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. Temporary Driveway and Property Access / Entrances: When a permanent paved driveway / property entrance is not yet constructed, to prevent transfer of sediment and/or mud to the road by construction vehicles, temporary access drives (Construction Entrances) connecting the property to The Springs community road(s) must be constructed in support of approved home builds or other approved site improvements. Requirements for these temporary access drives include:
 - a. Must be approved by the ARC in advance of the project.
 - b. Must be constructed prior to commencement of any land disturbance activity on the site.
 - c. Must be constructed of at least 8 inches of rock aggregate material going at least 40 feet into the property.
 - d. Must include a 15" concrete or plastic drainage culvert under the drive where necessary to promote positive drainage in the Common Area (The Springs right-of-way) swale.

These temporary access drives may be left in place for the duration of the new home build or site improvement, but shall not be left in place for more than 1 year. Extensions of time may be granted by the ARC upon request due to extenuating and/or unforeseen circumstances that delay completion of the construction activity. Prior to completion of the Project, these temporary accesses (construction entrances) must be replaced with a permanent driveway entrance or property access (constructed in accordance with the ARC requirements) or removed and the area completely restored to the existing condition prior to the Project.

14. Permanent Driveway and Property Access / Entrances: Those property access entrances that are intended to remain on the property for greater than 1 year. Requirement for permanent driveway entrances include:
 - a. Must be approved by the ARC prior to construction.
 - b. Must be finished in concrete, asphalt, pavers or other hard surface materials approved by the ARC.
 - c. Should be curved (meander) wherever possible.
 - d. Must not exceed 12 feet in width in the Common area (right-of-way). The driveway approach apron wings (flairs) may be wider where they connect to the community road.
 - e. Must include a 15" concrete drainage culvert pipe under the drive where necessary to promote positive drainage in the Common Area (right-of-way) swale. The invert of the pipe must be installed to match the invert of the adjacent swale. Grading of the swale must be completed to ensure no ponding condition exists. Round Reinforced Concrete Pipe (RCP) or Elliptical Reinforced Concrete Pipe (ERCP) is permitted. Plastic pipes such as HDPE or PVC are not allowed.

- f. Must be completed prior to the ARCs final inspection of the Project.
15. Entry gates or other features must be approved in advance.
16. Entry sidewalks will be hard surface paving and should curve wherever possible.
17. 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.
18. For waterfront lots, no trees or vegetation removal or construction of docks or any other structure is allowed in the Cube Carolinas LLC Buffer Area without prior approval of Cube Carolinas LLC. Contact Karen Baldwin at Karen.Baldwin@eaglecreekre.com (704) 422-5525 to coordinate an on-site visit to review the details regarding the Shoreline Management Plan.
19. 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.
20. 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.
21. 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, utilities, underground features such as (but not limited to) propane tanks and pools, etc.
22. 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 NC Department of Environmental Quality requirements are followed. Contact the Department with any questions at NC Department of Environmental Quality, Division of Energy, Mineral & Land Resources, Land Quality Section, 217 W. Jones Street, Raleigh, NC 27603 (877) 623-6748. The Winston-Salem Regional Office phone number is (336) 776-9800.

23. The lot must be cleared of debris daily during the construction period. A dumpster and portable toilet must be on the site (not placed in the common area) 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.
24. No open fires during or after construction are allowed in The Springs including burn barrels and open fire pits. Fire pits with a spark arresting screen are allowed. All wood burning house chimneys must have a roof cap with a spark arrestor screen.
25. 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.
26. 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.
27. New home propane and fuel oil tanks must be buried. Any existing above ground bottled containers or tanks must be screened from view.
28. 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, notify the ARC so that a Landscaping Inspection can be scheduled. Return of any applicable deposits will not be considered until the Landscaping Inspection has been completed and approved. Property Owners of home build projects completed in Winter months (December through March) may request a deferment of the Landscaping Inspection and approval until weather permits. Upon verification and approval that all other requirements have been satisfied, the applicable deposit may be refunded at that time, subject to ARC approval.
29. 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.

30. No flagpoles, freestanding towers, or antennas may be erected without the prior approval of the ARC.
31. Outside clothes lines and window-mounted or through-wall air-conditioning units are not allowed. External AC units must be screened from street or lake view.
32. No fence (including invisible fences), 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 rejection or approval of plans may be based upon purely aesthetic considerations, which in its sole discretion the Committee shall be deemed sufficient, but approval shall not unreasonably be withheld. Chain link fences 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 the fencing of 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.
33. The "Davidson" mailbox is required and must be installed on granting of the Certificate of Occupancy. Any other mailbox structures are not approved and are subject to removal at the property owner's expense. 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.
34. 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 with a maximum of 1100 lumens (75 watt incandescent or equivalent bulb) and limited in number.
35. 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 timetable.

Architectural Review Requirements

Home Additions / Exterior Renovations / Interior Renovations

All Home Additions and Exterior Renovations must conform to all applicable requirements established in the current Architectural Review Requirements.

Home Additions include but are not limited to screened porches, building extensions, sunrooms, swimming pools, spas, new decks, patios, and new propane tanks. New, unattached structures also require prior review and approval by the ARC (also refer to Paragraph 6 of the Architectural Review Requirements).

Exterior Renovations include but are not limited to, changes or replacements in style, color or quality of exterior finish materials such as roofing, stain, paint color, stone, brick, and decking.

Prior to beginning any work described above, the following must be submitted to the ARC for approval:

1. A written notice detailing the proposed alterations.
2. One (1) copy of the plans conforming to all applicable requirements established in The Springs Architectural Review Requirements, along with the completed approval check list.
3. A refundable compliance deposit in the amount of \$600 if the footprint of the existing home is being altered, if heavy construction equipment is being used, or if roll-off / large dumpsters are being used.
4. An onsite stake-out inspection (review) by the ARC is required before any construction begins. (Home Additions only)

Interior Renovations that do not modify the footprint of the existing home or do not modify the exterior appearance of the home need not involve the ARC unless a roll-off dumpster or heavy equipment is used, in which case a \$600 refundable deposit is required.

At the completion of the Project, the ARC will conduct a final on-site review, and upon approval, the \$600 deposit will be refunded, less any deduction required to correct any damage to Common property that has not yet been rectified or restored by the property owner. Any costs incurred by the Springs Homeowner's Association, Inc. to correct out of compliance issues, site deficiencies or damage to community property above \$600 may result in additional charges to the homeowner.

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 new home or project. The homeowner or prime contractor is responsible for scheduling each of the following inspections with the ARC, giving a minimum of 5 calendar days advance notice.

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 final position of the driveway and any walkways should be laid out for inspection.

Project Completion: Inspection conducted before occupancy with all construction and landscaping completed as per the approved plans. Successful completion and approved inspections are required before consideration is made for the return of any applicable refundable deposits. Exceptions may be granted regarding delayed completion of landscaping work as noted in Paragraph 27 of The Springs Architectural Review Requirements.

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.

Appendix 2

NEIGHBORHOOD APPEARANCE POLICIES

**THE SPRINGS AT HIGH ROCK
SUMMIT AT THE SPRINGS
CASCADE CREEK AT THE SPRINGS
CASCADE CREEK II
THE VILLAGE AT BOULDER RIDGE
TRANQUILITY LAKES**

Updated: **November 20, 2020**

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. In addition to establishing home building and

renovation restrictions, The Springs has also established policies related to neighborhood appearance to help maintain a clean and cohesive atmosphere in the community.

From time to time additions and / or revisions may be made to these policies. After adoption, the latest version will always supersede all others previously published.

Policies

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 **without Board approval**. 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. Any unmaintained sign may be subject to removal.
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.
8. No open fires are allowed in The Springs including burn barrels and open fire pits. Fire pits with a spark arresting screen are allowed. All wood burning house chimneys must have a roof cap with a spark arrestor screen.
9. 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.

10. No fence (including invisible fences), wall, pool, outbuilding, propane tank, or any other accessory to the dwelling or any other structure upon any lot shall be installed, erected, placed, maintained or altered unless approved in writing by the ARC. All features must conform to all applicable requirements established in the current Architectural Review Requirements.

Appendix 3



Providing you with 21 years
of experience.

Services include but are not
limited to, the following:

- Fill Dirt
- Gravel
- Lot Clearing
- Tree Cutting
- Shore Line
Management
- Ponds
- Roadways

Office Information

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Thank You!

Lee Truell
TRUELL GRADING COMPANY

ESTIMATE

CUSTOMER: SPRINGS HOA

REF: POND SPILLAGE

DATE – 11-14-2020

REMOVE BRIDGE	
WIDEN SPILLWAY TO 25' WIDE	
POUR CONCRETE HEADER AT	
MOUTH OF SPILLWAY	\$3000.00
RIP RAP	\$5000.00
LINER	\$1500.00
INSTALL LINER & COVER WITH RIP RAP	
LABOR	\$9000.00
TOTAL	\$18,500.00