

Bridlestone CCR & ARC Violations Policy

It is the responsibility of each homeowner to maintain his or her property in accordance with the Declaration of Covenants, Conditions, and Restrictions for Bridlestone in Mecklenburg County, North Carolina, hereafter referred to as the CCRs, and to submit the required documentation to the Architectural Review Committee for any changes/additions/improvement to his or her property prior to work be initiated, hereafter referred to as the ARC. Each homeowner must submit an ARC form and appropriate survey map for any permanent/structural (ex., fence, pool, gazebo, screened deck, lighting, playground equipment) or cosmetic (ex., shutter color change, landscaping, tree removal) changes/additions/improvements to his or her property.

The following process will be followed by the HOA Board of Directors to enforce compliance with these CCRs and ARC guidelines:

1. Violation Notice #1: A violation letter will be sent to homeowner address on file specifying violation
2. Violation Notice #2: If violation has not been resolved within two weeks, a reminder letter will be sent to homeowner address on file specifying violation
3. Violation Notice #3: If violation still is unresolved after two weeks, a certified letter will be sent to property address and any additional homeowner address on file. Content of letter includes: invitation for homeowner to attend a Homeowner Hearing Meeting, specific date and location of meeting, and a request for homeowner to discuss violation action plans.
 - a. If homeowner fixes violation prior to meeting, homeowner must contact Association Management Solutions (AMS) to inform of completion.
 - b. If homeowner is unable to attend scheduled meeting, homeowner should contact AMS to discuss alternate dates or make other arrangements.
4. Homeowner Hearing Date: At hearing, homeowner will present statements, evidence, witnesses, and/or plans regarding alleged violation and then be excused. HOA Board will discuss situation and data and render a decision. If homeowner does not contact AMS with requested information prior to meeting or does not attend Homeowner Hearing, the HOA Board will render a decision with information available. AMS will send Notice of Determination letter via certified mail to property address and any additional homeowner address on file with outcome from meeting, including issues, action, and fines (if applicable).
5. Violation Fines: A violation fine of up to \$100 can be applied daily to homeowner account immediately following the Homeowner Hearing Meeting and until each violation is resolved. Homeowner will be billed monthly for any outstanding fines and are due upon receipt. Outstanding balances may be subject to collections procedures and other appropriate action authorized by North Carolina law.

APPROVED BY THE BOARD OF DIRECTORS on

6/28/14

Bill Bryan

Barb Richter

Macy Ruiz

Bridlestone Home Business & Commercial Vehicle Policy

PURPOSE: This policy is to provide homeowners with clear guidelines as to what is and is not considered the commercial use or professional office use of one's residence as it pertains to the Declaration of Covenants, Conditions and Restrictions for Bridlestone (CCRs) Article VI, Section 2. Additional guidelines are detailed regarding the parking of commercial vehicles at a residence as it pertains to CCR Article VI, Section 6.

Prohibited:

1. Any commercial business run out of the home where employees report to work at the location.
2. Anyone receiving clients at their homes on a daily basis or other frequent basis.
3. Any illegal enterprise.
4. Any commercial / advertising sign on the home or grounds.
5. Frequent / excessive cars or trucks parked in the street at or near the property.
6. Frequent / excessive delivery of pick-up trucks such as UPS.
7. Commercial vehicle that is too large to physically fit in the garage.

Acceptable:

1. Anyone working from home as an independent contractor or for the convenience of their employer.
2. Anyone working from home with no employees reporting to work at the location.
3. Any business where it is not readily visible that such business is being conducted at the location.
4. Any commercial vehicle that could fit within the confines of the garage. Homeowner must obtain ARC approval to park commercial vehicle on property.

The Board will also consider approval on a case by case basis.

APPROVED BY THE BOARD OF DIRECTORS on

6/28/14

Bill Bryan

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Bridlestone Holiday Decoration Policy

PURPOSE: This policy is to provide homeowners with clear guidelines for the acceptable time periods when holiday decorations and lights may be displayed.


Please note that holiday lights may be placed on your personal property during the following periods:

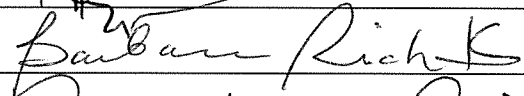
- The Halloween Season from October 15th until November 10th.
- The Festival of Lights Season from one week before Festival of Lights to one week after Festival (usually occurs mid-October to mid-November).
- The Christmas Season from the week before Thanksgiving until January 15th.
- The Easter Season from three weeks before Easter until the week after Easter.

Decorations placed before this time may incur a violation notice or fine. In addition, decorations kept up longer than the allowed periods will incur violation notices or fines.

The Board will also consider approval on a case by case basis of other periods and may modify this policy to reflect approved changes.

APPROVED BY THE BOARD OF DIRECTORS on 6/28/16

Bill Bryan  _____

Barb Richter  _____

Macy Ruiz  _____

Bridlestone Lawn/Garden Care & Irrigation Policy

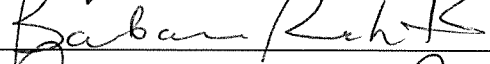
It is the responsibility of each homeowner to maintain his or her property in accordance with the Declaration of Covenants, Conditions, and Restrictions for Bridlestone in Mecklenburg County, North Carolina, hereafter referred to as the CCRs. The purpose of this policy is to provide homeowners with clear guidelines as to what is expected regarding maintenance of property.

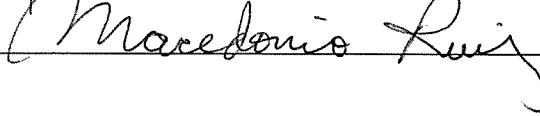
1. Landscaping shall be kept free of dead bushes, shrubs, plants and trees.
2. Lawns must be kept mowed and should not exceed a height of 6" (inches) or 15 cm (centimeters).
3. All landscaping must be pruned (trimmed) as not to obstruct the right of way view of traffic or passage on sidewalks.
4. Lawns should be seeded and watered to encourage growth and treated to prevent the cultivation of a lawn of weeds.
5. Weeds throughout landscape and along fences should be kept trimmed or removed.
6. Installation of sod must follow ARC approval guidelines.
7. Do-it-yourself landscape projects that do not require ARC approval (i.e., new mulch, landscape membrane, lawn seed, etc.) must be cleaned up within 7 days of starting the project.
8. Irrigation system installation must have ARC approval and follow the below requirements.
 - All irrigation systems must be underground
 - Sprinkler heads should not be more than one inch above ground level when not in use.
 - Coverage area should not be outside homeowner's property lines.
 - No part of the irrigation system should be within three feet of the street per NCDOT requirements.

Per the Bridlestone CCR's, Article IV, Section 6(b), "in the event an Owner shall fail to maintain his Lot and the exterior improvements ... the Association, after approval by 2/3 vote of the Board of Directors and 30 days' written notice to the Owner, shall have the right ... to enter upon said Lot and to repair, clear, trim, maintain and restore the Lot and the exterior of the buildings." **The cost of such maintenance shall become the responsibility of the homeowner in the form of a special assessment and will be due to the HOA within 30 days.**

APPROVED BY THE BOARD OF DIRECTORS on 6/25/16.

Bill Bryan 

Barbara Richter 

Macy Ruiz 

Bridlestone Real Estate Sign Policy

PURPOSE: This policy is to provide homeowners with clear guidelines for the placement of signs that are used to sell their homes.

REAL ESTATE SIGNS FOR HOMEOWNER PERSONAL PROPERTY:

The Declaration of Covenants, Conditions and Restrictions for Bridlestone Article VI, Section 21 permit a homeowner to place one real estate sign on their property if:

1. The area of the sign does not exceed four square feet.
2. The sign is NOT illuminated.
3. In addition, the homeowner may have one brochure holder if its size is not greater than one square foot.

REAL ESTATE SIGNS ON COMMON PROPERTY:

The common property at the entrance of the Bridlestone neighborhood at Lancaster Highway, the traffic island, and along Southcrest Lane is owned by the HOA and is governed by the Board of Directors. The Board does not permit individual homeowner real estate signs on common property without prior written approval from the Board.

REAL ESTATE SIGNS ON OTHER PRIVATE PROPERTY:

Other private property means any part of any lot that has a house on the property. This includes corners, areas around stop signs, and the area between a sidewalk and the curb. Real estate signs are only permitted on this property with the written permission of the homeowner. See Mecklenburg County rules for more specific details on when and where this sign can be placed.

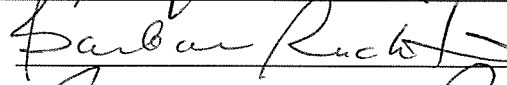
APPROVED BY THE BOARD OF DIRECTORS on

6/28/16

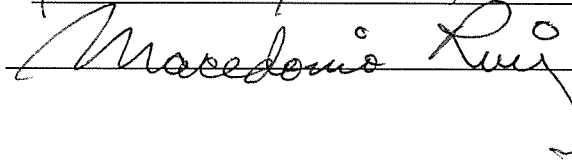
Bill Bryan



Barb Richter



Macy Ruiz



Bridlestone Mailbox Policy


PURPOSE: This policy is to provide homeowners with clear guidelines as to what is expected regarding mailbox specifications and maintenance.

Mailbox Specifications:

1. All mailboxes shall be kept in good repair, painted black, 3" gold house number on black background, house numbers located on the flat space above the mailbox.
2. No names, other numbers or colors are permitted on the mailbox.
3. All mailboxes should be kept straight and upright.
4. Flowers, bushes, vines and/or shrubs may be planted around the base provided they do not obstruct the address or use of the mailbox.
5. All mailboxes, house numbers, and newspaper tubes must be visible at all times.
6. Decorative covers require ARC approval.

If your mailbox needs significant repair, homeowners may opt to have a repair service fix the issues not in compliance or purchase a new mailbox. New mailboxes must comply with approved mailbox model.

APPROVED BY THE BOARD OF DIRECTORS on 6/28/16

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