

# PARKER FALLS HOMEOWNERS ASSOCIATION, INC.

## Architectural Guidelines Adopted/Revised

### **Introduction and General Information:**

The Board of Directors of Parker Falls Homeowners Association, Inc. (hereinafter "Association") has adopted these Architectural Guidelines pursuant to their authority contained in Article V, Section C of the Declaration of Covenants, Conditions and Restrictions for the Parker Falls North and Parker Falls South Subdivisions (hereinafter "Declaration"), and reserves the right to amend and supplement these Architectural Guidelines as the needs of the community grow and change.

### **Architectural Review Committee:**

The Architectural Review Committee (hereinafter "ARC") shall be appointed by the Board of Directors of the Association to serve for a term of one (1) year, with the term expiring upon the date of the annual meeting of the Association. The Board may remove a member of the ARC, with or without cause, as such members serve at the pleasure of the Board. Upon presentation of an architectural request, the ARC must either approve, deny, or request additional information within thirty (30) days of receiving the request.

### **Enforcement:**

Pursuant to the power granted in Article V, Section C and N.C.G.S. 47F-3-102(12), failure to abide by the terms of these Architectural Guidelines, other Rules and Regulations, or the Declaration or Bylaws of the Association may result in the imposition of a fine, or the loss of privileges as a member of the Association, pursuant to the procedure provided for in N.C.G.S. 47F-3-107.1.

### **Procedure for Architectural Application:**

Any member seeking to erect, place, or alter any dwelling, structure, landscaping, or Improvement upon any Lot in the Property, must submit an application and provide the plans and specifications for such Improvement or alteration (showing the location of such Improvement upon the Lot and the quality, materials, and colors of the Improvement) to the ARC. In order to grant approval of such alteration or Improvement, the ARC must determine that the alteration or improvement is in conformity and harmony with existing Improvements upon the Property, taking into account the topography and finished ground elevation of the Improvement and surrounding Improvements and Dwellings. The ARC shall have full discretion to approve or deny such application based solely upon aesthetic grounds.

Any Member who disagrees with the decision of the ARC may appeal the decision to the Board of Directors, who shall review the decision of the ARC and may either approve, deny, or modify the decision of the ARC.

**Architectural Standards:**

1. Solar Panels: Solar and other alternative energy devices shall be “concealed within a screen or integrated with the building design of the dwelling on the lot so as to be inconspicuous”. [Declaration, Section A(7)]. “Inconspicuous” shall mean and shall require solar panels or collectors to be placed upon the Lot only as follows, and upon such other terms and conditions as the ARC may determine:

a) Solar panels or collectors cannot be placed in a location that cannot be seen from the Common Area or a street within the Property;

b) Solar panels or collectors cannot be placed upon the ground, and can only be placed upon the roof of the Dwelling or other building upon the Lot;

c) Solar panels or collectors may not be placed in a location that would cause damage to another Dwelling upon the Property, or which may cause a nuisance or disturb the quiet enjoyment of any resident within a Dwelling on another Lot.

d) Solar Panels or collectors must be constructed so as to be as flush with the roof structure upon which they are placed as is technologically possible.