



Hope Valley Farms North Homeowners Association, Inc. Policy Resolution # 2023 - 1

Failure to Obtain ARC Approval for Exterior Structural, Architectural or Landscaping Additions or Alterations

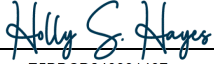
Upon Motion and vote, the Board of Directors (hereinafter the "Board") of the Hope Valley Farms North Homeowners Association, Inc. ("Association") hereby resolves and adopts the following as the policy of the Association:

1. Should any member, lot owner or tenant commence or complete exterior structural, architectural or landscaping additions, alterations or modifications to a lot, including a dwelling, outbuilding or other feature on the lot without first obtaining written approval of the Association Architectural Review Committee ("ARC"), the lot owner shall be subject to the penalties herein.
2. The Association shall cause the Lot Owner to be sent a Notice of Violation and Hearing ("Notice"), such hearing to be held at a time and place consistent with the North Carolina General Statutes. The Notice shall inform the Lot Owner that they are in violation of the Declaration of Covenants, Conditions and Restrictions and/or the rules and regulations of the Association for proceeding with an alteration or modification without obtaining written approval of the ARC, a brief description of the alteration as observed by or reported to the Board, and the date, time and location of the due process hearing. The Notice will inform the Lot Owner that they may be subject to a fine or other penalty until the violation is corrected.
3. At any point after the Notice is prepared, the Lot Owner may apply for approval of the alteration or modification and the ARC may consider the application, even after the alteration or modification is complete. The ARC is under NO OBLIGATION to approve the alteration or modification. The Lot Owner undertook the unauthorized alteration or modification at their own risk.
4. If the Lot Owner applies for ARC approval after the Notice is sent, the subsequent application, even if approved, does not "cure" the violation of undertaking the unauthorized alteration or modification. The hearing will still be held, and the Lot Owner will still be subject to a fine of up to \$100 if found to be in violation.
5. At the hearing, the Board or its designated adjudication panel shall consider whether or not the Lot Owner did in fact make an unauthorized alteration or modification of the Lot. The Lot Owner will be given the opportunity to be heard. If the Board or Panel determines the Lot Owner did make an unauthorized modification to the Lot, the Board or Panel shall impose a fine for the violation of not more than \$100. The Board or Panel shall be empowered to further impose an additional fine of up to \$100 per day for each day the unauthorized alteration remains in place, beginning no less than five (5) days after the date of the hearing.

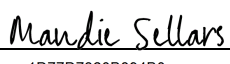
Hope Valley Farms North Homeowners Association Rules and Regulations



6. This policy resolution was approved and enacted by the Board on September 29, 2023, and is effective thirty (30) days after that date.

DocuSigned by:

E5BDCD240991407... _____ Board President

Certification:

DocuSigned by:

1D77D7320B894B0... _____ Board Secretary