

MEMORANDUM

June 3, 2015

To: All Turtle Rock Owners
cc: Hawthorne Management Company
Sellers, Hinshaw, Ayers, Dortch & Lyons, P.A.

Re: Standards of Performance

Sections 5.2 and 5.3 of the Declaration of Covenants, Conditions and Restrictions for Turtle Rock, which is recorded in Book 8671 at Page 463 of the Mecklenburg County Public Registry, provides, in part, as follows:

5.2 Individual Responsibility

Each Owner shall maintain that Owner's Lot all structures, parking areas, and other improvements on that Property in a manner consistent with the standards accepted by the Association and all applicable covenants.

5.3 Standard of Performance

Unless specifically provided herein or in other instruments, maintenance shall include necessary repair and replacement. All maintenance shall be performed consistent with the standards adopted by the Association, the Turtle Rock Architectural Control Committee and the covenants. The Association shall not be liable for any damage or injury occurring on, or arising out of the condition of, property which it does not own except to the extent that it has been negligent in the performance of its maintenance responsibilities.

Pursuant to Sections 5.2 and 5.3, the Board of Directors and the Turtle Rock Architectural Control Committee have adopted the following **Standard of Performance**.

1. Lawns shall be mowed, trimmed, and edged so that grass is not higher than six inches (6") and shall be kept free of weeds.
2. Hedges and shrubs shall be kept trimmed and shaped so that surfaces are uniform on all sides.
3. House numbers, driveways, sidewalks, and walkways shall not be obscured by or overgrown with vegetation, trees, shrubs, or plants.
4. Property addresses shall be identified on the house, mailbox or curb with numbers that are visible from the street.
5. Vegetation shall not overhang sidewalks, driveways, or walkways.
6. Flower beds, gardens and natural areas shall be mulched with pine needles, bark or other approved material and shall be kept free from weeds, brush, or grass(es).
7. If landscape borders are installed, they shall be upright, not to exceed 4 inches in height above grade, uniform in height throughout the landscaped area, and installed per manufacturer instructions and working conditions. Landscape borders shall be uniform and consistent around all landscaped areas.
8. Homes, outbuildings (sheds), including roofs shall be kept free of mildew, mold, and dirt.
9. Rotten wood, missing shingles, and/or faded paint surfaces on all structures shall be promptly restored to their original condition or replaced with matching materials.
10. Ruts and depressions along driveways and sidewalks shall be filled, replanted and restored to their original condition.
11. Cracks in driveways, sidewalks, and walkways shall be kept free of grass, weeds, and vegetation.
12. Pet waste must be removed immediately and properly disposed of; provided, however, that Owners shall only be required to remove their own pet's waste on the Owner's Lot if necessary to prevent odor from being detectible outside the Lot.

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13. Mailboxes and poles shall be kept free of rust, dirt, debris, or dents. Mailboxes shall have doors and shall be maintained in a straight and upright position perpendicular to the ground.
14. Garbage and recycle cans are allowed at street curb no sooner than 12:00 pm the day prior to service and must be removed from the curb no later than 9:00 am the date after service.
15. Depositing or dumping of trash, yard waste, pet waste or debris of any kind is not permitted on the Common Area nor shall any personal property be left on the Common Area. Defacing, abuse of any community signs or destruction is prohibited in the Common Areas.
16. All exterior surfaces with chipped, cracked or peeling paint will be promptly repaired or repainted with the same color. Any change of exterior colors from the existing color scheme requires the prior written approval from the Architectural Control Committee.
17. Basketball goals shall be installed in accordance with the manufacturer's instructions and the requirements of Section 11.13 of the Declaration. Bricks, bags of mulch, tires, etc. shall not be used to anchor the basketball goal.
18. Seasonal decorations shall not be installed earlier than 30 days prior to any holiday and must be removed no later than 30 days following the holiday.

NOTE WELL: Nothing in the above Standard of Performance shall reduce, affect or change the obligation of every Owner to fully comply with all of the provisions of the Declaration, the Bylaws, and the Rules and Regulations of the Association. To the extent any part of the above standard is inconsistent or in conflict with any term or provision of the Declaration, the Bylaws, or the Association's rules and regulations, the terms and provisions of the Declaration, the Bylaws and the rules and regulations will govern. Owners are specifically reminded of their obligation to obtain architectural approvals as provided in Article X of the Declaration and to comply with all of the Restrictions on Use appearing in Article XI of the Declaration.

Nothing shall prevent the Association from taking immediate enforcement action as allowed by law with respect to conduct or conditions which violate the Declaration, the Bylaws or the rules and regulations of the Association.