

APPENDIX 1

1. All units shall be used for single family purposes. No commercial activity shall be undertaken within a unit nor may a unit be used for business purposes other than ancillary home office uses. Other types of "walk in" business, trade, or similar such activity may not be conducted within a unit.

2. The cleanliness and orderliness of the Limited Common Elements shall be the responsibility of unit owners and must be consistent in appearance with and in harmony with the community.

3. Yard sales, garage sales, tag sales, flea markets, or similar activities are prohibited.

B. PARKING / VEHICLE OPERATION

1. On-street parking is permissible for visiting guests for a period not to exceed one week.

2. No commercial vans, storage containers, commercial trucks, motorcycles, golf carts or mini bikes may be parked or kept outside of the garage or anywhere within the community overnight, without approval of the President of the Board of Directors.

3. Permissible trucks are restricted to private-use vehicles with a maximum of four wheels & two axles, and shall not be commercially licensed or bear signage or advertisements.

4. Recreational vehicles, trailers, boats, jet skis, and campers may not be parked or stored in the street or in a driveway or anywhere within the Association property; the President of the Board of Directors may approve overnight parking requests up to a maximum duration of one week.

5. All vehicles must be in operating condition and have a valid, current license tag. Inoperable vehicles must be stored inside the garage.

6. All motorized vehicles must be operated on paved surfaces only and may not be parked or left unattended on common elements (including pine straw or grass areas near or adjacent to units) or in the cleared central area belonging to a private property owner (unit owners do not have permission to utilize that property for any purpose).

C. SOLICITATION

1. Solicitation on the grounds of WPHOA is prohibited. Placing of materials on or under unit doors or within or on mailboxes is prohibited unless the President of the Board of Directors grants written permission

2. Information pamphlets, newsletters or letters of notification sent by the Board of Directors to unit owners may be delivered directly to unit owners or placed on / under unit doors.

D. PET RESTRICTIONS

1. Unit owners, renters or tenants, are permitted to have ordinary house pets (defined as including only dogs, cats, caged domesticated birds, hamsters, gerbils, guinea pigs and aquarium fish).

2. The number of ordinary house pets is not to exceed two per unit.

3. Pets may not be kept, bred or maintained for commercial purposes.

E. TRASH MANAGEMENT

1. Trash, recycling materials, and yard debris should be placed in containers provided by the City of Fayetteville and with space between carts to allow for mechanical sanitation truck arm to operate.

2. City ordinance requires residents to return all containers by the end of the collection day to designated storage areas.

3. All containers for WPHOA are to be kept inside the garage of each unit or concealed from view from street side and golf course .

F. EXTERIOR MANAGEMENT AND STRUCTURAL CHANGES

1. Unit owners must submit an Architectural Change Request (ACR) and receive written permission from the Board of Directors before any modification of any common area is performed.

2. Unit owners must submit an ACR and receive written permission from the Board of Directors before undertaking structural changes to the exterior of a unit.

3. Unit owners must submit an ACR and receive written permission from the Board of Directors before installation of a satellite dish. Metal antennas are prohibited.

4. Outdoor cooking using charcoal or other open flame cooking devices (including gas grills) is permitted if compliant with CITY and North Carolina fire codes and regulations.

5. Any curtains, draperies or blinds that are installed must have a muted (white or similar) backing on the side exposed to the window.

6. The maintenance of landscaping changes is the responsibility of the unit owner.

G. SIGNAGE, FLAGS & DISPLAY

1. Real estate For Sale signs are permitted. American Flags, State Flags, University Flags and seasonal flags may be properly displayed by unit owners. One small decorative garden flag may be discretely displayed. The display of all other flags is not permitted.

2. Holiday decorations may be displayed for thirty days prior and seven days after an official federal

3. No decorations of any kind are permitted on roofs and no inflatable displays are permitted on common areas, patios or front porches.

4. No music or sound effects are allowed.

5. Seasonal Wreaths are permitted to be displayed on entry doors.

H. NOISE

1. No resident shall make or permit any excessive noise that will disturb or annoy the occupant of any other residence.

2. No noise annoyance of any kind, including but not limited to loud radio, stereo, television or loud parties is permitted after 10:00PM or before 7:00AM. Residents may call the police to report violators.

I. MEETINGS

1. Meetings are opened only to unit owners unless invited by the President of the Board of Directors

2. General Membership meetings of all unit owners shall be held at least once per annum and additional meetings General Membership meetings may be called at the discretion of the Board of Directors.

3. Each year, elections for Board of Director members will be held at a General Membership meeting no later than December 15, with the new Board to be formulated no later than January of the new calendar year.