

**White Oak Bluff Homeowners Association
Covenants Proposed Changes**

November 2025

Proxy Form

Please mark your choice(s) in each section, then initial the bottom of each page.

The official name of the Association is White Oak Bluff Subdivision Section One Owners Association, Inc. Since the HOA no longer only consists of section one owners, it's past time to update the official name.

I approve changing the official name of the HOA to White Oak Bluff Homeowners Association, Inc.
 I do not approve changing the HOA's official name.

With many changes to HOA laws and regulations, and some sections of the current covenants lacking clear intent and containing grammatical errors, the WOB HOA has undertaken a review and update of the Association's Governing Documents. (Covenants)

The majority of the proposed revisions are strictly technical. They do not change the current intent or context. This version of the HOA's covenants will also incorporate the old Section Six Owners (Red Oak) Covenants. In most cases, you will see those inclusions as exemptions. If this new version is adopted, all prior covenants, including the separate Section Six Owners Covenants, will be null and void.

Once you have reviewed the attached proposed revisions, please use this proxy form to vote on these changes.

I approve all proposed changes to the 2025 White Oak Bluff HOA Covenants
(Continue to the signature page.)

I prefer to vote on the changes by Article and Section
(Continue to Article 1.)

Initial

Article I: DEFINITIONS: The changes in Article I provide updated language and additional definitions that are not spelled out in the old version.

I approve Article I Proposed Definition Changes and Additions
 I do not approve Article I Proposed Definition Changes and Additions

Article II: BUILDING USE AND RESTRICTIONS: This section combines Articles II and III from the old version, updates technical language, clarifies detached building definitions (accessory structures), increases the square footage to 1,200 square feet, clarifies fencing language and incorporates the Section 6 Homeowners Covenants (Red Oak) language into this document.

Sections 1 – 7: Changes do not change intent or context. Changes are simply technical language updates.

I approve Article II, Sections 1-7 technical language changes.
 I do not approve Article II, Sections 1-7 technical language changes.

Section 8.3 Accessory Structures Placement: New language designates that an accessory structure may not be installed closer to the access road than the front corner of the residence if such structure is visible from the access road.

I approve Article II, Section 8.3 Accessory Structures Placement Restriction.
 I do not approve Article II Section 8. Accessory Structures Placement Restriction.

Section 8.1, 8.2, 8.4 and 8.5: Accessory Structures: Technical language changes, increases building size to 1,200 sq ft., placement, and incorporates the current Section Six Covenants language relating to accessory structures.

I approve Article II, Section 8. Accessory Structures proposal that allows an increase of detached buildings to 1,200 square feet, technical language changes, and incorporation of the Section Six Covenants language relating to accessory structures.

I do not approve Article II Section 8. Accessory Structures proposals that allow a size increase of detached buildings to 1,200 square feet, **but I do approve** the technical language changes and incorporation of the Section Six Covenants language relating to accessory structures.

I do not approve any changes to the section on Accessory Structures.

Initial

Section 10 Fencing: Technical language changes and incorporation of Section Six Covenants language relating to fencing. No change to context or intent.

- I approve Article II, Section 10 Fencing proposed language clarification and incorporation of Section Six Covenants language relating to fencing.
- I do not approve Article II, Section 10 Fencing proposed language clarification, but I do approve the incorporation of Section Six Covenants fencing language.
- I do not approve any changes to the section on fencing.

Section 11 Exterior Lighting: Updated language. No change to context or intent.

- I approve Article II, Section 11 Exterior Lighting technical language updates.
- I do not approve Article II, Section 11 technical language updates.

Section 12 Driveway Connections: Updated language. No change to context or intent.

- I approve Article II, Section 12 Driveway Connections technical language updates.
- I do not approve Article II, Section 12 technical language updates.

Section 13: Rental Properties - Technical Language Updates and Restrictions on Short-Term Rentals.

- I approve Article II, Section 13 Rental Properties technical language updates and the restrictions on short-term rentals.
- I do not approve Article II, Section 13 restrictions on short-term rentals, **but I do approve** the technical language updates.
- I do not approve Article II, Section 13 restrictions or technical language changes.

ARTICLE III: GENERAL RESTRICTIONS:

This section's proposed changes update technical language, provide an exemption for chickens, add enforcement and revocation procedures, update language on boat and recreational vehicle storage, and incorporate the current Section Six Covenants language regarding horses, goats, and donkeys. Goats and donkeys are being added because horse owners often keep a goat or donkey as a companion when they have only one horse.

Section 1 Animals, Livestock, Fowl: Provides an exemption for chickens and incorporates Section Six Covenants language relating to horses, goats and donkeys.

- I approve Article III, Section 1 updated technical language, exemption for keeping chickens and the incorporation of the Section Six Covenants language regarding horses, goats, and donkeys.
- I do not approve Article III, Section 1 exemptions for keeping chickens, but I do support the technical language changes and the incorporation of the Section Six Covenants regarding horses, goats and donkeys.
- I do not support adding the exemption for the Section Six properties to have a goat or a donkey, but I support all the other changes.
- I do not approve Article III, Section 1 changes.

Initial

Sections 2, 3 and 4 Watercraft Size Restrictions, Recreational Vehicle Storage and Unregistered Vehicles: Updates technical language, clarifies storage requirements.

I approve Article III, Sections 2, 3 and 4 proposed language updates and changes. (Current covenants do not allow storage of any recreational vehicles at the front of the residence.)

I approve only the sections specifically checked below:

I approve Article III, Sections 2 proposed changes. (Watercraft Size)

I approve Article III, Sections 3 proposed changes. (Recreational Vehicle Storage)

I approve Article III, Sections 4 proposed changes. (Unregistered Vehicle Storage)

Sections 5 – 11: Technical Language Updates. Does not change the context or intent.

I approve Article III, Sections 5-11 technical language updates.

I approve only the sections specifically checked below:

I approve Article III, Sections 5 technical language updates.

I approve Article III, Sections 6 technical language updates.

I approve Article III, Sections 7 technical language updates.

I approve Article III, Sections 8 technical language updates.

I approve Article III, Sections 9 technical language updates.

I approve Article III, Sections 10 technical language updates.

I approve Article III, Sections 11 technical language updates.

ARTICLE IV: COMMUNITY AMMENITIES, EASEMENTS AND ACCESS ROADS:

Sections 1 – 4: Easements, Access Roads and Common Areas: Technical language updates and incorporate the Section Six Covenants language relating to the usage and maintenance of Red Oak Drive.

I approve the Article IV technical language updates and inclusion of the Section Six Homeowners Covenants relating to usage and maintenance of Red Oak Drive.

I do not approve the Article IV technical language updates, **but I do approve** the inclusion of the Section 6 Covenants relating to Red Oak Drive usage and maintenance.

I do not approve Article IV changes.

ARTICLE V: WHITE OAK BLUFF HOMEOWNERS ASSOCIATION, INC.:

The proposed changes in Article V are all technical language updates. Please note that some of the language may be revised to comply with applicable legal requirements following the attorney's final review.

I approve the Article V technical language updates and understand that some language may be revised to comply with all applicable legal requirements following the attorney's final review.

I do not approve the Article V technical language updates.

Initial

ARTICLE VI, VII, VIII and IX:**The proposed changes in Articles VI, VII, VIII and IX are all technical language updates.**

I approve the Article VI, VII, VIII and IX technical language updates.

I approve only Articles not specifically checked below:

I do not approve the Article VI technical language updates.

I do not approve the Article VII technical language updates.

I do not approve the Article VIII technical language updates.

I do not approve the Article IX technical language updates.

Initial

White Oak Bluff Homeowners Association Covenants Proposed Changes**November 2025****Proxy Form Signature Page****Submission Deadline – ASAP**

By making my selections on the proposed changes, initialing each page, and signing this form, I am casting my proxy vote(s) on the proposed changes to the White Oak Bluff HOA Covenants.

Name: _____

Signature: _____

White Oak Bluff HOA Street Address: _____

of Lots: _____

Phone: _____ Email Address: _____

Date: _____

Instructions to submit Proxy Form by November 30:**Mail to:**

WOB HOA Board
247 White Oak Bluff Rd.
Stella, NC 28582-9757

Scan & Email completed form to: wobhoa@gmail.com**Or****Drop off at: 247 White Oak Bluff Rd.**