

Preston Falls Villas
Book of Resolutions Part 1., Item b.
Miscellaneous Board Rulings
Approved: 02/9/2015
Revised: 05/23/2016
Revised:08/19/2016

I. Purpose of the Resolution

From time to time, the BOD is required to make decisions regarding events that do not fall under the umbrella of a broad regulation or specification. Those rulings are captured in this “Miscellaneous Resolution” either permanently or temporarily until the broader Resolution can be developed.

II. Specifications

1. Automotive Repair

Automotive repair beyond the simple act of battery exchange or tire replacement is considered an activity that should be performed beyond the view of neighbors, guest or passersby. If such repair is performed in the garage than to achieve the intent of this directive, the garage door should be substantially closed.

We would also caution that if this hobby is performed in the garage that flammable substances either extracted from the vehicle or used in the cleaning process should not be allowed to accumulate in the garage due to issues with combustibility and that an operable fire extinguisher should be handy.

3. Awnings

Awnings are allowed to be placed on the Townhomes under limited conditions, however; an approved Architectural Request Form is required to determine size, color and placement.

4. Exterior Landscaping Lights and Security Cameras

Exterior Landscaping Lights and Security Cameras are allowed, but; require an approved Architectural Request Form to determine size, style, wattage/power and placement.

5. Front Stoop Coverings

Front Stoop Coverings (tile, different pavers, etc.) are allowed, but; require an approved Architectural Request Form to determine style, color, etc.

6. Stucco

Alternative Material

In the design of porch additions, etc., alternative materials to Stucco are often proposed. These materials include louvers, “Hardee Plank/ Sheets, stone, wood etc. Many of these

materials can be used in the proposed application, but; must be approved by the ACC in a formally presented ARF.

Replacing EFIS Stucco with Hard Stucco (Target Zones)

During the 2014 Annual Meeting, the Members voted to change the procedure for repair of golf ball dings in the “target area” units (751, 753,755,757) from responsibility to continuous repair dings to the following:

- Affected area – back walls and deck support coverings
- HOA will cover the cost of an EFIS repair if the Homeowner installs hard stucco
- If the Homeowner chooses to stay with EFIS, the HOA will make a onetime repair
- Status as of 1/1/2016
 - 757 completed back wall and deck support covers
 - 755 completed back wall

7. Air Conditioning and Utility Service Screens

The BOD noted in the last year’s Annual Meeting (2015) that either the ACC and /or the Landscape Committee would start looking into the need/use of Air Conditioning Screens and Utility Service Box Screens. This past year, we added painting of utility boxes to the painting of trim and stucco to help minimize their visual attraction.

Two methods of screening have been approved by the BOD in addition to painting to match the stucco:

1. Use of approved plants, shrubs, trees
2. Construction of an architectural screen using framed plastic lattice with the following dimensions:

The “4 inch” lattice referenced in the Attachment 2 to the Book of Resolutions, has openings 2 5/8 inches with the lattice material being 1 ½ inches wide. The opening plus the lattice material is 4 1/8 inches +/- depending on manufacturer. The lattice is available in 4’ X 8’ sheets from Lowes or Home Depot. The lattice can be supported by 4” x 4” treated post (can be covered by PVC sleeves for enhanced attractiveness. It is recommended the frames be constructed of painted treated material and plastic to minimize painting and replacement.

8. Ground Mounted Satellite Dishes

Unlike roof mounted or wall mounted satellite dishes, ground mounted dishes do not require BOD approval to install. However, these ground mounted dishes require camouflage in two ways:

1. The dish must be mounted as close to the unit as practicable or placed behind shrubbery from the position of the nearest impacted neighbor.

2. Paint dish (non-electronic) and post Hunter Green if located next to shrubbery or white if located next to a stucco wall.

All dishes that are no longer in use, should be removed ASAP.

9. Recycle and Trash Bin Placement

The City collects garbage on Wednesday of each week and recyclables on Wednesday of every other week. Trash and bagged yard clippings are picked up curbside on Wednesday as well. Contact the City of Cary for further details regarding collection schedules and regulations. Out of consideration for our neighbors, please do not put trash on the curb before the previous night and remove your bins from the curb no later than Wednesday evening.

10. Replacing Fascia and Soffit Boards

Due to the amount of rot and issues with fascia and soffit boards, the BOD recommends that plastic, pvc or composite materials be used in the replacement of these items.

11. Signage in Preston Falls Villas

The BOD has noted that the requirements for sign placement in the CCRs were designed for the West Side with its Service Road. The BOD has made the following changes to the rules:

- East Side
 - The signs should be placed approx. ½ way between the house and the street (as opposed to being on the Owner's property very close to the Townhome).
- West Side
 - The sign can be placed along the service road, but; should not impede neighbor's views from their Villas.
- The signs should be removed once the purchase contract or rental agreement is signed.
- Vendor signs have never been allowed and are not be allowed today.