
**We Do Business in Accordance
With the Federal Fair Housing Law**

The Village on Sunset will not Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin



HOMEOWNER'S ASSOCIATION

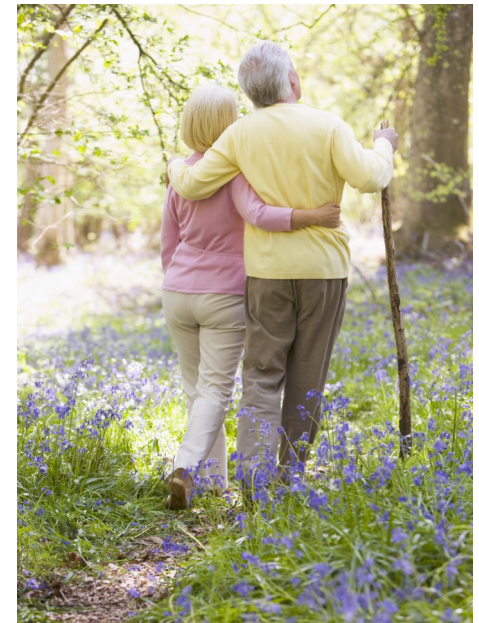
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**HOMEOWNER'S
ASSOCIATION**



Summary



The following is only a summary and is in no way meant to be an all inclusive list of covenants, conditions & restrictions. In the event that there is any inconsistency between the Declaration & this summary, such inconsistencies shall always be resolved by the wording of the Declaration.

Summary of the Covenants, Conditions & Restrictions for The Village on Sunset

Charges

- Each Owner will pay Annual Charges
- Special Assessments from time to time for Capital Improvements

Charges & Assessments are for:

- Taxes for Common Areas
- Repairs & maintenance of Common Areas
- Landscape Maintenance of all grounds including the Single Family Residential Unit (SFRU) Lots—(Excluding fenced in back yards)
- Insurance & Liability Insurance for Common Areas
- Employment of attorney to represent the association when needed
- Other needs as they arise

Architectural Control Committee (ACC)

- The Architectural Control Committee (ACC) regulates external design, appearance, use, location & maintenance of properties & improvements of The Village on Sunset
- Changes may be made to property from the date the Lot is first conveyed to the Owner with approval of this committee.
- The procedure to follow to gain approval is laid out in the Declaration of Covenants, Condition, & Restrictions

Use Restrictions

- Property is to be used for residential purposes only.
- All homes must be constructed substantially on-site and no modular homes shall be located on any lot.
- No detached storage buildings or other outbuildings are allowed unless approved by ACC.
- Property is not to be used for business, manufacturing, or commercial use.
- No parking on the streets for extended periods of time.
- Garage doors should not remain open for extended periods of time.
- No antennas, basketball backboards, playhouses, swings, sliding boards, etc. may be placed in the front yard.
- No clotheslines are allowed on any lot.
- No in ground or above ground pools are allowed on any lot.
- Vegetable Gardens must be placed on the rear portion of the lot.
- No sign in yard except "For Sale" or "For Rent" with size of 2'x 3' & Political signs with size no larger than 2'x 2' no earlier than 45 days before election.
- No freestanding flagpoles. One flagpole mounted on front of home. US & NC Flag no larger than 4'x 6' & Decorative Flag no larger than 3'x 5'.

- No yard sales unless approved by the ACC
- Construction must begin within 60 days after conveyance of the Lot unless approved in advance.

Animals

- No animals except indoor household pets. No pet houses or pet fences.
- Anytime any animal is outdoors, it must be on a leash & accompanied by its owner or in an enclosed fence in the back yard.
- Any droppings made by the animal shall be retrieved by the owner & disposed of.

Exterior Maintenance

- The owner will be responsible to maintain the exterior of the dwelling including paint, gutters, downspouts and exterior building surfaces. If an approved fence is installed in the back yard, the owner will be responsible to maintain the yard inside the fence.
- The Association will be responsible for maintenance of the grounds with respect to the SFRU Lots. The Association will also be responsible for maintenance of the entrance and the Common Open Space of The Village on Sunset. Trees, shrubs, walks, lawn and other residential exterior or landscape improvements shall be maintained by the Association.