

Table of Contents

	Page
About Your Membership	1
Dues and Fees	1
Board of Directors	1
Property Manager	1
Board Meetings	2
Annual Meeting	2
Rules and Regulations	2
Architectural Control	2
Common Areas	3
Roads and Traffic	3
Street Lights	3
Speed Limit	3
Parking	3
Pets	4
Snow Removal	4
Enforcement	4

About your Membership:

Every owner of a lot /home in Peaceford Meadows is a member of the Association. Each lot/homeowner is allowed one (1) vote on Association matters. Your vote can be made either in person or by proxy. Each member and his/her family are entitled to the use and enjoyment of the Associations Common Areas to include the pool and clubhouse provided this is done within the established rules.

Dues and Fees:

As a member of the Association, you are obligated to pay both annual dues and special assessments, if any. The dues and assessments are used to maintain the common areas and to pay for the management and administration of the Association. If necessary, special assessments must be voted on and approved (2/3's required for approval) by the homeowners. The annual assessments are set by the Board. The annual dues become effective the first day of each year. Association dues are to be collected monthly on the first day of each month; a penalty will be assessed for late or partial payments received after the 15th of each month. Late payments or non-payment will affect your voting rights and can become a lien on your home.

Board of Directors:

The Association is governed by a five (5) member Board of Directors elected by the Members. Board Members serve a staggered three year term. Board Members are not compensated for their service. A majority vote of the Board Members will constitute an action to pass. The Board will elect within itself a President, Vice President, Treasurer, Secretary and Committees Chairman. The Board has the powers and duties to:

- Adopt and publish rules and regulations
- Contract for the benefit of the Association
- Set the annual dues assessment
- Maintain the Common Areas
- Appoint Committees
- Other Powers and duties as described in the Declaration and By-Laws

The Board Members are the homeowners who volunteer for the benefit of the Association. They are your neighbors, volunteering their time, energy, or expertise to maintain and improve our neighborhood. They do not get involved with personal, family, or neighbor issues, unless covered in the Declarations and By-Laws. If you are interested in serving on the Board, contact the Property Manager or any Board Member.

Property Manager:

The Board has contracted with a Property Manager to manage the day-to-day operations. The Property Manager reports directly to the Board. The Property Manager is responsible for supervising contractor work, landscape management, and other continuing maintenance of the Common Areas.

The Property Manager prepares the annual operating budget and the Capital budget. The Manager is responsible for collecting dues, special assessments, and paying monthly bills of the Association.

Board Meetings:

Board meetings are held at various times throughout the year. If you have issues or suggestions that you would like to present or would like to attend a meeting, please contact a Board Member or the Property Manager.

Annual Meeting:

You will be notified in advance of the annual meeting as to the location and time and any matters to be voted on. Generally the meeting is held in January or February of each year. The meeting is to present the year's business, financial review, and election of new Board Members. You can also discuss old and new business. All special or called meetings will be covered in the same manner.

Rules and Regulations:

A general list is below. Please refer to the Declarations for a complete listing and explanation:

- Architectural Control Standards
- All lots are for single family residential purposes
- No obstructions allowed at street intersections
- No livestock allowed
- No offensive activities allowed (report to police)
- Pets must be kept on a lease at all times

Architectural Control:

Architectural control standards are intended to help maintain the theme and appearance of our neighborhood. Changes or additions to your home or lot will require submitting an application to the Architectural Control Committee for review and obtaining written approval prior to construction and change. Obviously, in addition to the approval from the committee, many projects will require the approval and permits from the city of High Point. General Architectural Standards and Architectural Request Form are included in the rear of the Handbook.

All requests should be mailed to the Property Manager. If there are any questions as to what may or may not need to be approved, please contact the Property Manager. A brief, but not all conclusive list is included below as a guide for changes, improvements and additions, whether temporary or permanent, that will require you to submit a request to the committee and obtain approval prior to construction:

- Fence construction
- Outbuildings (Dog house, Playhouses)
- Decks, Patios, Porches, Gazebo and Planters

Driveway Expansions
Permanent Walkways
Garage or Home additions
Exterior Color changes
Exterior Siding or Roofing changes
Exterior Lighting, lawn or porch furniture
Lawn Ornaments (Flag Poles, Mast and Other)
Personal Signage
Major Landscape changes or changes in Grade
Mailboxes

We all are members of the homeowner association and it is all of our jobs to keep the neighborhood looking good.

Common Areas:

All homeowners have a right to the use of and enjoyment of the Common Areas. The use of any Common Area may be changed or restricted as described in the Declarations. Motorized vehicles are prohibited in all Common Areas. Some common rules and restrictions are listed below:

- Retention Ponds: No swimming, wading or fishing is permitted. No access or ice skating is allowed in the winter.
- Docks: Docks are not allowed.
- Natural Areas: Use at your own risk with concern for safety and maintenance always a priority.

Roads and Traffic:

All roads in Peaceford Meadows are city roads, all members and guests shall abide by all State and Local traffic regulations and other laws and ordinances regulating motor vehicles while on the property. The High Point Police should be contacted for all accidents or safety concerns.

Street Lights:

The street Lights in the neighborhood are maintained by the City of High Point. Please contact the City of High Point for repairs or other concerns.

Speed Limit:

The speed limit in our neighborhood is 25 miles per hour. For safety of everyone, please watch your speed. Violations will be reported to the High Point Police Department. Concerns should be reported to the Property Manager and the High Point Police Department.

Parking:

The parking of vehicles is prohibited on Common Area driveways, and alleys. The storage of boats, trailers, etc in the street or your driveway is not permitted. Boats, trailers, motor homes, etc. must be parked in the garage or parked at an off site location and not be visible from the street or alley. Cars should be parked in your driveway except on occasion for temporary overnight guest. Parking your car on the street makes it difficult for emergency vehicles to get through and becomes a hazard for the kids who are playing because they can not be seen from the street. Parking your car in your driveway keeps your car from being damaged and keeps the neighborhood looking neat and clean.

PARKING YOUR VEHICLE ON THE STREET IS A TERRIBLE EYE SORE FOR THE NEIGHBORHOOD.

Pets:

We welcome all house pets to our neighborhood. Livestock is not permitted. When walking your pet, please keep them on a leash and clean up after them even in the Common Areas. Be considerate of your neighbor's lawn and the Common Areas. The Common Areas, islands and entrances are for all to enjoy. Pets are not allowed to roam free.

Snow Removal:

Snow removal is performed by the City of High Point, since the streets are public. Please contact the City of High Point with concerns about snow removal.

Enforcement:

The Association is responsible for the enforcement of all regulations, conditions, covenants imposed by the Declarations. Please contact the Property Manager with any concerns or violations. **REMEMBER THAT WE ALL ARE MEMBERS OF THE HOMEOWNER ASSOCIATION AND THAT IT IS ALL OF OUR JOBS TO KEEP THE NEIGHBORHOOD LOOKING GOOD.**