



Brookgreen Forest Homeowners Association, Inc. Notice of Architectural Standards Changes

Brookgreen Forest HOA
C/O: CASNC
4917 Waters Edge Drive
Raleigh, NC 27606
Fax: (910) 295-0182

Dear Neighbor,

The Brookgreen Forest Homeowners Association Annual Meeting of Homeowners was held on December 2, 2022. Changes to the Architectural Standards and Control Specifications were discussed. In addition to the changes that were previously mailed to homeowners, a motion from the floor was made to remove the restrictions around solar collectors. Both motions were discussed to great length.

- **Article IV, Section 1**
 - Removed the requirement to gather signatures from neighboring homeowners.

Changes that remove the requirement for neighbor signatures were proposed for the convenience and safety of our neighbors. As we have been following this process for three (3) years, the Board of Directors proposed this change to the community. A motion was made from the floor to accept the proposed changes to signature requirements. Those homeowners in attendance voted unanimously to accept this change.

- **Article V, Section 19**
 - Removed the restrictions on placement of solar panels to align with recent legal rulings.

A motion from the floor was made to remove the restriction around location and placement of solar collectors. Recent legal decision in North Carolina has made it clear that HOAs have limited reach on restrictions to solar collectors. As such, the motion was discussed by the homeowners present and seconded from the floor. Those homeowners in attendance voted unanimously to accept this change.

Under the requirements set out in the Architectural Standards and Control Specifications, Article VIII, Section 1, this letter serves as notice to homeowners of the approved changes. The Architectural Request Form has been updated to reflect these changes.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jamie Winspear".

Jamie Winspear, President
Brookgreen Forest Homeowners Association
president@brookgreenforest.com

Change Log

December 2, 2022

- Article IV, Section 1
 - Removed the requirement to gather signatures from neighboring homeowners.
 - 1) Using this specification, determine if an Architectural Request Form submission is required.
 - 2) Complete an Architectural Request Form; available on the Brookgreen Forest HOA website or from the Property Management Company. Attach all drawings, sketches and supplemental documents for the Architectural Committee to review. A complete submission must fully describe and depict the change; standing on its own without need for further explanation or clarification.
 - 3) ~~Present the completed Architectural Request Form to all property owners having common lot lines with your property, and property owners who will reasonably view the change from their property.~~
 - 4) ~~Obtain the signatures of the above homeowners.~~
 - a. ~~Homeowner's signatures are not an approval of the change. Their signature reflects that they have been made aware of the change.~~
 - b. ~~If you are unable to obtain the signature of a required homeowner, document three attempts to contact them. This documentation satisfies the signature requirement.~~
 - 5) Submit the completed Architectural Request Form to the Property Management Company. The Property Management Company routes the completed Architectural Request Form submission to the Architectural Committee within 10 days.
 - 6) The Architectural Committee reviews the submission and renders decision within 30 days of submission.
 - a. Approval of any submission, or portion therein, does not ensure approval of similar submissions. Each submission is to be considered on its own merits.
 - b. A completed submission, approved by the Architectural Committee, is a contract to comply with the specific details therein. Therefore, alterations and deviations from an approved submission require additional submission.
- Article V, Section 19
 - Removed the restrictions on placement of solar panels to align with recent legal rulings.
 - Section 19 – Solar Collectors
 - 1) ~~Must not be visible from the street in front of the home.~~
 - 2) ~~Must be mounted on the rear roof of the home.~~
 - 3) Must not exceed 10" clearance from the roof.

- 4) Must be repaired if damaged.
- 5) Must be removed if no longer in use.