



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 November 30, 2023. Changes to the Architectural Standards and Control Specifications were discussed and voted on. All proposed changes to the Architectural Standards and Control Specifications passed with no opposition.

- **Article V, Section 19**

- Modified the restrictions on placement of solar panels. Additionally, clarified that these restrictions do not apply to decorative or security lighting.

Based on unanimous request from the members in attendance at last year's annual meeting, we presented the request to alter the restrictions on placement of solar collectors and clarify the intent of Section 19. 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 23**

- Added an exemption to explicitly allow the removal of Bradford Pear trees without Architectural Committee approval.

Based on North Carolina's classification of Bradford Pears as an invasive species, we proposed allowing removal of these trees without approval. 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.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Winspear".

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

Change Log

November 30, 2023

- Article V, Section 19
 - Modified the restrictions on placement of solar panels. Additionally, clarified that these restrictions do not apply to decorative or security lighting.
 - Section 19 – Solar Collectors

This section applies to solar collectors intended for home power generation and does not apply to decorative or security lighting.

 - 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.
- Article V, Section 23
 - Added an exemption to explicitly allow the removal of Bradford Pear trees without Architectural Committee approval.
 - Section 23 – Solar Collectors
 - 1) Additional Standards and Control Specifications for tree removal are found in the CCRs, Article X, Section 15.
 - 2) Bradford Pear trees may be removed without approval.