

Kendall Hills HOA

Rules and Regulations

Revised Nov 18, 2010

Frequently Asked Questions

Why are these guidelines important to me?

The BOD (Board of Directors) has developed and approved these guidelines for living in the Kendall Hills Subdivision in order to assist you. The guidelines present a clearer understanding of the Covenants as interpreted and understood by the present BOD. These guidelines are important for achieving the goal of ensuring that all homes conform to the community standards and are maintained appropriately to protect our mutual investment. It is important to study these guidelines in order to promote a greater sense of harmony in the community. In the unusual circumstances when a resident will not comply with the Covenants, the BOD reserves their legal right and responsibility to take reasonable action to resolve the infraction.

How can I avoid upsetting the harmony of the neighborhood?

First and foremost, take the time to get to know your neighbors and your community. Treat neighbors as you would like to be treated and understand them well enough to understand the kinds of things that are important to them. Please show your respect for your neighbors by reading and adhering to the HOA Covenants. These are two great ways that you can help preserve the harmony in the neighborhood.

Who is the management company?

The BOD employs a management company to oversee the day-to-day management of the neighborhood. The current management company is Grandchester Meadows, Inc. and here is the contact information: phone 919-389-7944, email kendallhills@grandchestermeadows.com , web www.grandchestermeadows.com.

What do the homeowner dues or assessments cover?

The yearly assessments paid to the homeowners association, in the current amount of \$198.00, uses this money to maintain the common areas, pay the utility usage charges for the entrance lighting and irrigation and to promote the improvement of the neighborhood.

Who, when, and where do I pay my assessments?

Make your check payable to Kendall Hills HOA. You may mail the check to: Kendall Hills HOA, PO Box 37367, Raleigh, NC 27627. The assessments (dues) are due on the 1st of March and considered delinquent after the 30th of that month. A late fee of \$15.00 is assessed each month any balance is in arrears.

Where is the common area of the association?

The Kendall Hills common areas are as follows. The main entrance monument as well as each side of the roadway, the community well area just right of the entrance, each side of the greenway on Shanna Hills Drive, the roadway shoulder area West of Sarahwood Court stretching from the rear of the first lot on Bradleywood Drive to Honeymoon Court, the North roadway shoulder of Honeymoon Court and the East roadway shoulder of Sarahwood Court from Honeymoon Court to the first lot on Sarahwood Court. The HOA owns the common area and any structures built on common property. You are a member of the HOA if you own a home in Kendall Hills.

All owners have equal rights to use the common areas unless those rights have been suspended by the BOD in accordance with the Covenants and By Laws. No one owner owns any portion of the common area exclusively.

Who determines what maintenance gets done and when?

The Board of Directors has the responsibility to allocate funds, as they are available to pay for structure and common area maintenance. This is done within the scope of an annual budget and maintenance plan, but in the event of an emergency situation, action will be taken to properly maintain the property. Each owner has the responsibility to report any problem in writing to the manager and the BOD, whether that problem is with a structure or with some common area maintenance item.

IN ACCORDANCE WITH NCGS §47F.3.102, THE BOD OF THE KENDALL HILLS SUBDIVISION FELT IT NECESSARY AND PRUDENT TO ADOPT THE RULES & REGULATIONS AS DESCRIBED BELOW FURTHER DESCRIBING AND CLARIFYING THE COVENANTS OF KENDALL HILLS.

ARCHITECTURAL CONTROL

The purpose of the Architectural Committee is to protect and preserve the curb appeal of the neighborhood in accordance with the Kendall Hills Covenants and with judgment in the best interest of all seventy-seven homeowners.

Architectural changes include additions, renovations, porches, outbuildings, fences, awnings, paint or any other cosmetic change that alters the original appearance of the home or lot. If the Architectural Committee deems a matter a gray area or cannot reach a conclusion, they may seek the advice of the Board.

FENCES

All Architectural Requests for fences shall meet the following requirements:

1. Have a minimum height of four (4) feet.
2. Have a maximum height of six (6) feet.
3. Have a maximum spacing between pickets of four (4) inches.
4. Be constructed of pressure treated lumber or white vinyl.
5. If pressure treated, have a natural wood color or light stain.
6. Chain link fences are not allowed.
7. Subject to submission of a site plan.
8. No fence shall be permitted or placed closer to the front lot line than the rear line of the dwelling projecting along the rear of the dwelling from side to side.