

Pine Hill Residents, Inc.
96 Pine Ave.
Franklin, NC 28734
(828) 524-8328

To: Real Estate Professionals

Thank you for your assistance to current or future residents of Pine Hill. Pine Hill's structure is one you might not be familiar with, so to assist you in understanding the uniqueness of Pine Hill we ask that you review the following.

Pine Hill is not organized as a Condominium or Cooperative; it is a Corporation. As such, each resident is required to own one share of corporation stock in order to maintain a residence.

Pine Hill Residents, Inc. is an Age Restricted Planned Development of land consisting of multiple structures on a common lot expressly for use and residency by persons who have achieved the minimum age requirement for residency of fifty-five (55) years or older, who are able to maintain an active, independent lifestyle without the help of additional on-site support services. Some other restrictions are as follows:

- Not more than two (2) residents shall occupy any dwelling unit.
- No resident under the age of 18 is allowed.
- All occupants of a dwelling unit shall be age fifty-five (55) or older except as follows:
 - a) A spouse or cohabitating partner of an occupant age fifty-five (55) or older;
 - b) An occupant who survives his or her spouse or partner;
 - c) A spouse where the occupant has entered into a long-term care facility;
 - d) Not more than one child residing with one parent, provided said child is eighteen (18) years of age or older;
 - e) A mentally or physically handicapped child, brother or sister of an occupant or spouse who is dependent upon said occupant or spouse for daily care;
 - f) A paid caregiver providing medical or health care to an occupant or spouse.

The sale of any living unit requires coordination with the Pine Hill Office. Before a sale can go through the new Shareholder must be approved by the Board of Directors. All outstanding fees, assessments or fines must be paid at the time of closing. Closing fees are \$200, for both the buyer and seller.

Residents are obligated to pay a semiannual maintenance fee, part of which covers trash pick-up, lawn care, water and cable TV. Also, Pine Hill has a number of rules and regulations that must be adhered to by its Residents. Listed here are excerpts from several rules that directly effect prospective buyers. A copy of the rules are attached.

1. No For Sale signs may be displayed on or in a living unit or on common ground.
2. No living unit is to be sub-let. Use by anyone other than the registered owner/resident will NOT be permitted.
3. No space will be provided for travel trailers. No motor bikes, motorcycles, ATV's, watercraft of any type (boat, canoe, pontoon boat-powered or manual) will be allowed in the park.
4. All pets must be registered. Pets must be less than twenty (20) pounds. One dog or two indoor pets per household.

If you have any questions concerning this information, please feel free to contact us at (828) 524-8328

Thank you,
Board of Directors
Pine Hill Residents, Inc.

RULES & REGULATIONS

1. Shareholder rights and privileges:
 - a. Right to enter, occupy and enjoy your home at your designated 911 address as evidenced by Lease Agreement in the form attached hereto as Exhibit A and by reference made a part hereof.
 - b. Right to park one (1) or two (2) non-commercial vehicles.
 - c. Full right to ingress and egress through the common areas.
2. Payment of maintenance is due on or before May 1st and November 1st each year. Rates are for one or two persons per unit. Because of septic and drain field considerations, owner /residents are limited to two persons per site except for board approved exceptions during such period as an owner/resident may require around the clock home health care. A surcharge *(to be determined annually by the Board of Directors)* per month per person for owner/residents exceeding two per site shall apply.
3. Overnight guests' length of stay must not be longer than twenty-one (21) days for any one guest per 12 month period.
4. Pine Hill Park is for adult residents only, 55 years and older. When children are overnight guests, they must be supervised at all times, and homeowners whose guest they are, will be accountable.
5. No living unit is to be sub-let. Use by anyone other than registered owner/resident will NOT be permitted.
6. All home sales must be approved through the Association office. A transaction fee payable to Pine Hill Residence Inc. shall be charged to all buyers. The amount of the transaction fee shall be determined by the Board. No signs may be displayed on or in your living unit or on common ground.
7. No garbage disposals are allowed due to clogging of sewer system.
8. All construction or additions to living units or area around living units must be approved by the Architectural Committee. This includes utility-workshop, storage units, porches, steps, driveways, carports, awnings, exterior paint colors and lawn decorations. Outside TV antennas are NOT allowed. Satellite dishes are limited in size to those provided by The Dish Network and Direct TV.
9. Location of trees being planted must be approved, so as not to interfere with drain fields.
10. The Association trims and mows all common property. Selective trimming of shrubs or trees is NOT the Association's responsibility. Please do not request maintenance man's services or help during his regular work hours. A work order from the office is required. There will be no charge if the services come under the "normal" maintenance service. If the service required is not covered, an hourly fee will be charged. Any work requested of the maintenance man after his regular hours is set up between the resident and him.
11. The Association reserves the right to regulate what it considers excessive use of metered city water.
12. Proper attire is to be worn whenever outside or away from patio. No excessive noise from radios, TV's, hammering, sawing, etc. before 9:00AM or after 7:00PM. No clothes or towels to be in public view.
13. NO SMOKING in the barn, near the open door of the barn, the office or in the Clubhouse, including bathrooms.
14. Only homeowners and their guests will be allowed to participate in recreational activities, including swimming pool. Young children are allowed with resident supervision, but must NOT be a nuisance to other guests and must be potty trained – no diapers.
15. No RV, trailers, motor bikes, motorcycles, ATV's, or watercraft of any type (boat, canoe, pontoon boat-powered or manual) will be allowed in the park.

16. When homeowner leaves park for extended trip or winter season, his premises must be left in a condition acceptable to year-round residents. Windows are to have regular curtains, drapes or blinds (no sheets, blankets or make shift arrangements) and all garden "clutter" dismantled and left neat.

17. Pets will be allowed under the following conditions. All pets must be registered. Pets must be less than twenty (20) pounds. Pets must be inside except for those times when pets are walked. All waste must be picked up (if poop--then scoop). Pets must be on a leash and under owner's control. Any pet disturbing other residents WILL NOT be tolerated. No feeding stray animals. One dog or two indoor pets per household.

18. All living units must maintain a clean exterior. Each home should be washed annually.

19. New units must be pre-approved by the Architectural Committee. No used units will be allowed. A complete plot plan must be pre-approved by the Board including unit, utility room, driveway, cover for same, porch (screened or closed), location of air conditioning power, water, sewer, etc. Unit must be professionally installed, including utilities and meet all requirements of Macon County and State of North Carolina.

20. All Shareholders are required to obtain and have in effect at all times Homeowners Insurance. Proof of insurance shall be supplied to the Corporation annually in May.

All requests for exceptions to these rules, must be submitted in writing to the Board of Directors for approval. Requests will be handled on an individual basis and NOT set a precedence for future requests.