

Standards for Landscape and Structural Alterations
Shamrock Homes

The Shamrock homeowners "Declaration of Covenants, Conditions and Restrictions" requires the board of directors to "enforce the provisions" of these rules and regulations." A significant part of the covenants concern the appearance of the unenclosed areas in our development, so the board of directors must monitor these areas to insure homeowners are complying with the covenants. The standards outlined here are designed to guide the Shamrock board of directors as they assess proposals from homeowners to alter the external appearance of their yards and houses. These guidelines are intended as well to suggest an attitude current among all homeowners, so this document should express not only material rules and regulations but should also suggest something of the spirit of our neighborhood.

Each Shamrock home was built and landscaped according to a fairly exact set of design specifications. The intent was to develop an obviously harmonious 'cluster' of residences. The homes interrelate not by being identical, but by sharing an architectural theme and a common terrain. This type of covenanted "association" offers its homeowners a comfortably appealing locale while it frees them from toiling to maintain a competitive yard and from suffering a neighbor's excess or negligence.

Any standards should be based on this principle: No modification should be for the homeowner alone because whoever modifies a residence also modifies the Shamrock development. A garish fixture disfigures not just the owner's house, it disfigures the whole neighborhood. More significant though, an appealing fixture not only adds charm to the individual's house, it also uplifts the whole neighborhood. So rather than discouraging modification, our standards should guide homeowners by suggesting what can strengthen our common theme while giving each of us a chance to enhance a property in ways satisfying to the individual.

These specifications listed below are based on the Shamrock Homeowners Association Declaration of Covenants, Conditions and Restrictions adopted January 2007:

1. Service fixtures

- a. Garden hoses — Hoses should be out of sight. If such positioning is inconvenient, hoses should be stored neatly rolled on unobtrusive fixtures. Hoses should not be brightly colored, but should blend with their background.
- b. Antennas No antennas should be visible from the outside of the house except satellite dishes, which should be no larger than 18 inches in diameter. Satellite dishes should be placed unobtrusively at the side or back on the house.

2. Garden ornamentals

- a. Ornamental structures and statues should blend with their setting. Their charm should derive from an observer's discovering them complementing their setting. Anything over 2 feet wide by 3 feet high will be unlikely to receive board approval.

- b. Ornamental flags should be no larger than 18 by 24 inches and not should not be displayed in the grassed area.

1

- c, U.S. and state flags should be no larger than 4 by 6 feet. They should not be mounted in grassed areas.

3. Plantings

- a. Flowers and garden plants which the homeowner adds to the original landscaping should be in established beds and tended by the homeowner. No vegetables should be in an unenclosed area.
 - b. Shrubs planted by the homeowner should be in harmony with original shrubbery.
 - c. Only moderate growth trees are appropriate. The mature trees of Shamrock should not be so thickly situated or so shading that the grass cannot thrive.
 - d. Planters and pots should be near a wall or in established beds and should contain no artificial plants.
4. Decorative fixtures on walls — Only one decorative fixture should be on a house, and it should blend so harmoniously that it appears to belong inevitably where it is.
5. Porch furniture is left to the taste of the homeowner who is encouraged to observe our basic principle for externals in Shamrock.
6. External structures (e.g. arbors, gazebos) in the unenclosed area are strongly discouraged.

7. Signs

- a. Political signs should be no larger than 24 by 24 inches and displayed only in flower beds no longer than 45 days before an election and 7 days after an election.
 - b. Only one real estate sign is permitted audit must be set in a flower bed. A directional sign may be placed at the Shamrock entrance for one day for an open house.
 - c. Other than real estate signs, the homeowners association does not permit commercial signs.
8. Procedures for applying to alter the appearance of unenclosed area:

a, The homeowner should complete the "Request for Landscaping Additions and Modifications" and submit it to the address of the community association service (CAS) company specified on the form-1.

b. The CAS will review the form immediately and if the proposal is not complete or appropriate will communicate with the homeowner. If the proposal is complete and appropriate, the CAS will forward copies to the members of the board of directors,

c, Within one week, each director will review the proposal and will respond by email to the president of the board. If all directors concur in approving or disapproving the proposal, the president will notify the CAS and the CAS will immediately notify the homeowner.

- d. If the proposal needs extended discussion, the president will add it to the agenda of the next board of directors meeting and will notify the CAS, who will immediately notify the homeowner.

2

Shamrock Cluster Development Homeowners Association, Inc.

Special Rules and Regulations

March 22, 2006

1. "For Sale" or "For Rent" signs may only be placed in the window of the home. They may not be placed in the grassy areas or at the entrances of the complex.
2. Any modifications to the exteriors of the buildings (to include roof and fences) must be approved by the Board of Directors prior to the modifications being completed.

<p>Approved Roofing Materials Certaineed Landmark Designer Shingles Color- Weathered Wood</p>

3. Any modifications to the landscape (flag poles, furniture, arbors, statues, lights, flower boxes, and other like items) must be approved by the Board of Directors.
4. Plants: Any modifications to the landscape (plants) must be approved the Board of Directors.
5. Pets: All pets must be on a leash at all times when outside of the home or fenced in area. You must always "scoop the poop".
6. Satellite Dishes: Satellite dishes are only permitted if they are less than 18" in diameter and must be mounted so that they are not visible from the street.
7. Garage Doors: The garage doors must remain closed at all times except for ingress and egress, The door however; may be left open no more than 12" for air circulation during the summer months.
8. Holiday Decorations: May be present four weeks prior to the holiday and must removed by two weeks after.
9. Storm Doors: Storm doors must be of a like nature to other storm doors and must be approved by the Board of Directors prior to installation.

Requests must be sent to the management company in writing for review by the Board of Directors. If this is a fence modification or other modification that would require a drawing or picture of the modification, please present this with your request. The management company will submit this to the Board of Directors for approval. Requests may be sent to: Shamrock MOA, Post Office Box 2458, Greenville, NC 27836 or by email at receptionhoa@gmail.com.