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FOR MULTIPLE PIN SHEET

SEE BOOK 6153 PAGE 298

Prepared by and Return to: Samuel T. Oliver, Jr.
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P. O. Box 20389, Raleigh, NC 27619-0389

[PIN#s shown on page 4]

NORTH CAROLINA :

SECOND AMENDMENT TO
DECLARATION OF CREATION OF
NORTH FIELD AT CREEK WOOD,
A PLANNED COMMUNITY

ORANGE COUNTY :

THIS SECOND AMENDMENT TO DECLARATION OF CREATION OF NORTH FIELD AT CREEK WOOD, A PLANNED COMMUNITY (the "Second Amendment") is made and entered into as of February 28, 2016 by **NORTH FIELD HOMEOWNERS ASSOCIATION**, a North Carolina non-profit corporation (the "HOA").

RECITALS

The HOA is the duly formed and existing association with all duties and functions allotted to an owners association by Article 3 of the Planned Community Act, terms and provisions which are incorporated herein and as provided by that certain Declaration of Creation of North Field at Creek Wood, A Planned Community recorded in Book 2149, Page 317, Orange County Registry, as amended by that certain First Amendment to Declaration of Creation of North Field at Creek Wood, A Planned Community recorded in Book 2156, Page 571, Orange County Registry (collectively the "Declaration").

After due notice to all of its members, the HOA held its annual meeting on February 28, 2016 to conduct its regular business and to specifically address control of design,



quality and construction of improvements on the planned community known as North Field at Creek Wood (the "Community").

As of February 28, 2016, there were twelve lots located within the Community and the owners of nine of the twelve lots authorized the recording of an amendment to the Declaration adopting the architectural guidelines attached hereto as **Exhibit A** to govern the design, quality and construction of improvements within the Community (the "Architectural Guidelines").

AGREEMENT

NOW, THEREFORE, pursuant to subsection (c) of Section 7 of the Declaration, the HOA hereby amends the Declaration as follows:

1. The foregoing Recitals are incorporated herein by reference and all defined terms shall have the meaning set forth in the Declaration unless otherwise specifically defined herein.
2. No dwelling, building or other structure shall be erected, placed or altered on any Lot until the buildings plans and specifications for such structure, the plot plan showing the proposed location of such structure and the proposed builder have been approved by an Architectural Review Board, consisting of three persons appointed by the Association, in writing. Such plan shall show floor elevations, clearing limits, drainage and grades, and shall show the proposed location of buildings, other structures, driveways, walkways, fences and walls on the Lot. In determining whether to approve it, proposed structure, the Architectural Review Board shall consider whether its exterior design is in harmony with existing structures in the Community and whether the proposed location and design are suitable to the applicable lot. If approved, the construction should be performed strictly in compliance with the plans and specifications and drawings presented to and approved by the Architectural Review Board. If the Architectural Review Board shall fail to approve or disapprove a building, plan, design or location within thirty (30) days after the name of the builder, complete plans, complete specifications and the plot plans have been submitted to it in writing, then the requirements of the approval of the Architectural Review Board shall be waived. The building plans and specifications shall comply with the Architectural Guidelines.
3. The provisions of this Second Amendment shall run with and bind the Community perpetually, unless and until the Community is terminated pursuant to N.C.G.S. Sec.47F-2-118, or unless amended by the HOA pursuant to Section 7(c) of the Declaration.
4. Except as expressly amended herein, all other terms and provisions of the Declaration shall remain in full force and effect.

[remainder of page intentionally left blank]



IN WITNESS WHEREOF the HOA has caused this Second Amendment to be executed as of the day and year first above written.

NORTH FIELD HOMEOWNERS ASSOCIATION

By: Frank Maness, President
Frank Maness, President

STATE OF NORTH CAROLINA :

COUNTY OF Orange :

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: Frank Maness, President

Witness my hand and Notarial Stamp/Seal this 1 day of July, 2016.

Kelly C. Wright
Notary Public
Print/Type Name: Kelly C. Wright
My Commission Expires: 6/17/2020





NORTH FIELD AT CREEK WOOD
MULTIPLE PIN NUMBERS

| |
|---|
| 9881-26-9666 |
| 9881-36-2738 |
| 9881-36-5810 |
| 9881-36-5357 |
| 9881-36-0386 <i>9881-35-5742 per phone</i> |
| 9881-25-6574 |
| 9881-25-6798 |
| 9881-26-7002 |
| 9881-26-7209 |
| 9881-26-5631 |
| 9881-35-5742 |
| 9881-25-9243 |



EXHIBIT A
Architectural Guidelines

The attached seven pages are incorporated by reference.



NORTH FIELD AT CREEK WOOD ARCHITECTURAL GUIDELINES

The Architectural Review Board is established by Article V - "Control of Design, Quality and Construction of Improvements" of the Declaration of Creation of North Field at Creek Wood, A Planned Community (the "Declaration"). Reference is also made to other sections of the "Declaration" that make specific reference to an item covered by the Architectural Guidelines.

Minimum Heated Square Footage: 3000 square feet (Section 6.(d))

Setbacks: Unless more restrictive setbacks are shown on the recorded plat, the minimum setbacks are:

Front Yard - 50 feet

Rear Yard - 50 feet

Adjacent to Johnston Mill Nature Preserve - 60 feet

Side Yard - 25 feet

Greenway Easement - 30 feet in width running along the access right of way on the front Lot line(s) of each lot. (See Paragraph 2. "Landscaping and Irrigation")

Nature Preserve Easement - 50 foot wide "Buffer Zone" on the rear portion of all Lots which border the Johnston Mill Nature Preserve. In addition a ten foot utility easement is also reserved making a total setback along the Johnston Mill Nature Preserve of 60 feet.

Roof overhangs, decks, stoops, steps, and patios shall not intrude into the setback areas.

Exterior Elevations

1. Exterior elevations will be reviewed for architectural design and materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes in North Field at Creek Wood.
2. Each design should be site specific and should take advantage of the natural features and topography of the individual lot. Extensive cutting and re-sloping of lots is discouraged.
3. Plans should address the total design approach of the home including front, rear, and side elevations.
4. The Architectural Review Board may reject any proposed new construction or changes to existing houses based on purely aesthetic grounds, where, in its sole judgment, such action is required to maintain the architectural integrity of North Field at Creek Wood.



Exterior Materials and Colors

1. The Architectural Review Board shall have final approval of all exterior colors and materials. Exterior colors that, in the opinion of the Architectural Review Board, would be inharmonious, discordant or incongruous shall not be permitted. Earth-tone exterior colors are preferred. The intent is that individual homes should blend into the natural setting.

2. The selection of exterior materials shall be harmonious with the architectural design of each residence. Natural materials are preferred over synthetic materials. Depending on the specific application, the following materials are approved:

a. Wood (cypress/cedar/redwood, etc.): lap siding; cedar shakes or shingles; tongue and groove siding; clapboard.

b. Masonry: natural stone and brick (both stone and brick are subject to approval of the selected color and type of material)

c. Windows: Wood (windows may be aluminum clad or vinyl clad or painted exterior). Windows with divided light must be "true divided light" or "simulated true divided light." Snap-in grills or muntins are not approved.

d. Garage Doors: Wood doors are preferred; however, certain raised panel insulated steel doors may be approved based on design. Garage doors with internal windows or glass are discouraged.

e. Chimney: Exterior to be masonry (brick, stone, or plaster). Flues for fireplaces and wood-burning stoves must include spark arresters. Spark arresters and chimney caps are to be unobtrusive. Flue pipes at the chimney top should be concealed.

3. The following exterior materials are not approved: Metal siding; vinyl siding; and other plastic sidings; concrete block (except sub-grade walls); logs; flagstone used as siding; fiberglass or asphalt shingles used for siding; vinyl clad fascia; certain types of imitation stone and brick. High quality simulated materials (e.g. stone, brick, siding) will be considered on their own merit but are subject to disapproval.

Roofs

1. Approved roof surfacing materials include cedar shakes and shingles and seamed copper. The Architectural Review Board has the right to disapprove any roofing material or color choice that it deems unacceptable.

2. All flashing and metal chimney caps should be copper or should have a dark dull finish. Plumbing vents should be placed on the rear roof where possible. Gutters should be copper or should be painted to match the trim.



3. Solar roof panels should be flush mounted and should be integral to the roof design. Solar roof panels should not be visible from the street.
4. Skylights are not permitted on elevations visible from any street within the subdivision.

Antennae and Satellite Dishes

Exterior radio and television antennae, aerials, and disks and dishes larger than 40" in diameter for reception of commercial broadcasts shall not be permitted on any Lot. Disks and dishes 40" or less in diameter are permitted provided that they are not visible from the street or from an adjoining Lot, and provided that the Architectural Review Board has approved the location. No other aerials, disks and dishes (for example, without limitation, amateur short wave) shall be permitted on any Lot without permission of the Architectural Review Board as to design, appearance, and location or pursuant to Regulations issued for that purpose.

The following minimum standards apply:

- a. The location must be unobtrusive and should not be visible from the street.
- b. Adequate screening is to be provided so that the disk or dish is not visible from any adjoining Lot.
- c. No front lawn or side yard installation is to be allowed.
- d. No installation at the peak of a roof is allowed.

Grading and Drainage

1. No clearing of trees or grading shall commence until site plans have been approved in writing by the Architectural Review Board.
2. For lots that border the Johnston Mill Nature Preserve, the Lot Owner shall install orange tree protection fencing along the boundary line separating the Buffer Zone from the buildable area of the Lot. The protective fencing shall not be removed from the Lot until completion of construction of and installation of all improvements to the Lot.
3. In no case shall living trees with a diameter of 6 inches or more (measured three feet above grade) be removed without approval of the Architectural Review Board.
4. Cuts and fills should be minimized. Grading should be designed to complement the natural topography of the site. Cut or fill shall be replanted with plant materials which blend with native vegetation.
5. No lot clearing or grading shall take place until erosion control plans are approved by the



Architectural Review Board and Orange County, if required by the County's ordinances and regulations. The erosion control plan should ensure that sedimentation runoff will be retained on site and will not go onto the Nature Preserve or adjoining lots and common areas.

6. Gutters are to be attached to underground pipe. Gutter drains and storm water must be managed so that it will not drain directly toward adjoining lots. Existing drainage patterns should be maintained.

Outdoor Living Areas

1. Where possible, outdoor living areas are to be terraces and patios constructed at ground level and made of brick or stone or materials that are compatible with those used on the house.

2. Any proposed decks must be designed in keeping with the architectural design of the house. Piers supporting decks and porches should be of a substantial type construction similar to the foundation material used on the main structure.

3. Areas beneath elevated decks and porches are to be shielded from public view with appropriate architectural or landscape screening

4. No above ground swimming pools are permitted. Swimming pools, spas, and hot tubs shall not be permitted on the street side of a residence. All fencing surrounding pools must be approved by the Architectural Review Board and shall meet all state and/or local codes.

Fences and Walls

1. Attempts to establish property lines by individual fencing are discouraged. Every effort must be made to retain the feeling of open spaces.

2. No wall or fence may be constructed on any lot without Architectural Review Board approval. No fence or boundary planting may be constructed or maintained in such a manner as to interfere with vision of drivers at an intersection of streets or roads.

3. Natural finish chain link fencing is not allowed; however, color coated metal fencing may be approved in certain appropriate areas subject to approval by the Architectural Review Board.

Garages, Driveways and Walkways

1. All residences shall have a minimum of a two-car garage with adequate off-street parking for all resident vehicles. Carports are not permitted. Attached garages are preferred. Front entry garages and garages with entrances visible from the street are discouraged. Attention should be paid to the garage doors and their design. Garage doors with internal windows or glass are



discouraged but certain types of custom doors may be reviewed and approved on a case by case basis.

2. No street side parking areas may be created by extending any portion of the street pavement.
3. As a minimum requirement, all portions of any driveway for a Lot that are visible from any roadway or any other Lot shall be paved prior to occupancy of any dwelling constructed on that Lot. Driveway surfacing materials and colors must be approved by the Architectural Review Board.
4. Adequate parking should be provided in the driveway. Parking on the road shoulders is prohibited.
5. Where possible, access to corner lots shall be from the less traveled street. Single street access is preferred.
6. Adequate culverts shall be installed wherever driveways or other improvements cross ditches or other drainage ways. Metal culverts are not acceptable. Each culvert shall have stone headwalls of the same type used in Creek Wood subdivision for driveway headwalls.
7. A minimum five-foot wide strip between the driveway and the side lot line shall be available for landscaping. Grading is to be kept at least five feet from the property line.

Mailboxes

All mailboxes and address designations shall be of the standard design as approved by the Architectural Review Board.

No other mailbox, paper box, or other receptacle of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be erected or located on any lot.

Exterior Lighting

Security lights are discouraged. If used, they must be controlled by motion sensors calibrated to detect motion only on the Lot and to turn off within five minutes after the motion stops. Other lighting for walkways, exterior living areas and landscape lighting should be low lumen diffused lighting.

Landscaping and Irrigation

1. All Landscaping shall be completed according to the Final Landscape Plan as approved.



The Landscape Plan shall provide for plant material of sufficient size and quantity to maintain or re-establish the natural wooded setting and to unite the dwelling with the setting.

2. A 30 foot landscape buffer will be established along the front of all lots. The purpose of this buffer is to maintain and enhance a consistent naturalistic look along the neighborhood streets. No trees, bushes, shrubs, grass or other vegetation may be planted or removed within this easement area except by written permission of the Architectural Review Board. The buffer strip may be pierced by approved driveways.

3. Use of water from the Community Water System for irrigation purposes may be regulated by the water utility provider. All irrigation systems must have "back flow" prevention devices.

Utilities/Service Areas/Play Equipment/Accessory Buildings

1. The homeowner or their contractor is responsible for all installations of utility services from the point of utility company connections underground to the home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service company equipment shall be screened from view by walls or landscaping.

2. With the exception of pool cabanas and guest cottages, accessory buildings are discouraged. To be considered for approval, any accessory building should be similar in materials to the residence.

3. All playground equipment shall be placed to the rear of the residence. The proposed location of playground equipment should be shown on the landscape plan and is subject to approval by the Architectural Review Board. Playground equipment shall be of high quality materials in the least obtrusive colors available. High quality timber frame play equipment is encouraged. Locations of basketball goals must be shown on landscaping plans. Basketball posts and fittings should be of dark colors and should blend into the landscape. The goal is to have a clear backboard with no bright colored lettering or logos. Additional landscape screening may be required for approval of playground and basketball equipment.

4. Clotheslines or drying yards shall not be located on any Lot.

5. All garbage containers, HVAC compressors, water softeners, pool equipment, etc. shall be located in rear yards or side yards behind the setback line and shall be screened or walled from streets and adjoining properties.

Parking

See Section 6.(l) of the "Declaration"



Construction Site Requirements

1. All job sites will be kept in a clean and orderly condition. No materials will be placed or stored in the right-of-way, Nature Preserve (including the 50 foot buffer adjoining the Nature Preserve), or the thirty foot Greenway Easement located along the front of every lot.
2. Job site debris shall be removed weekly.
3. It is recommended that safety fencing be used to mark the perimeter of the building envelope to protect trees and their root systems from vehicles, equipment, and materials.
4. Streets may not be used as material staging areas. Placement of materials in any street or cul-de-sac is not allowed.
5. The use of roll-off dumpsters for job site debris is encouraged. Roll-off dumpsters should be emptied on a regular basis. Debris should not be piled above the top of the dumpster.
6. Temporary construction site trailers may not be placed on any lot unless the Architectural Review Board has given advance permission and has approved the proposed trailer site.
7. Construction trucks should not be parked on neighboring property without the written permission of the owner of that property. Parking on the road right-of-way is discouraged and may be prohibited by the Architectural Review Board or the developer, S & H Development, L.L.C., due to infrastructure construction requirements. Utilities are installed in the right-of-way and heavy trucks may cause damage. Any damage to the installed utilities, streets, or curbs during the construction of a residence on a Lot in the subdivision shall be repaired at the Lot Owner's expense.
8. Builders shall take all reasonable precautions to prevent accidents.



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Register of Deeds, Orange Co., NC
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MULTIPLE PIN ASSIGNMENT

1 of 2

JML

**NORTH CAROLINA
ORANGE COUNTY**

7/8/2016

Verified By: *JHW*

THE FOLLOWING PINS ASSIGNED TO

S/INS

6153 / 299

Document Type

Book/Page

SUBDIVISION DESCRIPTION _____

PLAT _____ / _____

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| PIN: 9881256574 | DESC: 6 NORTH FIELD AT CREEK WOOD P89/116 |
| PIN: 9881256798 | DESC: 7 NORTH FIELD AT CREEK WOOD P89/116 |
| PIN: 9881259243 | DESC: #3 S & H DEV LLC P86/41 |
| PIN: 9881265631 | DESC: #10 NORTH FIELD AT CREEK WOOD P89/116 |
| PIN: 9881267002 | DESC: 8 NORTH FIELD AT CREEK WOOD P89/116 |
| PIN: 9881267209 | DESC: #9 NORTH FIELD AT CREEK WOOD P89/116 |
| PIN: 9881269666 | DESC: #1 NORTH FIELD AT CREEK WOOD P89/116 |
| PIN: 9881355742 | DESC: E/S OLD FIELD DR P96/25 |
| PIN: 9881361265 | DESC: 5R THOMAS & KATHIE HEFFNER P96/25 |
| PIN: 9881362738 | DESC: #2 NORTH FIELD AT CREEK WOOD P89/116 |
| PIN: 9881365357 | DESC: #4 NORTH FIELD AT CREEK WOOD P89/116 |
| PIN: 9881365810 | DESC: #3 NORTH FIELD AT CREEK WOOD P90/166 |