

Westfield Homeowners Association, Inc.

P.O. Box 24982
Winston-Salem, NC 27114-4982

Rules and Regulations & Fine Violation Policy

The majority of homeowners at Westfield HOA abide by the rules that govern the Association. However it is necessary to publish rules and regulations and a fine violation policy so non-compliance issues can be dealt with quickly and effectively to protect property values and the quality of life with Westfield HOA.

Vehicles

- No vehicles of any kind may be parked on any grassed area.
- Overnight street parking is strictly discouraged. This is for the safety of pedestrians, especially children, and for access of emergency vehicles
- Trailers, campers, boats or any recreational vehicles are not permitted anywhere within Westfield including driveways and roadways. Trailers and recreational vehicles may be stored within an enclosed garage.
- Junk automobiles are not permitted on any lot or roadways (definition of junk automobile is one that is not legal to drive on a public street).

Animals

- Household pets only. No breeding for commercial purposes.
- All animals, including dogs and cats must be on a leash at all times. Animals are not permitted to roam the neighborhood.
- Owners are responsible for picking up all animal waste.
- No chain link dog enclosures are permitted.

Cigarette Butts & Other litter

- Smokers are responsible for cleaning up all cigarette butts. Do not throw cigarettes from your vehicle when driving through the community. Cigarette butts are unsightly and are the main cause of pine needle fires.
- Littering is prohibited.

Exterior Maintenance

- The exterior of your home and lot is to be maintained by the homeowner at all times. Appropriate outdoor furniture is acceptable on the front porch of your home. Lawn furniture must be kept out of sight from the street and it may not be left in front or side lawns.
- Front porches must be kept in a tidy manner at all times.
- Clothes lines are not allowed.
- Items such as toys, garden equipment, grills and indoor items are prohibited to be stored on porches, front yards, driveways and common areas.
- Grass should be kept no more than 6" high, there should be no bare spots. Edging and pruning should be done on a regular basis. Driveways, landscaped areas around the house and curbs should be maintained (free of weeds, grass, and clippings).
- No loud, illegal, or offensive activity should be engaged within Westfield.
- Holiday decorations are encouraged and welcomed but should be removed and stored (out of sight of street) within 30 days after the passing of the holiday.
- Signs within a homeowner's lot are not permitted in public view, except for 'For Rent' or 'For Sale' signs pertaining to the dwelling/home.
- Political signs are allowed on a homeowner's lot with the following restrictions: 1) signage only allowed 90 days before and 30 days after election and 2) a maximum of two political signs may be displayed.

Garbage Toters

- Toters and recycle containers must be placed for pick-up the evening before or the morning of collection and must be removed from sight, so as not visible from the street, by the evening of pick-up day.

Architectural Requests

- No exterior change may be made without prior approval from Westfield HOA.
- Fences may be erected upon approval from the Architectural Review Committee, and fencing used to screen garbage/yard waste containers will be allowed. Fencing material may not be chain link, woven wire or barbed wire as stated in the Westfield Declarations of Covenants and Restrictions.

This document contains excerpts from the Westfield Covenants. It is not intended to replace any sections of said covenants. It is merely intended to point out certain sections and is not all inclusive. For the full list of conditions and restrictions, please refer to the Declaration of Covenants, Conditions and Restrictions for Westfield HOA. If you require a copy the Declaration and Rules and Regulations, please contact Messick Properties Group, Inc. Failure to comply with the above stated Rules and Regulations and the Declaration of Covenants Conditions and Restrictions for Westfield HOA will result In fines being imposed as outlined in the Fine Violation Policy on the reverse of this document.

We encourage everyone to do their part in keeping Westfield a beautiful place to live. Lately, properties have gone to the wayside and we want to bring the neighborhood back up to the standards that it once was.

Managed by: Messick Properties Group, Inc. P.O. Box 24982, Winston-Salem, NC 27114-4982
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FINE POLICY

P.O. Box 24982
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The Board of Directors of the Westfield Homeowners Association is concerned with keeping our community a pleasant place to live and protecting each member's property value. By working together and enforcing the Association's Covenants, Conditions, Restrictions, Bylaws, Articles of Incorporation, Rules and Regulations (the "Governing Documents") we can help protect your property values and reduce operating costs by preventing costly lawsuits against those few that do not wish to comply with the Governing Documents.

To that end, the Board of Directors, under the authority of the North Carolina Planned Community Act, has adopted a fine system to address violations of the Governing Documents.

The procedural steps for the fining system are as follows:

NOTICE OF VIOLATION

A letter describing the alleged violation and citing the appropriate Governing Document language will be sent by certified mail, overnight delivery or first class mail to the homeowner. The letter will explain the Member has ten (10) days to correct the violation or request a hearing before the Board of Directors (or panel appointed by the Board). The Member may also contact the Association, via Messick Properties Group, Inc, to arrange for an extension of time to comply.

If the violation is not corrected, a hearing is not requested and no extension has been granted, a fine of up to \$100 per day or per incident, as required, will begin to accrue seven (7) business days after the time period has expired.

If the Association receives a request for hearing:

The Board of Directors, or a panel appointed by the Board of Directors, will schedule and notify the homeowner of the hearing to determine if the homeowner is in compliance with the Governing Documents, and to hear any aggravating or mitigating factors. The homeowner will have a full opportunity to explain why they are not in violation of the Governing Documents and/or an opportunity to request a waiver.

Upon gathering all necessary information the Board, or appointed panel, will deliberate outside the presence of the homeowner and render a decision. Written notification of the decision will be sent to the homeowner within five (5) business days of the hearing.

FINES

Fines added to your Association ledger become part of your obligation to the members association and must be paid within 30 days.

Failure to pay a delinquent balance may result in attorney action being taken to recover the Associations' debt. Attorney action may include a lien being placed upon your home.

The Board understands that this may seem like a harsh policy to many of our members. However, this fine system will only affect those people who refuse to fulfill their obligations to our community. We do not feel that it is fair to the majority of the members to carry the financial burden and suffer the property value pitfalls that result from those in our community that refuse to live by the Governing Documents that keep our neighborhood a pleasant and safe place to live.