

Lake Royale Property Owners Association, INC.

Resolution 0809-003

Rules & Regulations I (Roofed Dock)

WHEREAS, Section One (1), Use, of the Consolidation and Amendments for Restrictive Covenants of Lake Royale Subdivision (the “Association”, “LRPOA”, ”POA”) empowers the POA to promulgate rules and regulations;

WHEREAS, Article Three (3), One hundred and Two (102), Powers of Owners Association, of the North Carolina Planned Community Act (“47F”) empowers the POA to adopt and amend rules and regulations unless the articles of incorporation or the declaration expressly provides to the contrary;

WHEREAS, the Building Committee and Board of Directors have recognized there is a need to establish regulations for roofed dock;

WHEREAS, it is the intent of the Board of Directors to have regulations that provide for good neighbor policy and that promote harmony within the community;

WHEREAS, it is the intent of the Board of Directors to have regulations that maintain the integrity of the restrictive covenants;

NOW, THEREFORE, BE IT RESOLVED THAT the following regulations shall apply:

Section XX.XX. Roofed Dock

A roofed dock is permitted providing the following requirements are met:

1. All sides must be open.
 2. May not exceed 144 square feet.
 3. Roof structure:
 - Constructed of wood or wood like material
 - Shall have asphalt shingles, metal or thatched roof
 - May have a sloped or flat roof. If sloped, roof pitch shall be 4/12. If flat and accessible, Franklin County Planning Dept. requires a railing, per code
- Subject section to be added with the next revision to the Rules & Regulations I

This Resolution is adopted the 21st day of June, 2008 by the Board of Directors of the Association.

ATTEST:

Association Secretary

Date