

The next board meeting will be 9:00 AM Monday, March 3, 2003 at the Taberna Sales Center.

Submitted by:
Marcia Crawford

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Andy Bayliss
Layton Beaver
Terry Conway
Don Dixon
Mike Maher
Ret Travers
David Marshall
Gilbert Stroud
John Cutler
Joe Kelly
Mandy Johnson
Michael Hawkins

Tab Premium Built Homes
Wentworth Properties
Terry Conway Construction
D.E. Dixon Construction
ME Maher Construction
Olde South Construction, LLC
Tailored Properties, Inc.
Sugg and Stroud, Inc.
John Cutler Builder, LLC
Kelco Associates, Inc.
Johnson Homes
Hawkins Construction

3023 River Lane
PO Box 2993
PO Box 65
655 Spring Garden Rd.
1912 Trent Blvd.
2807 Neuse Blvd. Suite 6
PO Box 3212
3300 Hwy 70 E
921 Madam Moores Ln.
607 Taberna Way
205 Broad St.
PO Box 13302

New Bern NC
Greenville NC
New Bern NC
New Bern NC
New Bern NC
New Bern NC
New Bern NC
New Bern NC
New Bern NC
New Bern NC
New Bern NC
New Bern NC

28560 638-8310
27836-0993 329-0283
28563 636-9020
28562 636-8177
28562 633-4975
28562 636-9911
28564 637-1797
28560 633-4141
28562 633-3875
28562 636-6535
28560 633-2947
28561 633-4800

Minutes of the
Taberna HOA Board of Directors Meeting -March 3, 2003

Attending: Ron McCausland, Bruce Gemmill, Marcia Crawford, Kip Peregoy, Mary Smithey

Old Business:

Approved the minutes of the regular Board of Directors Meeting of February 3, 2003 and the special meeting of February 21, 2003.

Passed a motion approving the Building Guidelines for Abbington Woods.

Passed a motion approving the Standards for Home Additions, Conversions and Outbuildings.

New Business:

Discussed the request by the Architectural Control Committee to expand their membership to nine members. Most directors disagreed and tabled action requesting breakdown by subcommittees.

The next board meeting will be 9:00 AM Monday, April 7, 2003 at the Taberna sales center.

Submitted,
Ron McCausland



ABBINGTON WOODS BUILDING GUIDELINES

*All rules are subject to Architectural Control Committee Review Process & Approval

INTRODUCTION

Covenants are protective legal instruments that are binding on the owners of property in Taberna. Covenants establish and apply reasonable restrictions for land use, architectural design, and property maintenance. They provide a review process for approval of exterior plans and improvements or changes to the property. They allow the Home Owners Association to develop rules and regulations to monitor and ensure compliance. Their purpose is to keep Taberna an attractive and desirable place to live. Consistent application of the Covenants and Guidelines is designed to assure compatibility with the planned character of the community and protection of real estate values. Owners must have prior approval from the Architectural Control Committee for home construction plans, exterior home changes or improvements, or a new structure on any property.

1. BUILDING GUIDELINES

Building Site:

Building sites must comply with all State and local codes and ordinances.

Building sites must be kept clean and free of debris capable of being blown off-site.

Drainage:

It is the responsibility of the builder/owner to provide positive drainage from the building pad to streets or other designated drainage easements.

Water source heat pumps – No discharges will be allowed into roadside ditches or drainage swales along property lines.

Tree Removal:

The ACC must give prior approval to the removal of any trees, six (6) inches or more in diameter measured one foot above normal ground elevation that are located at a distance greater than twenty (20) feet from the planned structure. Due to the nature and density of the homes, efforts to maintain trees in rear yards and common areas should be maximized.

Foundations:

Homes will be built on monolithic slabs at grade.

Exterior:

Homes will use vinyl or brick siding or a combination thereof. Accent vinyl siding shapes are allowed.

Roofing:

All roofs will be a minimum pitch of 6/12.

Shingles will be a 25-year architectural grade dimensional shingle.

Colors:

Whites and earth tone choices are preferred; all choices are subject to architectural review.

Garages:

A minimum two-car garage with appropriate apron in front of garage doors to accommodate the parking of two additional vehicles.

Garage doors may face the street.

2. LOT MAINTENANCE

Frequency:

As specified in the Homeowners Association (HOA) schedule.

Standard:

Determined by the HOA.

Payment:

Contractor will bill directly – HOA negotiated rate.

3. MAIL BOXES

Design & Color:

Single or double boxes on post may be utilized. Design should be similar to standard Taberna mailboxes. Any deviation is subject to Architectural Control Committee approval.

Cost:

Builder responsible.

Location:

Builder responsibility.

Installation:

Builder responsibility.

4. FENCES

Location:

Backyard within extended home sidelines. Not to exceed 50% of mean distance from envelope of home to rear property line. Envelope of home is any roofed over (i.e., living areas, garage, or covered porch) portion of the house. Fences in no case may encroach upon drainage or utility easements, designated vegetative buffers, or minimum building setback lines as shown on the plat.

Height Maximum:

Four (4) feet for yard fencing, five (5) feet for dog runs

Dog Runs:

20 feet x 20 feet

Materials & Color:

Wood or materials having appearance of wood. Vinyl fences are permissible. Natural wood, painted, or stained to blend with the dwelling.

Adjoiner View:

Shall not block desirable views or negatively impact adjacent lots.

5. PRIVACY FENCING

Location:

On property line starting at rear corner of house and going towards rear of lot.

Design:

Developed by builder subject to Architectural Control Committee approval.

Installation:

Builder responsibility.

Maintenance:

HOA responsibility.

Utilization:

Privacy fencing is not to be decorated, utilized as a wall, or have hangings on it without Architectural Control Committee approval.

6. STORAGE SHEDS

Storage sheds must be approved by the Architectural Control Committee, be architecturally compatible with the primary dwelling and constructed per the HOA Standards for outbuildings.

7. TREES

Tree removal policy:

Tree removal restrictions as stated in the Covenants will be in effect after completion of home construction. The Architectural Control Committee must give prior approval for the removal of any tree the size of 6 inches or more in diameter, measured one foot above normal ground elevation at the location of the tree.

8. PETS - Controlled per City Regulations.

9. OUTDOOR RECREATIONAL EQUIPMENT

Location:

Trampoline, swing set, playhouse, or similar equipment permitted within fence envelope per guidelines. Basketball backboard is permitted if located on driveway pad, minimizing exposure to adjoining homes. Skateboard half-pipes are not allowed.

10. PARKING OF RECREATIONAL VEHICLES, BOATS, AND TRUCKS

Boats, boat trailers, other trailers, campers, recreational vehicles, utility vehicles, or trucks (rated one ton or higher) may not be parked on any street right-of-way or on any lot overnight unless enclosed within a garage.

11. POOLS

Location:

Within fence guidelines.
Aboveground pools are not permitted in Taberna.

12. PROPANE TANKS & TRASH RECEPTACLES

Propane Tanks:

Propane tanks should not be visible from the street (except for tanks commonly used with outdoor gas grills). All other tanks will be either buried or screened from view. Screening with plant materials must be at least two-thirds (2/3) the height of the tank being screened at planting with sufficient density to provide immediate screening. Screening with building materials such as brick, wood, or vinyl may be used with height and width of the screening no wider or taller than necessary to conceal the tank. Material or color used should be in keeping with the materials or color scheme of the dwelling.

Trash Receptacles:

Trash receptacles should not be visible from the street.
Outside storage of trash receptacles must be within a screened or enclosed area (provided along privacy fence). Screening must comply with rules noted for propane tanks.

13. HEAT PUMPS AND WINDOW MOUNTED AIR CONDITIONERS

Heat Pumps:

Owners are encouraged to screen heat pumps using screening standards noted for propane tanks.

Window Mounted Air Conditioners:

Window mounted air conditioners are not permitted.

14. CLOTHES LINES

Clothes lines are not permitted.

15. TV RECEPTION EQUIPMENT

Satellite Dish:

Satellite dishes up to 24 inches in diameter are permitted.

Location & Screening:

Placement on each lot must be approved by the Architectural Control Committee.

Dish is to be located in a way to minimize the visibility of the dish from the street or adjoining property. Ground level placement is preferred.

The Committee may impose screening requirements by vegetation or otherwise, as it deems appropriate.

16. UTILITIES

The following guidelines apply to Taberna:

All utility services at Taberna are underground. To avoid disruption of electrical, telephone, or cable TV service, state law requires that you call North Carolina 1 Call Center (Toll Free) 1-800-632-4949 (7 a.m. to 5 p.m., Monday-Friday) 48 hours before digging in this area. Representatives of the utility companies will respond to the North Carolina 1 Call Center inquiry and locate the underground cables on your property. We urge you to comply with state law to prevent any disruption of service or personal injury to yourself.

The City of New Bern will supply electric service to Taberna. Their service will be installed underground with service pedestals located at front property corners. Underground service to your home from the service pedestal is provided at no cost to the side of your home nearest the power pedestal.

The City of New Bern provides water and sewer services to Taberna. The City will own and maintain all of the force main collection and distribution systems along the roads at Taberna. Service connector assemblies will be provided at the front of each homesite. Your home contractor will be responsible for connecting your home plumbing to the connector assemblies provided.

City of New Bern phone numbers for utilities are: Electric – 636-4070, Sewer & Water – 636-4056.

Sprint will provide phone lines to the front property corner of your homesite. Regular underground phone line services will be provided to your home at no cost. Sprint – 252-633-9011.

Cable TV Service is provided by Cox Cable TV. Cable TV will be provided to the front corner of each homesite. Cox Cable TV – 252-638-3121.

3/03/03

TABERNA MASTER HOMEOWNERS ASSOCIATION

Standards for Home Additions, Conversions and Outbuildings

The Taberna Homeowners Association has adopted these standards specific to home exterior changes and outbuildings. The Standards are intended to clarify information contained in the Covenants and the Taberna Building, Architectural and Appearance Guidelines. The Standards apply to additions to homes, construction of new free standing structures where permitted by the Covenants and alterations to currently existing structures where the external appearance of the home is changed.

All exterior changes to homes in the form of additions or conversions and the addition of outbuildings to lots shall be reviewed and approved by the Taberna Architectural Control Committee. Homeowners intending to change approved exterior colors or materials, or to make additions or conversions affecting the exterior of a home, or to add an outbuilding on a lot are required to seek approval first by completing an Architectural Change Request Form.

Definitions:

Structure- Any element of construction that by reason of its size, use and/or placement on the property would materially alter the appearance of the property and its compatibility with the neighborhood. This definition applies to structures manufactured at another location or built on the site. Structures include outbuildings not directly attached to the home such as a storage buildings, workshops, garages, and gazebos.

Addition- Any change that extends the foundation, exterior walls or roof line of a home such as the addition of a room, porch, garage or deck, or the addition or modification of dormers, doors or windows.

Conversion- Any change to an existing structure that affects the external appearance of the home such as converting a screened porch to an enclosed room.

Standards:

Architecture- The architecture of the proposed structure, addition or conversion must be in harmony with the general architecture of the home. Roof lines and roof pitch shall be at or close to those of the house. Flat roofs are not permitted.

Site Plan- A plot plan annotated to show the location of the proposed structure, addition or conversion shall be submitted as part of the Architectural Change Request. Drawings and other information that would aid in the review shall also accompany the request. The location of a proposed structure or addition shall consider the drainage, topography, trees and impact on neighboring properties. An outbuilding will be permitted when it does not adversely affect the attractiveness of the community. Outbuildings will be placed to minimize visibility from the street and be sited within the rearward extended sidelines of the home. Outbuildings shall be restricted to one (1) per lot except for unusual circumstances and are not be permitted on golf course or lake front lots. As part of the review process, the location of the proposed structure or addition shall be staked and trees to be removed marked. Easements and setbacks must adhere to provisions set forth in the covenants.

Foundations- All additions must be constructed with foundations that maintain the elevation of the home and have brick facing to match the home. Outbuildings must be constructed so that underpinnings are enclosed with a brick surround or other suitable materials compatible with the home.

Materials- Brick, siding, roofing, trim, soffits, windows, doors, and other exterior materials shall be an extension of the same materials, design, type and color as the home. Information as to materials to be used for the proposed structure, addition or conversion shall be specified on the Architectural Change Request Form. Substitute materials, if necessary must match as close as possible to the original materials used on the home. Additions and outbuildings must use the same percentage of materials as used on the home i.e. exteriors must be predominantly brick if the home is predominantly brick; or predominantly vinyl if the siding on the home is predominantly vinyl.