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CORNERSTONE PARK MASTER HOMEOWNERS' ASSOCIATION RESTRICTIVE COVENANTS, IN BRIEF

The Duties/Rights of the Association:

1. To own and maintain common areas.
2. To operate the Architectural Review Committee
3. To keep records, including legal and financial
4. To keep records of acts and corporate business
5. To establish an annual budget
6. To establish and collect assessments
7. To establish reserve funds
8. To pay taxes on common areas
9. To obtain and maintain proper insurances
10. To be responsible for storm water management
11. To enforce provisions of the restrictive covenants

In regards to common areas, homeowners may not

1. Grant any easements
2. Remove trees or vegetation
3. Erect gates, fences or other structures
4. Remove or interfere with existing structures
5. Maintain garbage receptacles
6. Fill or excavate
7. Plant vegetation

Assessments

1. Unpaid assessments can carry up to 18% interest and the defaulting owner is responsible for all Association costs to collect assessments, including attorney fees.

Living in Cornerstone Park

1. The community is designed for residential and recreational use only.
2. No temporary structure, i.e. trailer, basement, tent, shack, garage, barn, or other outbuilding, can be used as a dwelling.
3. The wetlands must conform to NC and US regOLations as regards wetlands.

4. The only animals allowed are dogs, cats, and household pets. Homeowners are expected to clean up their own pets' waste in all common areas.
5. No permanent attachments are allowed, including, but not limited to, television and radio antennas and satellite dishes, on the roof or exterior walls without approval by the Architectural Review Committee. Satellite dishes greater in diameter than 1 meter (39 inches) are not allowed. Outdoor clotheslines are not allowed.
6. No boats, planes, trailers, or campers may be kept on a property except in enclosed garages or screened areas approved by the Architectural Review Committee.
7. Fences, including walls and hedges, may not exceed 4 feet in height and can be no closer to the street than the front building corner. All fences must be kept in good repair and be constructed of materials approved by the Architectural Review Committee.
8. There will be no emissions of dust, sweepings, dirt, cinders, odors, gases, etc., except from normal cleaning, chimney and outdoor grill emissions.
9. A homeowner may maintain a home business if there are no signs or displays, no significant traffic, no equipment parked or kept on the lot outside the dwelling, and no employees other than the property residents. The business must have required approvals by the city and the activity must be consistent with the residential nature of the community. The homeowner must have approval of the Board and must register with the Association annually.
10. No hunting or trapping and no discharge of firearms, bows and arrows, or other weapons is allowed.
11. No structure or planting obstructing sight lines for vehicOLar traffic or that interferes with easements, utilities, or drainage is allowed.
12. No pipes or lines on top of the ground, except those required and maintained by the city are allowed, except for garden hoses, etc. used for lawn maintenance.
13. Exterior lighting may not be directed outside the boundaries of an individual property unless approved by the Architectural Review Committee.
14. All parking must be on individual lots or in marked spaces. Parking in common areas or on the street, on a regOLar basis, is not allowed. Automobiles must have adequate mufflers. No trucks over 1 ton are to be parked overnight.
15. No unreasonably loud noises are allowed.
16. No noxious or offensive activity is allowed that creates an annoyance or nuisance to the neighborhood.
17. No trade materials or inventories may be stored on the properties. No tractors or inoperable vehicles may be stored on the properties. No trash or unsightly materials may be left on the properties, except trash, leaves, etc. left for pickup by the city services.
18. No trees greater than six inches in diameter measured 12 inches above the ground or any vegetation on slopes greater than 20% gradient may be cut without prior written approval of the Architectural Review Committee.
19. Use of recreational facilities are subject to rOLes established by the Association

1. Thirty days prior to construction, alteration, addition, or placement, the homeowner must submit plans, in triplicate, to the Architectural Review Committee.
2. The Committee will respond in writing. The response will be an approval, a denial, a conditional approval, or a request for additional information.
3. The homeowner is responsible for all city approvals, permits, and legal requirements.
4. All work must be completed within 12 months after commencement or by a date specified in the approved plans.

Responsibilities of Homeowners or Sub-Associations

1. Maintenance
2. Removal of trash and wastes
3. Tree and shrub pruning and removal of dead or diseased trees, shrubs, and plants
4. Maintenance of flower and plant gardens
5. Maintenance of exterior lighting and mechanical facilities
6. Maintenance of parking areas and driveways
7. Compliance with legal requirements
8. Soil erosion control
9. Maintenance of storm water drainage easements
10. Maintenance of sidewalk, driveway, and utility laterals
11. Snow and ice removal

PLEASE SEE THE RESTRICTIVE COVENANTS, IN ITS ENTIRETY, FOR
ADDITIONAL INFORMATION

[Master Covenants](#)

On bottom of search page, use the following criteria: Book:008765 Page:02456
Use this criteria ONLY in your search. In the search results, click on "009237-02250"
toward the top left of page to open. Then click on "Click Here to View Document" to
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