

**THIS DOCUMENT REGULATES OR PROHIBITS THE DISPLAY OF POLITICAL SIGNS
SEE ARTICLE VII FOR ADDITIONAL INFORMATION**

**PREPARED BY
AND RETURN TO:
Worley & Peltz, PLLC**

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
CASCADE RIDGE SUBDIVISION**

THESE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CASCADE RIDGE SUBDIVISION (the “Declaration”) is made this the ____ day of _____, 2022, by BP Fairview, LLC, a North Carolina limited liability company, hereinafter referred to as “Declarant.”

RECITALS:

1. Declarant is the owner of that certain tract or parcel of land described on Exhibit “A” attached hereto and made a part hereof (the “Property”), which Property is, at the sole option of Declarant, to be developed in phases or sections and divided into Lots, the entire property to be known as Cascade Ridge Subdivision.

2. Declarant establishes and declares that the Property and any additional property made subject to this Declaration by future amendments or covenants, shall be, at the option of the Declarant, developed

for the maintenance of and protection of the value of Cascade Ridge Subdivision. Declarant contemplates and reserves the right to submit additional phases of property adjacent or near the property to this Declaration, which shall be in the same scheme of development as other property within Cascade Ridge Subdivision. The covenants, conditions and restrictions contained herein are intended to provide for the orderly development of Cascade Ridge Subdivision as a residential community which is aesthetically pleasing and functionally convenient, a community which will attract residents seeking privacy and harmony with their neighbors; such restrictions are thus designed to protect the investment of the residents within Cascade Ridge Subdivision.

3. Declarant desires, pursuant to the restrictions herein contained, to subject the Property together with any additions thereto, to the covenants, conditions and restrictions as hereinafter set forth.

4. This Declaration is made pursuant to the provisions of the North Carolina Planned Community Act set forth in Chapter 47F of the General Statutes of North Carolina.

RESTRICTIVE AGREEMENT:

NOW, THEREFORE, Declarant hereby declares that all of the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of Cascade Ridge Subdivision and which shall run with the real property described herein and in any supplements or amendments hereto and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I **DEFINITIONS**

SECTION 1. "ADDITIONAL PROPERTY" shall mean and refer to any real property which may be added to the Property pursuant to Article XI hereof.

SECTION 2. "ASSOCIATION" shall mean and refer to Cascade Ridge Subdivision Homeowners' Association, Inc., a nonprofit corporation organized pursuant to North Carolina General Statutes Chapter 55A, commonly known as the North Carolina Nonprofit Corporation Act, its successors and assigns. As of the recording date of this Declaration, "Association" shall mean and refer to the Association which is provided for herein. Declarant may, at its option, subject additional portions of the Property to this Declaration, in furtherance of the scheme of development set forth herein. Owners of Lots in Cascade Ridge Subdivision as described herein shall become members of the Association.

SECTION 3. "BYLAWS" shall mean and refer to the Bylaws of the Association as the same may now or hereafter exist. The current Bylaws are attached hereto as Exhibit "B."

SECTION 4. "COMMON ELEMENTS" shall mean all real property now owned or hereafter acquired by the Association for the common use and enjoyment of Owners and/or shown on a Plat describing portions of the Property, together with any area in which the Association has an easement or right and an obligation of maintenance thereof, including but not limited to roadways and stormwater easement areas as shown on a Plat or equipment related to stormwater management within the Property that are shown on a Plat.

SECTION 5. "COMMON EXPENSES" shall mean and include: (a) all sums lawfully assessed against the Lot Owners by the Association; (b) expenses of administration, operation, maintenance, repair and replacement of the Common Elements and facilities and any reserve funds allocated for the same; (c) expenses agreed upon as Common Expenses by the Association; and (d) hazard and liability insurance premiums as required.

SECTION 6. "COMPLETED RESIDENTIAL STRUCTURE" shall mean and refer to a home or other residential Dwelling unit constructed within the Property, for which a certificate of occupancy has been issued by Buncombe County or other applicable municipal authority for the residential structure.

SECTION 7. "DECLARANT" shall mean and refer to BP Fairview, LLC, a North Carolina limited liability company and its successors and assigns. The rights and obligations of the Declarant as described herein may be conveyed and transferred by Declarant by instrument recorded in the Office of the Register of Deeds for Buncombe County.

SECTION 8. "DECLARANT CONTROL PERIOD" shall mean the time period commencing on the date of recordation of this Declaration in the Office of the Register of Deeds for Buncombe County and terminating on the earliest of:

- i. The date on which Declarant no longer owns any of the Property; or
- ii. The date Declarant shall terminate the Declarant Control Period.

SECTION 9. "DWELLING" shall mean and refer to a building situated upon a Lot and intended for use and occupancy as a residence.

SECTION 10. "GUIDELINES" shall mean and refer to any architectural and landscaping guidelines and requirements promulgated by the Design Review Committee and/or the Declarant.

SECTION 11. "LOT" shall mean and refer to any numbered plot of land shown on the Plat, with the exception of the Common Elements.

SECTION 12. "MEMBER" shall mean and refer to any person or entity who holds membership with voting rights in the Association, which membership shall be derived from ownership of any Lot within Cascade Ridge Subdivision.

SECTION 13. "OWNER" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of this or subsequent sections within Cascade Ridge Subdivision but excluding those persons or entities having such interests merely as security for the performance of an obligation.

SECTION 14. "PLAT" shall mean and refer to any plat of the Property or any part thereof which has been recorded in the Office of the Register of Deeds for Buncombe County.

SECTION 15. The "PROPERTY" shall mean and refer to that certain real property shown and described on Exhibit "A" as attached hereto, subject to expansion and addition pursuant to Article XI, Section 3 hereof.

SECTION 16. "THE ACT" shall mean and refer to the North Carolina Planned Community Act set forth in Chapter 47F of the General Statutes of North Carolina, as it may be amended.

SECTION 17. "TRANSFERRING OWNER" shall mean and refer to any Owner, including Declarant, that transfers title to any Lot for consideration.

ARTICLE II

COMMON ELEMENTS OWNERSHIP AND MAINTENANCE

SECTION 1. OWNER'S EASEMENTS OF ENJOYMENT. Every Owner shall have the right of ingress to and egress from the Common Elements, together with the right of enjoyment in and to the Common Elements, which rights shall be appurtenant to and shall pass with the title to every Lot.

SECTION 2. DELEGATION OF USE. Any Owner may delegate his rights of enjoyment of the Common Elements to the members of his family, his tenants, contract purchasers who reside on the Lot, or to his guests. Any tenant, contract purchaser or guest to whom such rights of enjoyment have been delegated shall have the same rights and responsibilities as any other Owner in Cascade Ridge Subdivision. A Lot Owner who has delegated rights in the Common Elements to his tenant shall not, in addition to his tenant, have rights in the Common Elements.

SECTION 3. RIGHT TO USE ROADWAYS. Each Lot shall be conveyed to its Owner with a perpetual, non-exclusive right to use any roadway and private driveway easement which may be constructed by the Declarant as part of the Common Elements, which shall also be deemed to include perpetual, non-exclusive right to use any roadway and private driveway easement in subsequent phases of Cascade Ridge Subdivision as shown on subsequent Plats and Supplemental Declarations.

SECTION 4. RULES AND REGULATIONS. The Executive Board of the Association shall have the power to formulate, publish and enforce reasonable Rules and Regulations concerning the use and enjoyment of the Common Elements. Such Rules and Regulations, along with all policy resolutions and policy actions taken by the Board, shall be recorded in its minutes, which shall be maintained at the office of the person or entity managing the Common Elements on behalf of the Association and available to the Members for inspection during normal business hours, or at the designated office of the Association, if there is no property manager.

SECTION 5. DECLARANT'S CONVEYANCE OF TITLE TO COMMON ELEMENTS. At such times as it deems appropriate, but not later than at such time as one hundred percent (100%) of the Lots of all phases of Cascade Ridge Subdivision have been sold, Declarant shall convey fee simple title to the Common Elements to the Association, which conveyances may be by phases. The Association shall accept the conveyance of all such Common Elements pursuant to this Section.

SECTION 6. MORTGAGING COMMON ELEMENTS. The Association shall have the power to borrow money for the purpose of improving the Common Elements, and pursuant thereto, to subject the Common Elements or any portion thereof that it owns to a Deed of Trust; provided, however, that the execution of such Deed of Trust shall require the same approval of the membership which is required for special assessments for capital improvements.

ARTICLE III

THE ASSOCIATION: MEMBERSHIP AND VOTING RIGHTS

SECTION 1. Every Owner in Cascade Ridge Subdivision which is subject to assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Members shall be all Owners, including Declarant upon the termination of the Declarant Control Period as defined above, each of whom shall be entitled to one (1) vote for each Lot owned. When more

than one person holds an interest in any Lot, all such persons shall be Members; the vote for such Lot shall be exercised as the Owners among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

SECTION 2. ORGANIZATION OF THE ASSOCIATION. Cascade Ridge Subdivision Homeowners' Association, Inc. shall be organized pursuant to North Carolina law as a non-profit corporation.

SECTION 3. POWERS OF THE ASSOCIATION. Pursuant to Section 3-102 of the Act, the Association shall have all those powers enumerated in said Section. The Executive Board of the Association shall be organized and run pursuant to Section 3-103 of the Act (the "Board" or "Executive Board"). The Association shall adopt Bylaws in accordance with Section 3-106 of the Act. Meetings of the Association shall be held as provided for in Section 3-108 of the Act. Unless altered by a vote of the Association and amendment of the Bylaws, the necessary quorum at an Association shall be those minimum requirements set forth in Section 3-109 of the Act. Qualifications for voting and use of proxies shall be as provided for in Section 3-110 of the Act, except that Subsection 3-110(c) of the Act shall not be applicable to the Association.

Declarant shall act as the Executive Board of the Association during the Declarant Control Period, or, pursuant to Section 3-103(d) of the Act, during the Declarant Control Period, Declarant shall have the right to appoint and remove members of the Executive Board of the Association.

Notwithstanding the above, the affirmative vote of no less than two-thirds (2/3) of all votes entitled to be cast by the Association Members shall be required in order for the Association to (a) file a complaint with any governmental agency or body politic that has regulatory or judicial authority over the Property or any part thereof, if such complaint is on account of an act or omission of Declarant; or (b) assert a claim against or file suit against Declarant.

ARTICLE IV **THE BOARD**

SECTION 1. BOARD MEMBERS. Until the termination of the Declarant Control Period, the members of the Board shall be appointed by Declarant. The number of members of the Board shall be determined by the Bylaws. Upon the termination of the Declarant Control Period, the members of the Board shall be elected by the Association pursuant to the Bylaws. Declarant reserves the right to, in its sole discretion, relinquish its right to appoint the members of the Board prior to the termination of the Declarant Control Period, whereupon the members of the Board shall be elected by the Association pursuant to the Bylaws.

SECTION 2. LIMITATION ON LIABILITY. Neither Declarant, the Association, any Member, any officers, directors, or managers of the Association, nor any agents or employees of the aforementioned shall be personally liable for (a) debts incurred by the Association; (b) the tortious act of any other Member; or (c) any incidental or consequential damages for failure to inspect or repair any premises, improvements or portions thereof, regardless of whether such Member was acting on behalf of the Association. The Association shall, to the extent permitted by applicable law, indemnify, hold harmless and defend all members of the Board against all liability and damage, real or alleged, arising from or relating to the performance by the Board of its duties and obligations, except, however, from any such loss, cost, expense, damage liability, action or cause of action resulting from the gross negligence or willful misconduct of the person or persons to be indemnified.

ARTICLE V
COVENANT FOR MAINTENANCE ASSESSMENTS

SECTION 1. CREATION OF THE LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS. The Declarant hereby covenants and each Owner of a Lot, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual and special assessments to be established and collected as hereinafter provided. The Association shall bear the responsibility of maintenance of all the Common Elements whether or not the same is owned by the Declarant or the Association from the time of the recording of this Declaration. Upon the conveyance of a Lot to an Owner other than the Declarant, such Owner shall assume the obligation of maintenance of the Lot(s) conveyed. Assessments, together with interest, costs and reasonable attorney fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney fees, shall be the personal obligation of the person or entity who was the Owner of a Lot at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

SECTION 2. INITIAL ASSESSMENTS. At the closing for the conveyance of a Lot by Declarant to a third-party purchaser, such purchaser shall pay to the Association an amount equal to four (4) months of the annual assessment (as defined below).

SECTION 3. PURPOSE OF ASSESSMENTS. The assessments levied by the Association shall be used to maintain Common Elements, including, but not limited to, the cost of repairs, replacements and additions, the cost of labor, equipment, materials, management and supervision, procurement and maintenance of insurance related to the Common Elements, their facilities and use in accordance with the Bylaws, the employment of attorneys to represent the Association when necessary, and such other needs as may arise. Any assessment charged and collected shall relate to the cost of maintenance of the Common Elements and those costs associated with such maintenance and shall include a reserve fund in reasonable amount in anticipation of such costs.

SECTION 4. PAYMENT OF ANNUAL ASSESSMENTS; DUE DATES. Each Owner of a Lot shall pay to the Association annual assessments levied by the Association (“the Annual Assessments”) as follows:

A. The Annual Assessment provided for herein for any Lot shall become binding on the Owner upon the sale of a Lot from the Declarant to a third-party purchaser. Declarant shall have no obligation for any assessment of whatever during the Declarant Control Period.

B. Subject to paragraph A. above, the Annual Assessments for each Lot shall be collected quarterly and shall be due and payable on the first day of January, April, July, and October of each calendar year. Provided, however, that the Board, in its sole discretion and without the approval or consent of any Association Member or Owner, may provide that Annual Assessments be paid in installments other than quarterly (i.e., monthly, semi-annually). Upon such decision by the Board, such Annual Assessments will be paid in the manner prescribed by the Board.

SECTION 5. AMOUNT OF ANNUAL ASSESSMENTS.

A. The Board shall annually prepare a budget (the “Annual Budget”) which shall depict the estimated costs of operating the Association for the coming calendar year.

B. The Annual Assessments shall be determined by the Board in accordance with the Annual Budget.

C. The Annual Assessment for each Lot shall be established as follows:

1. Prior to the termination of the Declarant Control Period, the Board may, by a vote by the Board pursuant to the Bylaws and without the vote of the Association Members, increase the Annual Assessments for each Lot by a maximum of twenty percent (20%) of the previous year's Annual Assessment. The Board may also decrease the Annual Assessments pursuant to the Bylaws and without the vote of the Association Members. Provided, however, during the Declarant Control Period, no Annual Assessments shall be charged or collected from the Owners other than the collection of an amount equal to four (4) months of the Annual Assessments at closing of the sale of a Lot from Declarant to an Owner as referenced above. Upon termination of the Declarant Control Period, Annual Assessments shall be collected by the Association as set forth herein.

2. For each calendar year after the termination of the Declarant Control Period, the Board shall prepare a proposed Annual Budget. Such proposed Annual Budget or a summary thereof and a notice of a meeting for ratification of such proposed Annual Budget shall be provided to all Association Members within thirty (30) days of such meeting. The notice shall be sent not less than ten (10) days nor more than sixty (60) days prior to the date of such meeting and shall include a statement that such Annual Budget may be ratified without a quorum, which is not necessary for ratification of such proposed Annual Budget. Such Annual Budget is ratified unless at such meeting a majority of the Association Members reject such Annual Budget. If the Annual Budget is rejected, the most recent budget ratified by the Association Members, including the initial Annual Budget, shall be continued until a new Annual Budget is ratified by the Association Members. The Board shall set the amount of the Annual Assessment based upon the Annual Budget.

SECTION 6. UNIFORM RATE OF ASSESSMENT. Assessments must be fixed at a uniform rate for all Lots, except for the special assessments provided for in Section 10 of this Article or if one of the exceptions listed in Section 3-115(c) of the Act applies. The amount of the annual assessment shall not increase more than ten percent (10%) in any calendar year, unless the increase is approved by the Lot Owners at a special meeting of the members called for such purpose.

SECTION 7. EFFECT OF NONPAYMENT OF ASSESSMENTS: REMEDIES OF THE ASSOCIATION. Any assessment not paid within thirty (30) days of the due date shall bear interest from the due date at a rate of eighteen (18%) per cent per annum. There may also be an additional fee levied if the assessment is not paid within (120) days of the due date. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose its lien against the Lot against which the delinquent assessment has been levied. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of Common Elements or abandonment of his Lot.

SECTION 8. SUBORDINATION OF THE LIEN TO MORTGAGES. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or deed of trust. Sale or transfer of any Lot shall not affect the assessment lien. The sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. Nothing herein shall prevent, and any mortgagee may, at its option, pay any delinquent obligations of an Owner. The Association shall notify by registered mail, return receipt requested, any mortgagee of any delinquency or default in the presence of any obligations of an Owner prior to taking any action against such Owner which would affect the mortgagee.

SECTION 9. SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS. In addition to the Annual Assessments, the Association through the Board may levy a special assessment for payment of a repair, replacement or improvement upon the Common Elements. Such special assessment must have the approval of two-thirds (2/3) of the votes of members who are voting at a meeting duly called and noticed for this particular purpose. Provided, however, prior to the expiration of the Declarant Control Period, no vote is required for the Board to levy a special assessment.

SECTION 10. SPECIAL INDIVIDUAL ASSESSMENTS. The Board may levy special assessments against individual Owners (i) for the repair, construction, reconstruction, or replacement of any damaged area or component of the Common Elements when such damage is a result of the acts of the Owner or the Owner's agent or (ii) for the payment of fines, penalties or other charges imposed against an Owner as a result of such Owner's failure to comply with the terms contained herein, the Bylaws or any rules and regulations promulgated thereunder. Provided, however, Declarant shall not be obligated to pay any Special Individual Assessments except with Declarant's prior written approval. The Board shall establish the payment due date for any such special assessment within the Board resolution authorizing such special assessment. Upon establishment of such special assessment, the Board shall send written notice of the amount and due date of the special assessment to the affected Owner or Owners at least thirty (30) days prior to the due date of such special assessment.

SECTION 11. EXEMPT PROPERTY. All property donated or dedicated to, and accepted by, a public authority or charitable or non-profit organization exempt from taxation by the State of North Carolina shall be exempt from the assessments herein described. Except, however, no land or improvements used as a Dwelling shall be so exempt from such assessments.

SECTION 12. STORMWATER RETENTION SYSTEM. There is in place upon the Property a Stormwater Retention System required by the applicable local ordinances (the "Stormwater System"). Such Stormwater System shall be maintained by the Association. The cost of such maintenance may be included in the Assessments or by additional assessments as required to maintain the Stormwater System.

ARTICLE VI

ARCHITECTURAL CONTROL

SECTION 1. DESIGN REVIEW COMMITTEE. Unless otherwise provided herein upon the formation of the Association as provided for herein, a design review committee (the "DRC") shall be organized by the Board. The DRC shall consist of three (3) members, at least two (2) of whom at all times shall be designated by the Declarant. The remaining member shall be appointed by the Board and may be a landscape architect or an architect. During the Declarant Control Period, the Declarant shall appoint the members of the DRC or may act as the DRC solely during that period. The terms of all DRC members shall be for two (2) years; provided, however, that the terms of those elected by the Board shall be staggered such that the terms of two (2) members of the DRC shall expire each year. The DRC shall select its own chair, who shall call meetings of the DRC by providing at least twenty-four (24) hours' notice to each member of the DRC. A quorum of the DRC shall consist of a majority of its members and a majority of such members at a meeting where a quorum is present may act. All other workings and organizational matters of the DRC will be determined by the DRC.

SECTION 2. APPROVAL OF PLANS AND SPECIFICATIONS. No building, accessory dwelling unit, garage, fence, wall, deck, mailbox or other structure shall be commenced, erected or maintained within Cascade Ridge Subdivision, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications have been submitted to and approved in writing by the

DRC pursuant to the procedure therefor set forth in the Guidelines. DRC approval is not required for the replacement of diseased or dead plants as long as such plants are replaced with the same species in the same location.

The DRC shall have the right to charge a reasonable fee for receiving each application for approval of plans and specifications in an amount set forth in the Guidelines. All proposed plans and specifications must first be submitted to the DRC which shall review such plans in accordance with the Guidelines. If within Fifteen (15) days after its receipt of such plans and specifications contained in an Owner's application, the DRC does not give such owner written notice of disapproval and reasons therefor, the plans and specifications shall be deemed to be approved. Refusal of any plans or specifications by the DRC shall be based on lack of conformity to the published Guidelines or upon a determination by the DRC that the planned improvement is likely to cause a violation of the restrictions contained herein. The DRC must, however, state in writing the reasons for any such refusal. Upon giving approval to such plans and specifications, the Owner shall be obligated to begin construction and complete the same in conformity with such plans as have been previously approved by the DRC, and the DRC shall be entitled to stop, through injunction or other legal means, any construction which is in violation of this Declaration or the Guidelines. Any violation of the Guidelines could be deemed a violation of this Declaration.

SECTION 3. MAINTENANCE. The Association shall maintain the Common Elements. Each Owner shall be responsible for the exterior maintenance of his or her Dwelling and Lot, including but not limited to all landscaping, sidewalks, improvements and buildings. Each Owner shall be required to reasonably maintain the exterior maintenance of his or her Dwelling and Lot consistent with reasonable standards of maintenance.

SECTION 4. LIMITATION OF LIABILITY. Neither the Board, the Association, the DRC nor any representative or representatives thereof, including their successors and assigns, shall be liable to anyone submitting plans and specifications for approval, or to any Owner, arising out of or in connection with the approval, disapproval or failure to approve any such plans and specifications. Every person, corporation, partnership or other entity that submits plans and specifications to the Board, Association or DRC for approval agrees that by such act, and every Owner agrees by acquiring legal title to any Lot or any interest therein, it will not bring any action, proceeding or suit against the Board, the Association, the DRC or any representative thereof to recover any such damages. The approval of any such plans and specifications shall be given solely to protect the appearance of the Property, and shall not be in any way deemed a warranty, representation or covenant that the proposed work complies with any applicable laws, rules or regulations or any standard of care regarding structural design and construction.

ARTICLE VII **PROTECTIVE COVENANTS**

SECTION 1. RESIDENTIAL USE AND RENTAL OF LOTS. All Lots shall be used, improved and devoted exclusively to single-family residential use. No trade or business shall be carried on upon any Lot, but this restriction shall not prohibit a home occupation which does not unreasonably increase traffic or cause any noxious or offensive activity within Cascade Ridge Subdivision, provided such home occupation is only open during customary normal business hours. No signs or advertising shall be allowed for such occupations. No structure, except as herein stated, shall be constructed upon any Lot other than one (1) single-family Dwelling. Provided, however, Declarant or any successor Declarant may construct and use a structure on any Lot as a model for sales purposes or construction office. Provided further, an Owner may construct accessory structures upon a lot provided such structures comply with the Design Guidelines and are approved by the DRC.

SECTION 2. BUILDING SETBACK. All buildings and structures and locations thereof must comply with Buncombe County ordinances.

SECTION 3. NUISANCES. No noxious or offensive activities shall be conducted upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No plant, animal, device or thing of any sort whose normal use or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in Cascade Ridge Subdivision by the Lot Owners, tenants and guests thereof may be maintained.

SECTION 4. ANIMALS. Generally recognized house pets may be kept and maintained at a Lot, provided such pets are not kept or maintained for commercial purposes. Provided, not more than four (4) total house pets may be kept and maintained at a Lot. All pets must be kept under the control of their Owner when they are outside the occupant's Dwelling and must not become a nuisance to other residents at any time. The keeping of pets shall be subject to reasonable rules and regulations promulgated and published by the Association. All animal waste must be contained and disposed of by the owner of such animal. All pets must always be current on all vaccinations and medications, including, but not limited to rabies vaccines, flea and tick prevention. Each Owner shall be responsible for any damage done by his/her pet to the landscaping or improvements on any Lot. No pet may be tied or otherwise attached to any Dwelling at any time nor may any pet be left unattended. No livestock or animals other than dogs, cats or other common household pets may be kept or maintained within Cascade Ridge Subdivision. No chickens or bees may be kept or maintained within Cascade Ridge Subdivision.

SECTION 5. PARKING AND MOTOR VEHICLES. No parking of unlicensed, uninspected or non-operable vehicles shall be allowed on any Lot outside a Dwelling. Except for emergency repairs, no person shall repair, restore or store any vehicle, boat, trailer or recreational vehicle upon any Lot outside a Dwelling. No boats, motor homes, travel trailers or other recreational vehicles may be stored upon any Lot for more than three (3) consecutive days unless the same is within an enclosed garage.

All motor vehicles shall be maintained in proper operating condition so as not to be a nuisance by noise, exhaust emissions or otherwise. No motor vehicles shall be driven on pathways, unpaved Common Elements, or roadway shoulders within Cascade Ridge Subdivision.

Nothing herein shall prohibit the use of golf carts or recreational vehicles within the roadways of the Property or trails designated therefor.

No vehicle of any type shall be parked within any roadway within Cascade Ridge overnight. All vehicles must be parked overnight within a driveway or garage of a Dwelling.

SECTION 6. OUTSIDE ANTENNAE. Any outside antennae shall be governed by the Guidelines but in no event may such antennae be located in the front of a Lot or on the front of Dwelling facing the street located in front of such Lot.

SECTION 7. TRASH RECEPTACLES. All trash and recycling receptacles must be kept and stored behind a Dwelling on a Lot, hidden from view from the street fronting such Dwelling. The Owner of any Lot may place all such receptacles in the appropriate location in front of such Dwelling on the appropriate day during which such items are collected by the applicable sanitation service provider.

SECTION 8. SIGNS AND FLAGS. No signs, including but not limited to political, shall be displayed to the public view on any Lot. Provided, however, any owner may place "for sale" signs upon a Lot provided such signs comply with the Guidelines. Temporary signs advertising an "Open House" for a

Dwelling being offered for sale may be placed upon the Lot provided the same is only placed upon the Lot the day of such Open House and removed once such Open House is completed. Any such "Open House" signs must be placed only on the Lot being offered for sale. Only the official flags of the United States of America or the State of North Carolina may be placed upon a Lot or Dwelling. No other flags of any type are allowed within Cascade Ridge Subdivision.

SECTION 9. FENCES. The location and nature of all fences shall be governed by the Guidelines.

SECTION 10. TEMPORARY STRUCTURES. No improvement or structure of a temporary nature shall be erected or allowed on any Lot or the Common Elements unless and until permission for the same has been granted by the Association. No basketball goals shall be allowed in the street or set up in a way that protrudes into the street. No window-type heating or cooling units shall be placed within any Dwelling.

SECTION 11. USE OF COMMON ELEMENTS. The Common Elements shall not be used in any manner except as shall be approved or permitted by the Association; provided, however, that so long as Declarant owns any portion of the Property, Declarant shall have the exclusive right to use any portion of the Common Elements for sales purposes, including but not limited to any promotional activities. The establishment of the Common Elements does not grant in any way to the public or to any adjacent or surrounding landowners the right to enter upon or use such Common Elements without the express written consent of the Declarant or the Association. The establishment of Common Elements does not in any way place an affirmative burden upon the Declarant to provide for any particular improvements or to extend to any Owner any service of any kind. All Owners must follow and adhere to all rules and regulations promulgated by the Association.

SECTION 12. ACCESS TO LOTS. The Association, its agents and employees shall have access to each Lot during reasonable working hours, upon oral or written notice to the Owner, as may be necessary for the maintenance, repair or replacement of any portion of the Common Elements, or facilities situated upon any Lot that serve such Lot or another Owner's Lot. Declarant reserves unto itself, its successors and assigns the right to go onto, over and under the Property to erect, maintain and use all equipment necessary for the conveyance and use of all utilities or public conveniences in the Common Elements. This reservation and right expressly includes the right to cut trees, bushes or shrubbery, grade the soil, or take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. Declarant further reserves the right to locate wells, pumping stations and tanks within the Common Elements. Such rights may be exercised by any licensee or employee of the Declarant, but this reservation shall not be construed as an obligation of the Declarant to provide or maintain any such utility or service. Where the Declarant is allowed by this Declaration to enter any Lot or Common Elements to provide any service to the Property, the act of entering the Property and taking any such action shall not be deemed a breach of this Declaration by Declarant.

SECTION 13. PLUMBING. All plumbing, dishwashers, toilets and sewage disposal systems shall be connected to the private septic system available to the Lot. All potable water shall be supplied by the appropriate municipal water service provider and wells are not allowed with Cascade Ridge. Easements for the encroachment of a private septic system drainfield from one Lot onto an adjacent Lot shall be allowed as required by the Buncombe County Health Department or similar governmental body with jurisdiction over such systems.

SECTION 14. INTENTIONALLY DELETED.

SECTION 15. ACCESS. There shall be no vehicular access to any Lot except from designated roads lying within the Common Elements as shown on the Plat.

SECTION 16. HUNTING PROHIBITED. The hunting or trapping of birds or animals within the Property or from the Property is prohibited. The discharge of firearms, of any sort, within the Property is strictly prohibited. Provided, however, Owners shall be allowed to fish in the pond located within Cascade Ridge as the same is shown on a Plat. All persons who use the pond shall do so at their own risk.

SECTION 17. NO ABOVE GROUND POOLS OR CLOTHESLINES. No above ground swimming pools or clotheslines may be installed, placed or erected upon any Lot. Provided, however, temporary pools meant for small children may be placed in the rear yard of a Lot.

SECTION 18. FUEL TANKS OR CONTAINERS. All fuel tanks or oil tanks or containers shall be enclosed within a structure, in the rear or on the side of a Completed Residential Structure in a manner consistent with normal safety precautions, and no fuel tank or container may be installed within or under a Lot or buried underground without the express written consent of the Association.

SECTION 19. RECONSTRUCTION. Any building on any Lot which is destroyed in whole or in part by fire, windstorm, flood or any other act of God or by an intentional act must be rebuilt, or all debris from such building removed and the Lot restored to the condition it was in prior to commencement of any construction thereon with reasonable promptness; provided, however, that any such reconstruction must be commenced within six (6) months from the date of such destruction or if no reconstruction is to occur, then all such debris must be removed and the Lot restored to its prior condition within six (6) months of such destruction. All work performed pursuant to this Section shall be pursuant to the Guidelines.

SECTION 20. SUBDIVISION. No Lot shall be subdivided or its boundary lines changed without the written consent of Declarant. Declarant hereby reserves unto itself, its successors and assigns, the right to replat any Lots.

SECTION 21. LEASING. Any Completed Residential Structure on any Lot may be leased so long as the use of the Lot by the tenant of a lease shall be in conformity with this Declaration and the By-Laws, Rules and Regulations of the Association. Provided, however, and notwithstanding any other provision contained herein, short-term rentals of any Completed Residential Structure is expressly permitted by this Declaration provided such short-term rental complies with all state and/or local laws governing such short-term rentals. The intent of this section is to allow leasing of Completed Residential Structures via services such as AirBnB, VRBO, and similar agencies. Such short-term rentals must be for a period of at least one (1) night and hourly rentals of any Completed Residential Structure is hereby prohibited. In the event any state or local law, regulation, order, ordinance, or similar directive prohibit short-term rentals in the jurisdiction in which the Property is located, short-term rentals within Cascade Ridge shall be likewise prohibited until such short-term rentals are thereafter allowed. Notwithstanding anything contained herein, the Association shall have the right to enforce the provisions hereof and the Rules and Regulations of the Association against any tenant, including but not limited to violation of Article VII, Section 3. In furtherance of the Association's enforcement of the terms hereof, the Association shall have the right to issue any special individual assessment against any Owner who leases a Completed Residential Structure to any tenant who violates the terms of this Declaration or the Rules and Regulations of the Association. Any Owner who offers a Dwelling for lease is subject to occupancy requirements set forth in the Rules and Regulations of the Association.

SECTION 22. HAZARDOUS ACTIVITIES. Nothing shall be done or kept on any Lot or in any Common Element which will increase the rate of insurance on the Common Elements or any other Lot or which would be in violation of any law, ordinance, regulation or similar rule without the prior written consent of the Association and Lot Owner. No Owner shall permit anything to be done or kept on his or her Lot or in the Common Elements which would result in the cancellation of insurance or increase in

insurance premiums on any part of the Common Elements, or which would be in violation of any law, ordinance, regulation or similar rule.

SECTION 23. REGULATIONS. Reasonable regulations governing the use of the Common Elements and external appearance of all structures located upon all Lots may be made and amended by the Association; provided, however, that, after expiration of the Declarant Control Period, all such regulations and amendments thereto shall be approved by a majority vote of the Owners before the same shall become effective. Copies of such regulations and any amendments thereto shall be furnished to each Owner by the Association upon request. Notwithstanding the foregoing language, prior to the termination of the Declarant Control Period, the Association shall pass no regulations under this Section without the express written consent of the Declarant.

SECTION 24. CONSTRUCTION DAMAGE. It shall be the obligation of the Owner of a Lot to repair any damage to curbs, shoulders, guttering, paving, water lines, electric lines, or any other improvements within Cascade Ridge Subdivision which occurs during the period of construction and is caused by contractors or subcontractors involved in construction on the Owner's Lot. In case of any such damage to improvements, the Declarant or the Association may immediately take such action as is necessary to repair such damage; the Owner of the Lot shall, within thirty (30) days, reimburse the Declarant for the cost of such repair. The Owner of such Lot is similarly responsible for proper removal of any trash or debris which is a result of such construction which is located on such Lot. Notwithstanding the above, the provisions of this paragraph apply to any Lot Owner and not the Declarant. Declarant has the right, by and through the DRC or Guidelines or otherwise, to require a construction deposit prior to commencement of any construction upon a Lot by an Owner.

SECTION 25. COMPLIANCE. In the event that the Owner of any Lot fails to comply with any of the restrictions set forth in this Article or any rule or regulation promulgated by the Association, the Association shall have the right to enter any Lot and undertake any necessary action in order to cure such Owner's noncompliance. All expense and costs incurred by the Association in curing such noncompliance shall be charged to the noncomplying Owner and shall be payable by such Owner to the Association immediately upon demand.

SECTION 26. EROSION CONTROL. The Owner of any Lot shall, by acceptance of a deed for a Lot, be obligated to provide adequate erosion control measures as a part of the construction process in order to minimize siltation or erosion of areas outside the Lot of such Owner. It shall be the duty of such Owner to design and execute such control measures so as to avoid damage to adjoining Lots or properties. If such Owner has not provided adequate control measures which comply with applicable erosion control regulations, or if the Owner is in violation of this Section, Declarant may, after five days written notice to such Owner, perform such measures, in which case the Owner agrees to reimburse Declarant within thirty days the cost of such control measures performed by the Declarant. Notwithstanding the above, the provisions of this paragraph apply to any Lot Owner and not the Declarant.

SECTION 27. DRAINAGE. The Owner of any Lot shall not, by acceptance of a deed for a Lot, perform any act which will impede the water drainage for such Lot or any other Lot within Cascade Ridge Subdivision. It shall be the duty of all Owners to refrain from constructing, placing or planting any structure, plant or other object that impedes the proper water drainage upon the Lots within Cascade Ridge Subdivision.

ARTICLE VIII
INSURANCE

Each Owner shall secure and maintain in full force and effect at such Owner's expense one or more insurance policies insuring Owner's improvements for the full replacement value thereof against loss or damage from all hazards and risks normally covered by a standard "Extended Coverage" insurance policy, including fire and lightning, vandalism and malicious mischief. In addition, any Owner who leases a Dwelling on a short-term rental basis as allowed herein shall maintain insurance on such Dwelling that includes coverage for short-term rentals. Prior to offering any Dwelling for use as a short-term rental, all Owners must provide proof to the Association that Owner's insurance policy for the Dwelling includes coverage for short-term rentals. Such policy must include liability limits of not less than one million dollars and no/100 (\$1,000,000.00) and must further comply with any further requirements of the Association whether herein or in any rules and regulations promulgated by the Association.

ARTICLE IX **EASEMENTS**

SECTION 1. EASEMENTS RESERVED BY DECLARANT. Declarant reserves easements for the installation and maintenance of driveways, walkways, parking areas, water lines, telephone lines, electric power lines, cable lines, sanitary sewer and storm drainage facilities, pumping and lift stations, drainage ditches and all other utility installations and maintenance over the Property and Common Elements. Declarant also specifically reserves a five (5) foot easement along the side Lot line of each Lot, along the rear Lot line of each Lot, and front Lot line of each Lot and a ten (10) foot easement along each side of stormwater lines. Each Owner, by his acceptance of a deed from Declarant for a Lot, and the Association by its acceptance of a deed from Declarant for the Common Elements, acknowledges such reservations and the rights of Declarant to transfer such easements to the Association or to such utility companies or public service companies as Declarant might choose. The easements reserved by the Declarant include the right to cut any trees, bushes or shrubbery, make any grading of the soil, or take any similar action reasonably necessary to provide economical utility installation and to maintain the overall appearance of Cascade Ridge Subdivision. Certain easements reserved by the Declarant and the Association are as shown on the Plat. Declarant hereby reserves to itself and grants unto the Association an easement in gross over and across all stormwater easements as shown on the Plat, including such stormwater easements located on Lot 1, Tract #1, and Lot 33 as shown on the Plat referred to in Exhibit "A" attached hereto, for the purposes of maintenance, installation, and repair of the same. Within any such easements, no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation of sewerage disposal facilities and utilities, or which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. In addition, the Declarant and the Association shall have the continuing right and easement to maintain all water lines located on the Lots and Common Elements, including the right to go into a Dwelling and disturb the same in order to maintain those lines located within or under said Dwelling, as well as any stormwater management structures or easements as shown on a Plat. Declarant shall have the right to grant and reserves easements within Cascade Ridge as may be reasonably necessary for the development of the Property.

SECTION 2. EASEMENT FOR LANDSCAPING. The Association is hereby granted an exclusive easement for the purpose of landscaping all Common Elements, in the sole discretion of the Association. Provided, however, that until the termination of the Declarant Control Period, the Declarant shall also have such an easement to exercise in the sole discretion of the Declarant.

ARTICLE X **OBLIGATIONS TO MORTGAGEES**

The following provisions are established for the benefit of the holders of mortgages (the definition of mortgage to include deeds of trust or other security instruments) encumbering any Lots located within Cascade Ridge Subdivision:

A. The Association shall be obligated to notify the holder of any first mortgage on a Lot, upon request of such holder, of any default by the Lot Owner in the performance of any of such Owner's obligations described herein (including failure to pay assessments as and when due) which is not cured within sixty (60) days from the date of such default.

B. Written notice by the Association shall be sent, upon request, to the holder of all first mortgages encumbering any of the Lots located within Cascade Ridge Subdivision setting forth the purpose of the meeting not less than thirty (30) days in advance of any meeting being called for the purpose of amending, extending or renewing any of the provisions of this Declaration or the Articles of Incorporation or Bylaws of the Association. No such amendment, extension or renewal shall alter, modify, change or rescind any right, title, interest or privilege herein granted or accorded to the holder of any mortgage encumbering any Lot located within Cascade Ridge Subdivision unless such mortgage holder shall consent thereto in writing.

C. Unless at least two-thirds (2/3) of the first mortgagees (based upon one vote for each first mortgage owned) and Owners (other than the Declarant) of the Lots in Cascade Ridge Subdivision have given their prior written approval, the Association shall not be entitled to:

- (1) by act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements owned, directly or indirectly, by the Association for the benefit of the Lots in Cascade Ridge Subdivision. The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements by the Association shall not be deemed a transfer within the meaning of this paragraph;
- (2) change the method of determining the obligations, assessments, dues or other charges which may be levied against a Lot Owner;
- (3) by act or omission change, waive or abandon any scheme of regulations, or enforcement thereof, pertaining to the architectural design or the exterior appearance of Lots, the maintenance of the Common Elements, or the upkeep of lawns and plantings in Cascade Ridge Subdivision;
- (4) fail to maintain fire and extended coverage on insurable Common Elements on a current replacement cost basis in an amount not less than one hundred per cent (100%) of the insurable value (based on current replacement cost); and
- (5) use hazard insurance proceeds for losses to any Common Elements for other than the repair, replacement or reconstruction of such Common Elements.

D. First mortgagees of Lots may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against any of the Common Elements and may pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy, for such Common Elements and first mortgagees making such payments shall be owed immediate reimbursement therefor from the Association. Entitlement to such reimbursement shall be reflected in an agreement in favor of all first mortgagees of Lots in Cascade Ridge Subdivision duly executed by the Association, and an original or certified copy of such agreement shall be furnished to Declarant.

E. No provision shall be construed to give a Lot Owner or any other party priority over any rights of first mortgagees of Lots in Cascade Ridge Subdivision pursuant to their mortgages in the case of a distribution to Lot Owners of insurance proceeds or condemnation awards for losses to or a taking of Common Elements.

ARTICLE XI **GENERAL PROVISIONS**

SECTION 1. DURATION. The covenants, restrictions, easements and all other controls contained in this Declaration shall run with and bind the properties which are made subject hereto for a period of

twenty (20) years from the date this Declaration is recorded in the Office of the Register of Deeds for Buncombe County, North Carolina. At the end of such twenty (20) year period, the covenants and restrictions contained in this Declaration shall be automatically extended for successive periods of ten (10) years each, unless, prior to the expiration of a respective period, there shall be a resolution adopted by the Association to terminate these covenants and restrictions. Such resolution must be approved and passed by a two-thirds (2/3) vote of the Association Members. Nothing contained herein shall limit the right of Declarant to amend and/or supersede, in whole or in part, the terms and provisions hereof, as such right is described below.

SECTION 2. AMENDMENT. This Declaration may be amended:

A. Prior to the conveyance of all the Common Elements from Declarant to the Association, by the Declarant, for any reason in Declarant's reasonable discretion, or to issue rules or regulations which interpret, explain or make more definite and certain provisions hereof and are in furtherance of this Declaration, which amendment may be made without the joinder or approval of Lot Owners or the Association; and

B. By the Association by a vote of at least sixty-seven percent (67%) of all votes entitled to be cast by the Association Members, which vote is taken at a duly held meeting of the Association at which a quorum is present, all in accordance with the Bylaws. Provided, however, that if sixty-seven percent (67%) of all votes entitled to be cast by the Association Members cannot be obtained at such a meeting, then this Declaration may be amended by obtaining the vote of sixty-seven percent (67%) of all votes present at a duly held meeting of the Association Members at which a quorum is present and by, within ninety (90) days of such vote, obtaining written consent to such amendment by Association Members holding a sufficient number of votes to comprise, along with such voting Association Members, a total of sixty-seven percent (67%) of all votes entitled to be cast by Association Members. Further provided, that any amendment or modification to this Declaration must be consented to by the Declarant so long as Declarant is the Owner of any Lot or any portion of the Property, which consent Declarant may grant or withhold in its sole discretion.

Any amendment or modification upon which the vote of Association Members is required pursuant to this Section shall become effective when an instrument executed by the Association Members voting for such amendment or modification is filed of record in the Office of the Register of Deeds of Buncombe County, North Carolina; provided, however, that such an amendment or modification, in lieu of being executed by the Association Members voting for such amendment or modification, may contain a certification of the Secretary of the Association stating that the amendment or modification has been voted on and approved by the requisite number of votes of the Association Members. In addition, Declarant, without obtaining the approval of any Association Member or any Owner or Owners other than Declarant, may make amendments or modifications hereto which are correctional in nature only and do not involve a change which materially affects the rights, duties or obligations specified herein. In addition, Declarant may amend and modify this Declaration and any additional Declaration without the consent or approval of any other person or entity if such amendment or modification is necessary to cause this Declaration or any such additional Declaration to comply with the requirements of FHA, VA, the Federal National Mortgage Association or other similar agency.

SECTION 3. SPECIAL DECLARANT RIGHTS. Pursuant to Section 1-103(28) and 2-121 of the Act, the Declarant does hereby reserve the following "special Declarant rights":

A. The right to enter the Lots shown on the Plat and the Common Elements shown thereon for the purpose of construction and maintenance of improvements located thereon or indicated on the Plat;

B. The right to maintain while it owns Lots it holds for sale a sales office and model homes, together with the right to erect signs advertising Lots for sale;

C. The right to make full use of easements or rights of way over and upon the Common Elements for the purpose of making improvements within Cascade Ridge Subdivision, particularly the right to use said easements and rights of way in adding new phases of Cascade Ridge Subdivision to that shown on the Plat;

D. The right to appoint or remove any officer or Executive Board member of the Association during the Declarant Control Period as provided for in Article VI hereof; and

E. The right, but not the obligation, to add new phases of Cascade Ridge Subdivision which lie within or outside the boundaries of the Property, to subject the same to this Declaration, to make all easements, rights of way and improvements of each phase of Cascade Ridge Subdivision equally accessible to all phases thereof, and to allow Owners of Lots in additional phases of Cascade Ridge Subdivision to become members of the Association with the same rights and obligations as those of the Owners of Lots within Cascade Ridge Subdivision as described herein.

SECTION 4. ENFORCEMENT. The Association, any Owner or the Declarant shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

SECTION 5. SEVERABILITY. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions of this Declaration, which shall remain in full force and effect.

SECTION 6. CONSTRUCTION. This Declaration is made pursuant to the Act and shall be construed and controlled by and under the laws of the State of North Carolina.

SECTION 7. POWER OF ASSOCIATION AGAINST DECLARANT. No act by the Association shall prevent Declarant from completing the development known as Cascade Ridge Subdivision as currently contemplated.

SECTION 8. AGREEMENT TO ENCOURAGE RESOLUTION OF DISPUTES WITHOUT LITIGATION. It is in the best interests of Declarant, the Owners, the Association and its officers, directors, and committee members (the "Parties") to encourage the amicable resolution of disputes involving Cascade Ridge Subdivision without litigation.

A. APPLICABILITY. Each Party agrees that before it files any suit in any court, it will first submit to the alternative dispute resolution procedures set forth below with respect to any claim, grievance or dispute arising out of or relating to the following:

1. the interpretation, application or enforcement of the Declaration;
2. rights, obligations and duties of any Party described in the Declaration or
3. the design or construction of improvements within Cascade Ridge Subdivision, other than matters of aesthetic judgment under Article VI, which shall not be subject to review.

The alternative dispute resolution procedures shall not be required for the following unless all Parties to the matter agree to submit the matter to the alternative dispute resolution procedures:

1. any suit by the Association to collect assessments or other amounts due from any Owner;
2. any suit by the Association to obtain a temporary restraining order (or emergency equitable relief) and such ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to enforce provisions of this Declaration;
3. any suit between Owners, which does not include Declarant or the Association as a party, if such suit asserts a claim which would constitute a cause of action independent of the Declaration;
4. any suit in which any indispensable party is not bound by this Section; and
5. any suit as to which any applicable statute of limitations would expire within 180 days after giving the Notice required by the alternative dispute resolution procedures, unless the party or parties against whom the claim is made agree to toll the statute of limitations as to such claim for such period as may reasonably necessary to comply with this Section.

B. DISPUTE RESOLUTION PROCEDURES.

1. **Notice.** The Party asserting a claim (the "Claimant") against another Party (the "Respondent") shall give written notice to each Respondent and to the Board stating (i) the nature of the claim, including the parties involved and the Respondent's role in the claim; (ii) the legal basis of the claim; (iii) the Claimant's proposed resolution or remedy; and (iv) the Claimant's desire to meet with the Respondent to discuss in good faith ways to resolve the claim.

2. **Negotiation.** The Claimant and Respondent shall make every reasonable effort to meet in person and confer for the purpose of resolving the claim by good faith negotiation.

3. **Mediation.** If the parties have not resolved the claim through negotiation within thirty (30) days after the date of the notice described in subsection (1) of this Section (or within such period as the Parties may agree), the Claimant shall have thirty (30) additional days to submit the claim to mediation with an independent agency providing dispute resolution services in Buncombe County, North Carolina. If the Claimant does not submit the claim to mediation within such time, or does not appear for the mediation when scheduled, the Claimant shall be deemed to have waived the claim, and the Respondent shall be relieved of any and all liability to Claimant on account of such claim. Each Party shall bear its own costs of the mediation, including attorneys' fees, and each Party shall share equally any fees charged by the mediator.

4. **Arbitration.** If the Parties do not settle the claim within thirty (30) days after submission of the matter to mediation, or within such time as determined reasonable by the mediator, the mediator shall issue a notice of termination of the mediation proceedings indicating that the parties are at an impasse and the date that mediation was terminated. The Claimant shall thereafter have thirty (30) additional days to submit the claim to arbitration with an independent agency providing dispute resolution services in Buncombe County, North Carolina. The Claimant shall not be entitled to file suit in the event of a failure to settle through mediation or arbitration. The final decision of the arbitrator shall be adhered to by all parties involved in the action. Each Party shall bear its own costs of the arbitration, including attorneys' fees, and each Party shall share equally any fees charged by the arbitrator.

5. **Settlement.** Any settlement of the claim through negotiation or mediation or arbitration shall be documented in writing and signed by the parties. If any party thereafter fails to abide by the terms of such agreement, then any other party may file suit or initiate administrative proceedings to enforce such agreement without the need to again comply with the procedures set forth in this Section. In such event, the party taking action to enforce the agreement or award shall, upon prevailing, be entitled to recover from

the non-complying party all costs incurred in enforcing such agreement or award, including all attorneys' fees.

SECTION 9. NOTICE. Except as otherwise set forth herein, whenever written notice to an Owner or Member (including Declarant) is required hereunder, such notice shall be given via first-class mail, postage paid, to the address of such Owner or Member appearing on the records of Declarant or Association. Declarant's address as of the date of the recording of this Declaration is 430 Lexington Street, 2nd Floor, Newton, MA 02466.

SECTION 10. TITLES. The titles, headings and captions which have been used throughout this Declaration are for convenience only and are not to be used in construing this Declaration or any part thereof.

SECTION 11. NO EXEMPTION. No Owner or other party may exempt himself or herself from the coverage hereof or obligations imposed hereby by non-use of such Owner's Lot or Lots or the Common Elements.

SECTION 12. CHANGES TO THE PLANS FOR CASCADE RIDGE SUBDIVISION. Nothing contained herein shall be deemed to incorporate, by reference or otherwise, any unrecorded plans or proposals promulgated by Declarant with respect to the development of Cascade Ridge Subdivision. Declarant reserves the right to change any plans for Cascade Ridge Subdivision at any time and from time to time as Declarant may determine necessary or desirable. Any unrecorded plat or plans of Cascade Ridge Subdivision shall not bind Declarant or its successors and assigns to adhere to such plans in the development of the Property or any portion thereof. Declarant reserves the right to change, from time to time, the uses and densities that exist on any portion or portions of the Property owned by Declarant, subject to this Declaration.

SECTION 13. WAIVER. Declarant has the right to waive any unintentional violation of this Declaration by an appropriate instrument in writing.

SECTION 14. CONFLICTS BETWEEN DOCUMENTS. If any amendment to Declaration which shall be recorded in the Office of the Register of Deeds for Buncombe County contain provisions which are in conflict with any provisions of this Declaration, then the provisions of the amendment shall control and be binding on those Owners of Lots who take title to a Lot within that portion of Cascade Ridge Subdivision described in the amendment. The Association provided for herein shall have the standing and authority, but not the obligation, to enforce the provisions which are in conflict with this Declaration.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed by its duly authorized officer, who has signed and sealed this instrument, this the _____ day of _____ 2022.

SIGNATURE APPEARS ON FOLLOWING PAGE

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DECLARANT:

BP Fairview, LLC, a North Carolina limited liability company
By: Quartz Properties Management, LLC, a Florida
limited liability company, Manager of BP Fairview, LLC

By: _____

Name: _____

Title: _____

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that _____, _____ of Quartz Properties Management, LLC, a Florida limited liability company, Manager of BP Fairview, LLC, a North Carolina limited liability company, personally appeared before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); and acknowledged their voluntary execution of the foregoing instrument as Member/Manager on behalf of and as the act of said limited liability company.

Witness my hand and official stamp or seal, this the _____ day of _____, 2022.

Notary Public
Printed name: _____

My Commission Expires: _____

EXHIBIT "A"

BEING ALL of that property shown on that plat recorded in Plat Book 217, at Page 148 in the Buncombe County Register of Deeds, reference to which is hereby made for a more particular description thereof.

LESS AND EXCEPTING THEREFROM, those tracts shown as Lot 1, Tract #1, and Lot 33 on the aforementioned plat.

EXHIBIT "B"

BYLAWS

