

GRANDFATHER FARMS PROPERTY OWNERS ASSOCIATION

CONSOLIDATED RULES AND REGULATIONS

The following were adopted by the Board of Directors October 9, 1986 and amended on the following dates:

- September 15, 2003
- July 23, 2005
- January 10, 2021
- August 25, 2024

1. A speed limit of 15 mph will be observed on all roads within the development.
2. All pets will be fenced in, on leashes, or in immediate and direct control of the owner. (See Item #6 in the Association's Restrictive Covenants.) Stray animals, those not belonging to an owner in Grandfather Farms, will be dealt with according to the Watauga County Pet Control Ordinance.
3. No disabled or junked automobiles or other vehicles shall be parked on any owner's property or any roadside for a period longer than fifteen (15) days, unless they are garaged.
4. Recreation vehicles may be parked on any owner's property up to forty-eight (48) hours if the occupants are guests of the owner. Trailers of the utility type may be parked on an owner's property only if adequately screened. (See also Items #13 and #14 of the Association's Restrictive Covenants.)
5. Residence or other construction plans are to be submitted to the Association Board of Directors, as per Item #1 of the Restrictive Covenants for the purpose of obtaining Association approval.
6. Any accessory building placed on property after prior approval may not be rented or leased except as part of the entire premises, including the main building.
7. No flood or spotlights shall be placed in such a manner that when lit the light thereof shines on or into a neighboring house.
8. The minimum heated, livable square footage of any home built in Grandfather Farms subdivision after August 1, 2005 shall be fifteen hundred (1,500) square feet. Additional detached structures shall require approval by the Board of Directors prior to construction and shall comply with relevant provisions of the Restrictive Covenants.

The following Rule and Regulation was adopted and approved by a unanimous vote of the Board of Directors of Grandfather Farms POA Inc. at a meeting duly held December 6, 2020 and modified on January 10, 2021.

All "For Sale" signs erected on any Lot of Grandfather Farms development shall not exceed two (2) square feet in size. Also, no "For Sale", "For Rent" or directional signs shall be erected at the State Rd. 105 entrance to Grandfather Farms development or locations in the subdivision other than on the property for sale. (See Page 2, article 9 of the Restrictive Covenants).