

Millbridge Homeowners Association, Inc.

Community-Wide Standards

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made on the 5th day of December 2006 by Sandler at Kensington. LLC, a Virginia limited liability company ("Declarant"). The CC&Rs are a document that you can think of as our community's "constitution." The CC&Rs address property rights, the structure and function of the Association, assessments, easements, restrictions and rules, dispute resolution, architectural standards, and more. All lots in Millbridge are subject to the CC&Rs and all owners and occupants of those lots must abide by all the terms and provisions of the CC&Rs.

The sitting Board of Directors is responsible for administering and enforcing the provisions of the CCR's. One of those responsibilities is to adopt "**Community-Wide Standards for Millbridge**". This document sets forth the Community-Wide Standards that have been adopted and approved. All owners and occupants must abide by these standards. The Board of Directors acknowledges that many members go "above and beyond" these minimum standards which the Board appreciates.

The Owner of any Lot (but not Declarant) shall maintain at such Owner's sole cost and expense, (i) the Lot(s) owned by such Owner, including the House and any other improvements located thereon, (ii) the area between any Lot line and the paved or improved portion of any Roadway right of way adjacent to the Lot(s) (including any vegetation, drainage swales, landscaping and street trees (but excluding the sidewalks) and (iii) all easements located on the Lots in compliance with the covenants, conditions and restrictions contained in this Declaration, the Community-Wide Standard ("CWS"), and all applicable governmental regulations and requirements; provided, however, that Owners of Lots shall have no responsibility for the maintenance of their Lot or the House or improvements constructed thereon or the adjacent Roadway right-of-way to the limited extent that specific maintenance and repair responsibilities are expressly assigned to the Association in this Declaration.

Section 1 - Condition of Structures

- 1.1 The exterior of any structure including but not limited to home siding and roof, outbuilding/shed siding and roof, basketball poles, flagpoles landscape borders and fences) must be clean and free of dirt, mold, and mildew.
- 1.2 Bare spots, chipping, cracking, and peeling on painted surfaces must be immediately repaired and repainted to match the original color.
- 1.3 Rotten wood on any structure or improvement shall be immediately repaired or replaced.
- 1.4 Broken or missing parts of components of outdoor fixtures including, but not limited to, lamps, shutters, gutters, downspouts, and other exterior and ornamental items shall be immediately repaired or replaced.
- 1.5 Wooden decks must be stained or painted and shall be kept free of dirt, mold, and mildew.
- 1.6 Roofs must be kept free of mold and mildew. Any damaged, torn, or deteriorated shingles shall be immediately repaired to their original condition or replaced.
- 1.7 Awnings must be kept free of dirt, mold, and mildew.
- 1.8 Vegetation around the perimeter of improvements and structures shall be kept to a height of no more than 6", unless the vegetation is an ornamental plant intended to be taller.

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Section 2 - Garbage and Recycling Containers

- 2.1 Garbage and recycling containers must be placed in the garage or outside where no part of the container can be seen from outside the lot, such as behind an approved screen or enclosure. See the ARC guidelines for approved types of enclosures. Note, all enclosures must be approved by the ARC before being placed in service.
- 2.2 Only items scheduled for bulk item pick up may only be placed at the curb the day prior to collection. This also includes charitable donations.

Section 3 - Turf

- 3.1 Lawns and turf grass must be kept trim and to a height no more than 6 inches for fescue and 3” for Bermuda grasses.
- 3.2 Lawns and turf areas must be kept free of weeds and bare spots (without grass).
- 3.3 Edges where lawns and turf areas meet driveways, walkways, sidewalks, or street **curbs** must be trimmed so that grass does not overlap the edge.
- 3.4 No grass clippings are permitted to be blown into the streets (Safety hazard) or into the storm drains. No Common Area dumping is permitted.

Section 4 - Bushes, Shrubs

- 4.1 Bushes and shrubs must be kept trimmed and pruned. Weeds must be removed from planting beds. This should be completed in Spring and Fall to avoid stressing the shrubs.

Section 5 – Trees (see note)

- 5.1 Trees must be trimmed to keep all limbs at least 8 feet above sidewalks and walkways.
- 5.2 Tree limbs extending into the street must provide street clearance for vehicles.
- 5.3 Trees must have a “tree ring” with mulch, or pine straw, around any trees that are in their front yards to include the right of way area between the sidewalk and the street. The primary purpose of establishing a tree ring around a tree with mulch, even where there is no grass, is to protect the tree's base from damage caused by lawn mowers and weed trimmers, while also providing a dedicated area for water and nutrients to reach the roots, promoting healthy growth by preventing competition from surrounding vegetation like weeds; essentially acting as a protective barrier around the tree trunk.

Note: Street trees will be maintained by the homeowner until such a time when the roads in the homeowner’s section are turned over to the Town of Waxhaw. At that time, the homeowner will be responsible for notifying the Town of Waxhaw to replace any dead tree and issues relating to keeping the trees pruned for aesthetics and safety reasons.

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Section 6 - Mulch

6.1 Mulch must be installed and maintained in all planted beds to a minimum depth/thickness of 1" following the schedule of the current Millbridge times, June and December

Section 7 - Twigs, Sticks and Other Debris

7.1 Lots shall be kept continuously free of twigs, sticks, branches, and other debris. Debris resulting from severe weather shall be removed as promptly as is reasonably safe to do so.

Section 8 - Dirt Piles

8.1 Dirt piles must not be present, kept or allowed to remain on any lot for more than 30 days within any twelve-month period.

8.2 At no time should dirt, mulch, or gravel, etc., be piled in the street.

Section 9 - Driveways and Streets Adjacent to the Property

9.1 Cracks in driveways and in the street right-of-way adjacent to the property must be kept free of vegetation, mold, and mildew.

9.2 Ruts or indentations greater than one inch deep are not allowed and must be filled with the same material as the surrounding area so they are level with the surrounding area. Sidewalks that need repair should be reported to the Town of Waxhaw.

Section 10 - Mailboxes

10.1 Where applicable, mailboxes must be of a color that matches the current approved mailbox.

10.2 Where applicable, mailbox posts or poles must be kept plumb to a tolerance of 1" per foot of height.

10.3 The HOA is not responsible for any locks on the cluster mailboxes. Should you need assistance accessing your box please contact the Post Office or a Locksmith (to rekey your box).

Section 11 - Stored Materials and Tools

11.1 Building materials (wood, metal, plastic, building components, etc.) and all tools shall be stored and kept so they cannot be seen from any street except when they are being used.

Section 12 - Ponds, Fountains, and Other Water Features

12.1 Ponds, fountains, and other water features must always be kept free of algae and debris.

Section 13 - Fences

13.1 Fences shall be kept free of dirt, mold, and mildew at all times.

13.2 Vertical posts and components shall be plumb to a tolerance of 1" per one foot of height.

13.3 Horizontal rails and components shall be level to a tolerance of 1/8" per foot of length.

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13.4 Vegetation around posts or at the base of a fence must not exceed 6" in height unless the vegetation is an ornamental plant intended to be taller, such as a climbing rose.

Section 14 - Play Equipment

- 14.1 Missing or broken parts of play equipment must be immediately replaced or repaired.
- 14.2 Basketball poles must be black in color.
- 14.3 Vegetation at the base of play equipment must not exceed 6" in height.
- 14.4 Portable basketball goals may not be externally weighed down when upright and in use.
- 14.5 Basketball goals may be laid down during wind events.
- 14.6 Basketball goal backboards must be clear, and any torn netting must be replaced.
- 14.7 Basketball goal backboards cannot be placed on streets.

Section 15 – Other Home Structures

15.1 Prompt repair or replacement of any damage to the House and all other improvements on the Lot. If any House or other improvement on a Lot is damaged or destroyed by fire or other casualty, then the Owner of the Lot on which the damaged House or improvement is situated must repair and restore such damage or, in the alternative, remove the damaged House or improvement and restore the Lot to its condition existing prior to the construction of such House or improvement within six (6) months following the date such damage or destruction occurs;

15.2 Items to enhance the outdoor usability of a House, or items used to decorate a House, shall not have obvious missing parts, be broken, or otherwise be in a state of disrepair and must be immediately repaired or removed from sight until repaired. Examples of such items would be outdoor furniture, flower planters, patio umbrellas, banners, flags, signs, and holiday decorations; and decks or other natural wood improvements, such as pergolas and arbors, shall not have any unprotected exposed wood.

Holiday decorations may be displayed on each lot during the typical time frames permitted in residential communities. Decorations may be displayed from two weeks prior to the holiday to the week following the holiday. Halloween decorations may be displayed from October 1st through November 15th Seasonal winter holiday decorations may be displayed from November 15th through January 15th.

Section 16 – Electric Vehicle Charging Station Standards (added August 19th, 2025)

16.1 To promote safety, visual consistency, and regulatory awareness, the following standards apply to homeowners with Electric Vehicle (EV) charging stations:

16.2 Cable Management: Charging cables must be neatly secured when not in use to prevent tripping hazards and minimize visual clutter. Acceptable management methods include use of a manufacturer-supplied holder, wall-mounted storage unit, or manual wrapping system located out of sight. Repeated failures to properly manage/store charging cables may result in notification under the **Community Wide Standards enforcement protocols**.

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16.3 Responsibility and Liability: Homeowners are responsible for the installation, regulatory compliance, and ongoing maintenance of their EV charging station and all cables and accessories. ARC approval does not replace or supersede any requirements set by Union County, Town of Waxhaw, or the State of North Carolina. Owners are responsible for compliance with any and all municipal and/or governmental regulations concerning their charging station.

Section 17 – Donation and Giveaway Protocol

17.1 To maintain the orderly and aesthetic appearance of our community, homeowners are no longer permitted to leave property they wish to discard, donate, or giveaway on their lawns, within the right of way between the sidewalk and the street, or on the curb. Such items shall be placed adjacent to their garage door or on their porch.

Section 18 – Siding and Exterior Paint Maintenance (added August 19, 2025)

18.1 To preserve the aesthetic integrity and property values within Millbridge, all homes must maintain siding and exterior paint in good condition. This includes:

- No excessive fading, discoloration, or deterioration of siding or paint that materially alters the appearance of the home.
- No visible chalking, streaking, or patching that results from weathering, age, or lack of maintenance.

18.2 Homeowners whose siding exhibits significant fading or deterioration will receive a written warning, followed by a formal notice of violation if corrective action is not taken within the specified timeframe.

Note: Manufacturer Warranty Notice: James Hardie has confirmed that certain siding products may be eligible for warranty compensation based on age and square footage. Homeowners are encouraged to contact the manufacturer directly for eligibility and reimbursement options.

18.3 Compliance Timeline and Enforcement: Upon notice, homeowners will have 21 days to initiate repainting or submit a plan for remediation. Failure to comply may result in a violation hearing.