

## General Questions

New Document	Feedback from Membership	Committee Response
	<ul style="list-style-type: none"> <li>Do we need to explicitly state that we are “adopting” the PCA?</li> </ul>	<ul style="list-style-type: none"> <li>Yes, this will be added to the Recitals in the C&amp;R. Adopting the North Carolina Planned Community Act (NCPCA) provides benefits to homeowners associations (HOAs) by establishing a framework for their operation, ensuring fair practices, and protecting property owners' rights.</li> </ul>
	<ul style="list-style-type: none"> <li>The Bylaws reference an Architectural Control Committee, but C&amp;R does not specifically address this. Leaves a disconnect between the two documents.</li> </ul>	<p>CVCA Bylaws address Board of Directors responsibilities. Among those, Article III, section 9 addresses “Serving as the Architectural Control Committee, reviewing and approving site and house plans, as provided in the Declaration”</p> <ul style="list-style-type: none"> <li>This responsibility involves reviewing and approving site and house plans. Primarily and customarily, this includes review and approval of site and house plans with respect to setbacks and minimum living square footage.</li> <li>Philip Roth confirmed the Board may appoint ad hoc committees as necessary and as directed in the Bylaws. Specific committees do not need to be named in the C&amp;R.</li> <li>Please see Article II, paragraph 3 where this is addressed.</li> </ul>
	<ul style="list-style-type: none"> <li>Do we need to include language in this document that permits security measures the Board may wish to take to monitor common areas (i.e. cameras)</li> </ul>	<ul style="list-style-type: none"> <li>This is not necessary. There is no expectation of privacy in community areas of the Village.</li> </ul>
	<ul style="list-style-type: none"> <li>Document doesn’t include any mention of privacy considerations that are becoming prevalent in modern era – security cameras, drones, outdoor security lighting – can diminish owner’s sense of privacy</li> </ul>	<ul style="list-style-type: none"> <li>No, people have a personal right to have security measures on their property.</li> <li>Drones are addressed by State and Federal laws <b>(Philip Roth)</b></li> </ul>

		<ul style="list-style-type: none"> <li>Drones are addressed in nuisances under Article I, paragraph 10.</li> </ul>
	<ul style="list-style-type: none"> <li>Suggest we add “Burning of yard waste or other materials shall not be permitted in the Village without a County permit, which are only issued during burn season. Burning during high wind advisory periods or other weather conditions that constitute a County or weather service warning to be issued, shall not be permitted.</li> </ul>	<ul style="list-style-type: none"> <li>Burn permits and any associated requirements fall under the authority of NC Forest Service and Clay County Fire Marshal’s office.</li> </ul>
	<ul style="list-style-type: none"> <li>There should be height restrictions on trees and fences. Chatuge Village lots were designed so that there is an unobstructed view for everyone.</li> <li>The juniper trees used as hedges on a few houses have grown so tall the people on the other side of the road have lost their view. As a side note, these trees are most likely planted on community property as they are within the 25 foot from the center of the road requirement.</li> </ul>	<ul style="list-style-type: none"> <li>This would require an expressed easement to be voted on and approved by the membership. Since it is not covered or established under the current C&amp;R, it would likely be difficult to achieve. <b>(Philip Roth)</b></li> <li>Trees or hedges planted within the setback could be cut back if they present a safety hazard.</li> </ul>
	<ul style="list-style-type: none"> <li>How will the Covenants and Restrictions be enforced?</li> </ul>	<ul style="list-style-type: none"> <li>This has been a question for many years in the Village and has come up several times - in this process, as well as during the annual general meetings. Enforcement options (against violation and/or non-compliance) are addressed in the North Carolina Planned Community Act and allow associations to impose fines for violations of the declaration (C&amp;R) or bylaws. However, a hearing must be held before levying a fine, with the owner given notice and an opportunity to be heard. Fines cannot exceed \$100 per violation per day.</li> </ul>