

EXHIBIT A

MODULAR HOME POLICY

Modular homes will be considered if their structural plans and the planned building and installation meet the following requirements.

- a) As per existing policy, only those trees cleared for the home, driveway and the septic field will be allowed to be removed. No other trees will be allowed to be removed unless prior approval is obtained from the ACC.
- b) The roof must have an 8/12 pitch at a minimum.
- c) The ceiling heights must be a minimum of eight feet.
- d) All siding must be field installed eliminating any joint lines.
- e) "Boxy" looks will not be accepted. Lines of the house should be broken with porches, additions, etc.
- f) The size of the house must agree with the current policies and restrictive covenants (i.e., a minimum of 1200 square feet on the first level with a total heated livable area of 2000 square feet).
- g) The finished product or house must not present a "packaged" appearance.
- h) The house must not have a permanent chassis, axles or wheels.
- i) In transporting the construction, no trees will be trimmed or cut along the route to the site.
- j) All road damage shall be repaired immediately by the supplier or contractor at the obligation of the property owner.
- k) Construction must allow for continuous traffic flow.
- l) Any and all modular construction must meet all applicable North Carolina residential building codes.
- m) All homes must be attached to a permanent foundation.
- n) Title to the installed home must pass by way of real property deed and not by transfer of manufacturer's certificate of origin with a motor vehicle title.
- o) No mobile homes or trailers will be allowed. Mobile homes and trailers are defined as structures designed to be moved or transported.

Adopted by the Fairfield Mountains POA Board of Directors on May 11, 2000.