**Opal at Main Rezoning Conditions Submitted: 11/02/2026**
**For the portion zoned RH-CZ, the following conditions shall apply (1-8):**

1. The subject property shall be developed generally in accordance with the Concept Site Plan attached hereto and incorporated herein.
2. The development shall allow for a maximum of fifty-seven (57) single-family attached dwellings and two (2) single-family detached dwellings.
3. The stormwater control measure (SCM) shall be enhanced with trails, plantings, and a plaque to commemorate the historic significance of the site. The plaque shall be located to ensure public access to the memorial. The exact location and design of the plaque, trails, and plantings shall be determined at time of Preliminary Subdivision Review.
4. For all townhome lots adjacent to a public street or private alley: A minimum of one (1) evergreen tree (six feet tall or 2-inch caliper at the time of planting) and a minimum of two (2) medium shrubs (a minimum of 3-gallon size at the time of planting) shall be installed by the developer on the side façade that borders street or alley frontage.
5. A thirty (30) foot-wide buffer shall be provided along the property boundary with PIN 1769120094 (Little House Museum) where the proposed homes abut the museum. This buffer shall achieve a Type 3 planting standard in accordance with Town of Rolesville LDO.
6. Garages will have fully finished interiors, with drywall, paint and trim.
7. The architectural commitments for this development shall be:
    a) No dwelling unit shall be clad with aluminum or vinyl siding. Vinyl windows, trim and soffit are allowed.
    b) No townhome building shall exceed six (6) units.
    c) The minimum square footage for townhomes shall be 1,575 square feet. Garages shall not be counted towards the minimum square footage.

    General architectural requirements of the neighborhood will be governed by recorded conditions, covenants, and restrictions. The developer shall submit a copy of the conditions, covenants, and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.
8. Conditions restricting the rental of dwelling units shall be governed by the Covenants, Conditions, and Restrictions of the HOA of this development. The Town shall verify that the Covenants, Conditions, and Restrictions contain language that regulates rental units at the time of construction drawings; however, enforcement of the covenants shall be the responsibility of the HOA.

**For the portion zoned GC-CZ, the following conditions shall apply (9-10):**

9. For the portion of the Property zoned GC-CZ, the following Principal Uses as listed in LDO Table 5.1 shall be prohibited:
    a. Dwelling, Upper Story Unit
    b. Lodge or Private Clubs

c. Schools (K-12)

d. Bars and Nightclubs

e. Funeral Home

f. Gas Station

g. Car Wash

h. Golf Course

i. Self-Storage Enclosed

j. Tattoo Establishment

k. Vape and Tobacco Store

l. Vehicle, Rental and Sales

m. Vehicle, Minor Service

n. Minor Utility

o. Major Utility

p. Minor Transportation Installation

q. Telecommunication Tower

r. Water Storage Tower

10. A commercial area approximately 0.82 acres located on the portion of the Property labeled "Commercial" on the Concept Plan shall be cleared, graded, and stubbed to same with water and sanitary sewer utilities prior to the issuance of the third (3) Certificate of Occupancy for residential units on the Property.

Site Address/PIN:

Property Owner Name: Date:

Site Address/PIN:

Property Owner Signature: Date:

Site Address/PIN:

Property Owner Name: Date: