

REZ-25-04 Opal at Main Rezoning Conditions Revised/Submitted: 12/01/2025

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 71 single-family attached dwellings and 2 single-family detached dwellings.
3. Limit on Rentals. No more than ten percent (10%) of the units within the development may be permitted to be rented. Further, any single family detached dwelling shall not be permitted for rental under this section until after it has been owner-occupied for a minimum of two (2) years from the date that such unit received its first certificate of occupancy. The Developer shall certify to the Town prior to the issuance of the first building permit for the development that a restrictive covenant has been recorded with the Wake County Register of Deeds requiring compliance with this condition and placing the responsibility for monitoring and ensuring compliance on the homeowners association for the community.
4. 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. The architectural conditions 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.
 - d) Garages will have decorative doors, with windows and/or carriage style adornments.
 - e) Garages will have fully finished interiors, with drywall, paint and trim.
 - f) Roofs will consist of 30-year architectural shingles
 - g) Entryways will be covered

Property Owner Name:

Date:

Property Owner Signature:

Date: