

ARCHITECTURAL GUIDELINES

These guidelines have been prepared to assist owners in maintaining long-term neighborhood quality and to protect property values. The review and approval process is authorized in the Declaration of Restrictions and Protective Covenants (CCR's). Other restrictions regarding the use of your home-site are also contained within the Declaration.

While it is difficult to anticipate every possible modification request, this document is meant to be a comprehensive guide. No exterior modification may be made without approval. If a prospective exterior modification is not addressed herein, that does not imply it is approved without application. Certain modifications are given express approval herein, no application required. These are indicated throughout this document. Adherence to any terms under which they are approved is mandatory. Any deviation from these terms must be approved before any work commences. Failure to adhere to the listed terms may result in fines and a requirement to correct the violation. Applications must be accompanied by plans and specifications showing site layout, exterior elevation, exterior materials and colors, landscaping, drainage, exterior lighting, irrigation, and other features of proposed construction, as applicable.

Modification requests will be considered according to terms described in the CCR's. The timeframe in which a decision must be rendered for each request is based on the date of receipt of complete and accurate modification requests. Incomplete or inaccurate requests will not be considered for approval. Owners who submit an incomplete or inaccurate request will be contacted with a request to provide needed information in order for a decision to be rendered. Requests submitted without the signature of the owner of record will be deemed incomplete. Only when a complete and accurate request is received will the review process begin. The ARC will communicate a decision within the timeframe allowable by the CCR's.

A written statement from the ARC Committee through the association is the only permissible authorization for work to commence. Neither the ARC Committee nor any other agent of the Association may grant verbal approval at any time. An indication that a request will likely be approved does not constitute permission to begin work. Approval from any regulatory agency does not constitute approval to begin work if approval has not been granted by the Association.

Please refer to the CCR's for Limitation of Liability. It is the owner's sole responsibility to discover which regulatory agencies have authority over the proposed modification and to obtain all of the necessary approvals from each prior to beginning work.

PROHIBITED ITEMS

The items below are prohibited. Applications to construct or place any of these will be denied without any requirement for review. This list may be expanded upon by the Board of Directors.

- Clothes Lines
- Pet Runs
- Common Area Modifications

SWIMMING POOLS

- ✓ *Approval is Required*

Swimming Pools are permitted provided that they are fenced in and meet all proper setback requirements and BUA limitations. Any damage to irrigation, landscaping, grading, etc. due to install of a pool will be the responsibility of the homeowner. Access to the rear yard to install a pool is the owner's responsibility to secure agreement and easements with other owners as needed.

AWNINGS

- ✓ *Approved specifications only*

The only approved specifications for awnings are as follows. No alternates will be considered at this time. This applies to back of home **only** – **no** awnings will be approved for front of home.

- Sun setter Retractable Awning TM
- Width must match patio width but may not exceed 20'
- Neutral in color
- Woven, acrylic fabric only
- Maximum of 10' extension from the affixed wall is allowed

Gutters

- ✓ *No approval required*
- ✓ *Approved specifications only*

Gutters must be 5" aluminum with color to match the trim of the home.

- Downspouts must match color of gutter.
- Outflows to be buried whenever possible and directed away from homes to an acceptable area for dispersion of water.
- Splash guards must be installed where buried outflow is not possible and must be green to blend with turf.
- Owners are not permitted to install guttering that will redirect outflow onto neighboring properties.

LANDSCAPE GUIDELINES

It is not possible to list and describe a steadfast guideline for every property. At times, a suitable solution for one property might differ from the solution for another. Owners are encouraged to consult with professionals to ensure the modification and design are appropriate along with proper installation.

- Existing Planting Beds:
 - Approval not necessary if planting annual flowers, replacing existing plants of the same size and type.
 - Planting material larger than the existing landscape does require approval.
- Hardscapes:
 - **Approval Required**
 - Owner assumes maintenance of modification.
The install of hardscapes such as patios, walkways, landscape walls, etc. often requires light grading and/or the use of power equipment. To ensure no damages to association or neighboring property, owners are required to contact regulatory agencies with permitting authority and/or utility location services (811). Owner is responsible for any damage that occurs as the result of the install. Individual pavers or stones used for walkways, flower beds, driveways, etc. should be in neutral beige or gray earth tones that complement the color scheme of the home.

EXTERIOR COLORS

Approval is not required to re-paint or re-side your home in the exact same materials and exact colors as originally constructed or previously approved. Color or material changes require approval. This includes changes to the originally specified manufacturer.

EXTERIOR LIGHTING

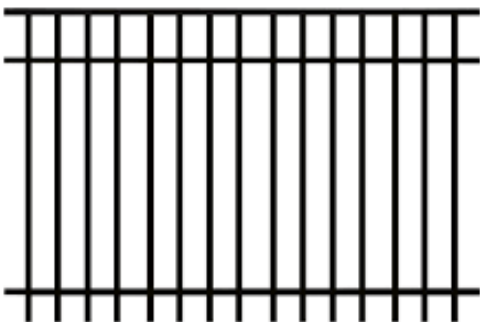
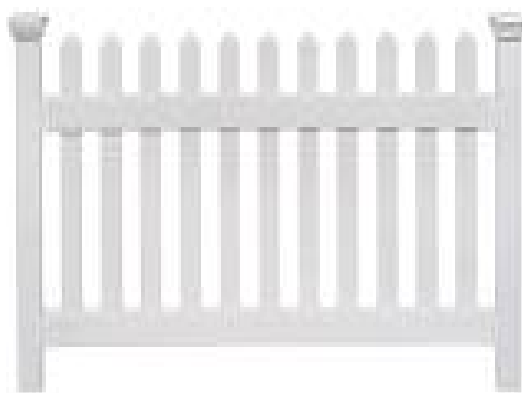
Owners should be mindful of the impact to neighbors when considering exterior lighting. Lighting should not shine directly onto neighboring windows. Overly intrusive security lighting and strong up-lights will likely be denied. The purpose of additional exterior lighting should be limited to providing light on walkways and, ideally, turned off when not in use. Lighting should be hooded, if possible, to hide the lighting element from view.

FENCES

✓ *Approval Required*

Each home site is unique. Each request will be considered based upon location, neighboring fences, easement locations, overall aesthetic impact and other factors as determined by the Board of Directors.

- No fence shall be constructed without ARC approval.
- Fences may not come past the mid-point of the home.
- Fences shall be built on the lot line; any neighboring lot shall be allowed to tie into an existing fence.
- No fence shall be allowed within any easement or right of way, including without limitation easements shown on recorded plats or within the Declaration.
- Fences shall not exceed in height 6 feet.
- No chain link or wire fences are allowed.
- All fences must be maintained at all times and in good condition both structurally and visually by the owner.
- The only permitted fence types, materials and styles are as follows:
 - All wood fences must be either picket, shadow box or dog ear in style.
 - Vinyl fences must be white in color and traditional flat privacy style or picket style.
 - Black aluminum fencing is allowed.
- Maintaining open views on waterfront lots is a priority. Fencing on water lots is permitted as long as such fencing does not restrict view of the water from neighboring properties. Board on board fencing is not allowed on water lots.



FLAGS

- ✓ ARC Approval required for in-ground flagpole no taller than 20ft.
- ✓ No more than (1) 4'x6' American, NC State Flag, Native Country or Official Military flag may be flown on a pole no longer than 6' attached to the home in approved location.

ARBORS/PERGOLAS/TRELLISES

Arbors, pergolas, and trellises are permitted. Location, elevation, and finishes must be submitted to ARC for approval prior to beginning construction.

STORM DOORS

Clear view (full light) storm doors are permitted. Style and color must be approved by the ARC.

YARD ORNAMENTS AND DECORATIVE OBJECTS

Yard art, ornaments and statues or objects 12" or smaller are permitted within 5' of the foundation of a residence in the back yard only without ARC approval. Birdbaths, birdhouses, bird feeders and decorative planters may be placed in the back yard only without ARC approval.

PLAY STRUCTURES

Play structures will be considered for approval for non-water lots that have privacy fencing.

SHEDS

- ***Approval required***
- Sheds are permitted inside fenced lots or must be screened from street view via landscaping. Installation of landscaping requires ARC approval.
- Maximum height 10' from ground level and maximum allowable footprint is 10x12.
- Colors of siding, exterior trim and roof must match the home.
- Utilities supporting any outbuilding must be buried and/or located behind fenced area.
- Owner responsible for complying with all building codes and permitting requirements.

BASKETBALL GOALS

➤ Approval Required

Basketball goals are permitted. Portable goals may be used so long as they are stored inside garages at all times when not in active use. Permanent goals are permitted with ARC approval.