

CATEGORY 3

Special Improvements

Solar Panels

Placement is preferable in the rear of the home. Placement on front of roof is only permitted if this the only location to receive optimal solar exposure. Solar panels must be consistent in size, color and style. All documentation must be submitted and approved by ARC prior to installation.



Appearance Standards

- Holiday Decorations are permitted during the season of the specific holiday
- Home, mailboxes and fences must be maintained and in good repair
- Properties should be free of any debris.
- Front facing window air conditioners are not permitted.
- Lawns are to be well maintained with uniform ground coverage. Grass should be no more than 4 inches high.
- Trees are to be surrounded with a mulch/pine straw/rock bed.



Parking

- No street parking is permitted on garbage pick up day.
- Vehicles are not permitted to park on lawns or over sidewalks at the home or in/on common elements.
- No commercial truck, bus or commercial vehicle of any kind may be kept or parked on any portion of the properties.
- No mobile homes, RVs, boats, marine craft, hovercraft, aircraft or trailer is to be parked on any public street, common areas or on any lot.

ARC PROCESS Inspections, Notices, Penalties

Review Process

Owner must submit to the ARC committee in care of the management company. The ARC committee has 30 days to review the application and make a decision.

Inspections/Violations

Inspections are to be completed unannounced by the management company. A homeowner will receive a written notice of the violation and steps to remove the violation. It is the responsibility of the homeowner to know and follow the covenants, bylaws and rules and regulations of our neighborhood.



ARC GUIDELINES QUICK REFERENCE GUIDE*

The Architectural Review Committee (ARC) is established as a requirement of the Association's DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. If you do not have a copy of the DECLARATION, please request a copy from management.

The COVENANTS, by virtue of your deed, are binding on all homeowners and renters and should be fully understood. The fact that each homeowner is subject to these COVENANTS should assure all homeowners that the standards of design quality would be maintained enhancing the community's overall environment and protecting property values.

Please read and follow the GUIDELINES. You **MUST** obtain approval **IN WRITING** from the Architectural Review Committee (ARC) **BEFORE** the start of any exterior change.

- This guide is for quick reference only. Please see Architectural Covenants for full details.

CONTACT Us



Richland Hills
Home Owners Association

richlandhillsboard@gmail.com



Rogers Property Mgmt
P.O. Box 742

Creedmoor, NC 27522
Jennifer@rogerspm-nc.com

CATEGORY 1

Blanket approvals

Items in this category DO NOT require approval, provided the guidelines mentioned are followed.

Landscaping

- Plants, shrubs, flowers within three feet of the front of the house not to exceed the lowest portion of the windows.
- Bedding boarder
- Planting of shrubs and flowers
- Hose caddies affixed to home
- Vegetable garden - rear yard only not visible from street.



Paint/Siding/Repairs

- Lawn furniture, barbeque equipment, toys, bikes, trampolines must be kept in good repair and stored in the back when not in use.
- Basketball hoops can be stored at the end of the driveway but must be played in the driveway.
- Repainting or re-siding of your house or shutters must be in the original home colors or black to proceed without ARC approval.

Exterior

- Mailbox (post in white, boxes in black)
- Storm doors - White or same as existing trim/door color. (May be full or half view with screen on bottom half)
- Fence repairs approved if using same materials and color as original fence.

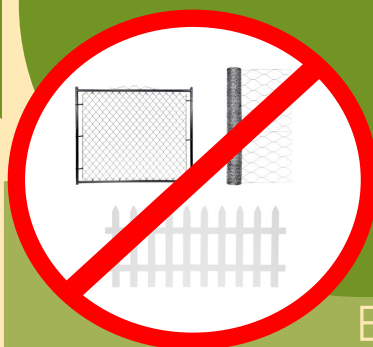
CATEGORY 2

Common Improvements

Items in this category REQUIRE ARC approval. Architectural application must be submitted and meet following guidelines.

Fences

- May enclose all of backyard and may not extend more than 25 feet from the side of the house forward.
- Fences must be between 4 and 6 feet tall.
- Smooth side must face outwards.
- Front yards are NOT to be fenced.



✓ Permitted Materials

- Stockade (Wood)
- PVC
- Wrought Iron (Black)

Exterior

- Patios and Decks must be neutral in color.
- All storage sheds must receive written approval. Can be no larger than 12' x 14'. Located behind the house so that it cannot be seen from road and 10 feet from the neighboring property. No aluminum sheds and must be similar in color and composition as the home.
- Trash cans must be stored in the back of the house unless the following is constructed.
 - Structure of pressure treated wood or lattice
 - No more than 5' deep or 6' long
 - Shrubby may be planted but must reach 4' in height within two years.
- Above ground pools are permitted with written approval, town permits and a fence with locking mechanism. Plot plan must be provided.



CATEGORY 2

Common Improvements

Exterior Painting

To change any exterior color (other than painting shutters/doors black) requires ARC approval in writing. Approved colors are available in the following areas: clubhouse, website and full covenants. One of the approved colors must be chosen but homeowner still must receive ARC approval.

Doors can be also be solid wood in brown or black with etching, glass or full view. Picture of door must be submitted for approval.



CATEGORY 3

Special Improvements

Items in this category include fireplace chimneys, window or door changes, landscaping changes, brick or foundation painting, addition of stone/brick to façade, roofing, solar panels and structural changes or other major improvements.

Any of these require submission of a standard Architectural Review Committee application including complete plans and specifications. The processed changes/improvements must conform to our community standards and guidelines and to those of the city. Our objective is to maintain a uniform appearance in our community.