

Georgetown Woods

Georgetown Woods Rules and Regulations And Architectural Guidelines

Georgetown Woods is a community which has an Architectural Review Board (ARB) and Board of Directors whose responsibility is to enforce the Architectural / Maintenance Guidelines and all Covenants, as explained in the Legal Documents.

When you close on your home your real estate agent, or closing attorney, must provide a copy of the Declaration, Bylaws and Articles of Incorporation. If you decide to rent your home, it is the owner's responsibility to ensure the renter receives a copy of all documents, as owner you will be held accountable for the actions, or lack of, of any renters.

This document applies to owners with a permit to occupy their home. The developer and builders, commercial lots and recreational areas are not obligated to the guidelines in this document. The purpose of these guidelines is to maintain a specific appearance and sense of well being in your community, allowing each homeowner to make minor alterations to his home in order to adapt your home to the needs of your family and landscaping ideas. While each home will have its own personality, the control will ensure that property values in the Community will not be affected by any "non-traditional" actions or improvements.

This document sets guidelines. The ARB and the Board of Directors may determine that the guidelines should not apply in a particular situation. In all cases the ARB and Board shall exercise their own judgment in making decisions. The ARB and Board of Directors may amend these guidelines at any time.

Architectural Review Board

As part of the review process, you are required to submit the attached Architectural Request Form before altering the exterior of your home or landscape. This form asks for detailed information about the project, diagrams, drawings, photos, rooflines, dimensions, colors, plat plans, types of plantings, and signatures of your neighbors.

The approval of your request does not ensure that your project meets any City, County or State codes, rules, and guidelines. Please contact these agencies to learn what is required of you and to obtain all necessary permits. Requests should be submitted to CAS, which will verify the accuracy and completeness of the required documentation.

After receipt of your request, the ARB will review and respond to you, in writing, with an approval or disapproval within 30 days of receipt of the complete request from CAS. Approval and denials require signature from a majority of the ARB members. Any request for which there is no response within 30 days of ARB receipt is approved as requested. All requests will be kept on file at the offices of CAS.

If you disagree with any comments or requests made of the ARB you may contact your Board and ask for an opportunity to present written appeal of your concerns with them at the next regularly scheduled meeting. At this time they will hear and take into consideration your point of view. They will not be required to make a decision without reviewing the legal documents and discussing the matter with the ARB. You will be informed of the appeal decision as quickly as possible.

Whatever you do, or do not do, within your property lines has an affect on your property values as well as the other homeowners in your neighborhood. Your Board hopes that you will participate in this community in a manner that will sustain your community's intrinsic value, add style and beauty, and enhance the comfort level of the community as a whole. Thank you.

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Rules and Regulations

The Rules of this community were put in place to ensure that each resident would be able to live in this community and feel welcome, safe, and secure. In addition to the rules covered in the Covenants, your Board has approved additional rules. These rules and regulations do not change or override the Declaration and Bylaws, and may be subject to future change. If a discrepancy were to be discovered within this set of rules, the Protective Covenants on file in Franklin County shall take precedence.

Additions / Renovations / Changes (See above for more details.)

All external changes to homes and property must have approval from the ARB before any work begins. This includes, but is not limited to the following: changes to doors, windows, landscaping... When in doubt, submit a request form.

Conduct

The applicant must ensure that all contractors etc. control the conduct of their employees while working on your home. Loud music, profanity, and other unbecoming behavior will not be tolerated. Monday – Saturday, work must not begin before 7:00 AM and cleanup will be done before 8:00 PM, Sunday work hours are between 8:00 AM and 8:00 PM.

Site Cleanliness

Work sites must be maintained in a clean and orderly manner at all times.

See Articles I, II, III, IV, V, IX, and X of the Protective Covenants for Georgetown Woods Subdivision for specific restrictions and additional guidance.

Animals

Animals, livestock or poultry of any kind, shall not be raised, bred, or kept in any lot, general or limited common areas and facilities.

No stable, poultry house or yard, or other similar structure shall be constructed or allowed on any lot.

You are responsible for the removal of all of your animal's waste, on all private and common area property.

See Article XI of the Protective Covenants for Georgetown Woods Subdivision for specific restrictions and additional guidance.

Basket Ball Hoops

Permanent, in ground, hoops and must be approved by the ARB before installation. Hoops attached to the home are not allowed.

Bikes

Bikes must not be left on the street, front and side yards, or common areas. Please ensure that all such equipment is stored out of sight.

Clothes Lines

Outdoor clothes lines, of all types, are not allowed in the Community. Outdoor drying of laundry is also not permitted.

See Article X of the Protective Covenants for Georgetown Woods Subdivision for specific restrictions and additional guidance.

Construction Materials

Lumber, brick, stone, cinder block, concrete or any other building materials, scaffolding, mechanical devices or any other thing used for building purposes shall not be stored on any lot, in an exposed location except for the purpose of construction on such lot and shall not be stored on lot for longer than the length of time reasonably necessary for the construction in which the same is to be used.

Decks (other than those provided by the builder)

Decks must receive ARB approval before installation, be in the rear of, and complement, the home. Decks must meet all building codes as required by the county. The deck itself and any landscaping shall not prohibit proper drainage; shall allow water to flow away from the foundation or your neighbors' yard.

Decorative Flags / Decorations

Such flags are allowed as long as they are not offensive, in any way, to individuals or specific groups. The United States flag is specifically allowed, but must be flown or displayed properly. The flag must be of reasonable size.

See Article VI of the Protective Covenants for Georgetown Woods Subdivision for specific restrictions and additional guidance.

Enclosures / Screening (Patio)

Screened enclosures of any sort must receive ARB approval before installation.

They must be considered permanent and have a roof attached to the primary residence that matches existing roofing materials and follows the same slope of the existing roof. Such enclosure shall be finished in the same color scheme as the primary residence.

Fences / Dog Runs

You must receive ARB approval before building fences and dog runs. Prohibited materials include, but are not limited to, chain link and hogwire. Electric fences are not allowed.

Patio and deck fences shall be between 3 ft. and 6 ft. and be located on the edge of either the deck or patio. All structural elements shall face to the inside of the fence.

Yard fences must not be lower than 3 ft. and not higher than 6 ½ ft. at the highest point and follow the natural grade of the land. Fences may not extend past the front of the house to either side lot line, except upon approval by the Architectural Review Board.

Please check your recorded plat plan before constructing any fences to identify easements, buffers or other restrictions on your lot. Any fences that are constructed over an easement, buffer or other restriction shall be done at the owner's risk and must be removed upon request by the easement / buffer owner.

Fencing in some locations, especially along roads, will require the installation of additional landscaping. The ARB will address the need for this on an individual basis.

See Articles V and VIII of the Protective Covenants for Georgetown Woods Subdivision for specific restrictions and additional guidance.

Garbage Cans, Etc.

All garbage cans, hot tubs, spas, and related equipment, and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property.

All rubbish, garbage and trash shall be regularly removed and shall not be allowed to accumulate.

Do not put furniture, metal, construction debris, etc. at the curb; call your local waste department to make arrangements for removal.

See Article X of the Protective Covenants for Georgetown Woods Subdivision for specific restrictions and additional guidance.

Gazebos, Walkways, Retaining Walls, Exterior Lighting, Additional Patios, Raised Gardens, Vegetable Gardens, Live Tree Removal etc.

You must receive ARB approval before installation or removal.

Mail Boxes

Mailboxes shall be maintained by each homeowner. Replacements are available as indicated or you may contact your builder. You must use the standard Georgetown Woods mailbox.

Mailbox repair and replacement:

Robert A. Spicher, Inc.
75 Summit Ridge Court
Youngsville, NC 27596
919-570-0883

See Article X of the Protective Covenants for Georgetown Woods Subdivision for specific restrictions and additional guidance.

Noise: Music / TV / Auto / Animal / Etc.

Each person has their own tolerance level for noise. Please keep your “sounds” to a level that it will not travel to the homes of other residents. County noise ordinance regulations will be enforced.

Parking

On street parking is limited to guests of residents and should not interfere or be parked on another homeowner’s property. Personal vehicles should be parked in the garage and driveway.

Current registration and tags must be visible.

See Article XII of the [Protective Covenants for Georgetown Woods Subdivision](#) for specific restrictions and additional guidance.

Painting Your Home / New Siding

If you plan to alter the color of your home, shutters, front door etc. you must submit an Architectural Request Form. Painting projects, not requiring change of color may be completed without informing the ARB.

Changes in siding must be approved by the ARB.

Patios / Balconies

Only patio type furniture may be kept on a balcony, decks and patios.

Play Equipment

Such equipment must blend with the natural surroundings, shall be an appropriate size for the backyard and shall be screened, with landscaping or fencing, from the street and neighbors. ARB approval required.

The equipment must be in good working order and shall be maintained at all times. Broken, rusted, or non used equipment must be removed.

Satellite Dishes

You must receive ARB approval before placing the dish.

See Article X of the [Protective Covenants for Georgetown Woods Subdivision](#) for specific restrictions and additional guidance.

Sheds / Out Buildings / Animal Houses

All such buildings must receive ARB approval before installation, be built in proportion to the yard and primary residence, using the same exterior materials of the house and / or be painted using the same color scheme. The building must be placed on a concrete slab or use concrete footings in the corners.

Such building must be maintained, doors will remain closed when not in use, located in the back yard. Any building in disrepair must be removed from the property.

Please check your plat plan for any easements on your property; buildings can not be located over easements.

See Articles I, II, IV, VII, and IX of the [Protective Covenants for Georgetown Woods Subdivision](#) for specific restrictions and additional guidance.

Signs

Signs, with the exception of a single “for sale”, “for rent” or security sign, shall not be displayed to the public from any home without the prior written consent of the Board. One sign announcing garage sales may be placed at your home for no more than 24 hours.

See Article VI of the [Protective Covenants for Georgetown Woods Subdivision](#) for specific restrictions and additional guidance.

Speed Limit

The speed limit while in the community is as posted or not more than 25 miles per hour.

Vehicles

Inoperative, abandoned or non-licensed vehicles, of any type, shall not be stored on any lot, common area, or street within the community. Only very minor motor vehicle maintenance is permitted on your lot within the community. Repairs may not be made on common area or on any street.

Boats, trailers, campers, commercial vehicles and all other similar vehicles may not be parked in the street. Such property shall not be permitted to be parked where it is visible from any streets within the subdivision.

See Article XII of the [Protective Covenants for Georgetown Woods Subdivision](#) for specific restrictions and additional guidance.

NOTE: In certain circumstances, the Board will require owners with complaints about their neighbors to address the issues on their own. The process includes either person to person conversations or writing a letter to that neighbor stating the concern and to propose a solution. During this process, both parties can work out a solution that is mutually agreeable.

Each unit owner and resident shall comply with the Covenants and the Rules voted on by the Board. Failure to do so may result in a minimum fine of \$25.00 per day, per violation being assessed to the homeowners account with or without further notice.

If you disagree with any ruling, you may appeal it at the next Board meeting. Please contact your Board president for date, time and location and spot on agenda. However, until the situation is resolved all fines will remain in place and the decision will be considered final.