



**Traditions Master Association
Architectural Guidelines
and
Architectural Review Committee
Policies and Procedures
Post Initial-Construction Supplement**

Last edited: February 2024

Introduction and Summary

Traditions is a mixed-use planned development with both residential and commercial components. It will include community amenities such as walking trails, pool, cabana, pocket parks, pedestrian bridge, playground. The residential component may include: variety and sizes of detached homes, some alley-loaded, some traditional front load garages. Townhomes may include alley-loaded, garage, and non-garage.

The Architectural Guidelines (Guidelines) embody the Traditions community vision and goals as realized by the Developer/Owner from its inception and should continue to be in the future and throughout the progress of the community's growth and full completion. These Guidelines will be the primary vehicle for establishing and maintaining the architectural character for any and all residential development that is unique to the Traditions Community.

This document is intended to be dynamic and may be regularly modified and altered by the Board of Directors and the Architectural Review Committee ("ARC"). The Board of Directors has full authority over the Guidelines and Review Procedures and has the right to alter, change, overrule, etc. these Guidelines and ARC decisions at its discretion at any time.

If you are unsure whether your project requires ARC approval, please contact Claudia Cooper of PPM at 919-848-4911 ext. 1135 or ccooper@ppmral.com.

Community Standards – Property Maintenance and Upkeep of Improvements

All properties at Traditions must be appropriately maintained in a manner which upholds the harmonious and natural setting of Traditions. Each owner is responsible for completing maintenance of their yard. This includes mowing, weeding, pruning, mulching, and fertilizing (if applicable). It is the primary responsibility of each homeowner to maintain his property and approved improvements in a way that does not detract from the overall beauty of the Traditions Community.

The following is a list of areas that should be reviewed (and maintained) on a regular basis to ensure that your home is in good repair and in compliance with community standards:

- a) Shrubbery, trees, and lawns
- b) Driveways and sidewalks
- c) Decks and patios
- d) Fences
- e) Play equipment
- f) Roofing
- g) Siding
- h) Painting and staining
- i) Garbage and recycling storage screening
- j) Turf located between the curb and sidewalk (aka 'Devil strip'). This area is the homeowner's responsibility to maintain.

If at any time the ARC or PPM is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the Traditions Community, representatives of the Association will make a site inspection. Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs, through the violations process.

Most of all, in all that is proposed, consider the neighbors and neighborhood to provide the best aesthetic and quality possible.

Exterior Additions – Pre-Approved

The purpose of this section is to establish ‘pre-approved’ standards for a number of items that are frequently utilized by an owner to personalize their home and not generally of a permanent nature. If there is any question concerning this list, the ARC should be consulted prior to proceeding with any addition or change.

Four key criteria should be considered by owners when determining whether an item is ‘pre-approved’ or requires ARC approval:

1. **Size:** Items need to be ‘in scale’ and should not be dominant or highly visible features. For example, statuary ‘rabbits’ of a normal size would be acceptable, but a statuary ‘deer’ of normal size would not be allowed, as this would be too dominant.
2. **Location:** for the most part, these items should be located near the home for the enjoyment of the owner and not placed in areas that are prominent view for neighbors and passerby. An example would be a birdbath; it should be located closer to the home near decks or outdoor living areas, as opposed to near the front, rear or side property lines. Generally, no items are allowed within the required setbacks.
3. **Quantity:** Items such as birdhouses are pre-approved in quantities of one or two per residence but would not be approved if carried to the extreme in larger numbers. The goal is to keep the appearance from becoming cluttered, which can result from an excessive quantity of a single items or an excessive number of various items, when viewed in the aggregate.
4. **Color:** Generally, earth-toned colors and neutral colors that blend in are the rule. One notable exception to this would be flags.

The following items do not require ARC approval. Any item not listed below should be referred to the ARC.

1. **Benches and Seats (patio furniture):** Any decorative benches or seats that are made of wood, wrought iron, or concrete and are natural in color are acceptable features if they are not oversized or otherwise visually offensive. If located anywhere other than on decks or porches, they should be incorporated into the general site plan. This includes standard patio furniture.
2. **Birdhouses/Feeders/Baths:** Generally, these items are acceptable if they are not excessive in number, are not overly excessive in size, and are of natural materials and colors. For houses and feeders, these would typically need to be constructed of wood or wood and glass combination, perhaps with some metal. Locations should be as necessary based on trees, but in no way should be placed extremely close to a neighbor's patio or porch so that it might be, in any way, a nuisance to them. Birdbaths are preferred to be constructed out of concrete or metal, but other materials would be acceptable if they are of natural color. Additionally, these should not be located as focal points near property lines but rather as part of a landscaping plan and near outdoor living areas of the home.
3. **Flags:** Flags have become increasingly popular and can be identified with numerous themes, hobbies, activities, holidays, religious events, in addition to the American flag and state flag. As a rule, one flag per house of a 'normal' size is allowed. It can attach to the home or on a standard in-ground flag holder which should be located near the front entry of the house. Flags are not to be hung from trees. These can include any of the flags mentioned above or any of those type activities; however, the ARC does have final authority to determine if a flag is offensive for any reason or exceeds 'normal' size. In case of such determination, it would be required to remove or replace the flag; it is the owner's responsibility to maintain flags. Seasonal flags should follow the guidelines for Seasonal/Party Decorations in this section.
4. **Hammocks:** Hammocks are acceptable but should not be of bright colors. *Bright colored portable hammocks, such as Enos, are allowed if removed after use.* Hammocks of a more permanent nature (attached between trees or on a stand) must be located near the rear living area of a house and out-of-sight or screened from neighbors; they cannot be in any setback areas.
5. **Planters:** Planters, pots, and hanging plants that are of naturally colored materials are acceptable as long as they are not excessive in number or size or visually offensive from the street or adjacent neighbors. These can be wood, ceramic, concrete, terra cotta, or even plastic; however, the color must be consistent or complimentary with the colors of the home, or remain natural in tone. Temporary black plastic containers that plants are often purchased in are not permitted.
6. **Temporary Recreational Outdoor Equipment:** Temporary recreational equipment, such as golf training equipment, badminton nets, bicycles, children's toys, gardening equipment, or the like may be used outside, but following use, must be returned to storage in the garage or inside the home.

7. **Seasonal/Party Decorations:** Seasonal decorations for customary holidays are acceptable as long as they do not go to excess. They should be tasteful and not provide excessive amounts of light or noise to neighboring properties. Seasonal decorations should not be installed more than 30 days prior to the holiday and must be removed from your property and home's exterior no later than 30 days following the holiday.
8. **Signs:** A welcome sign or name sign only that is attached to a home at or near the entry is acceptable as long as it does not exceed two square feet in size. Likewise, extremely bright or fluorescent type color or excessive designs with many colors should not be used on these signs.
9. **Statuary/Yard Art:** Statuaries and yard art come in a variety of materials, colors, and sizes. These items should be limited in quantity so as not to promote a cluttered appearance. Sometimes this can occur from having excessive pieces of statuary; sometimes it can occur from having a mixture of items such as planters, statuaries, bird baths, yard art, etc. which when looked at in the aggregate are excessive in number. Generally speaking, statuaries and yard art should be used as part of an overall landscape plan and not made to be a focal point. Statuaries and yard art that are small (i.e. less than 18" in height) are acceptable as long as they are natural in color. Plastic statuaries and yard art are strictly forbidden. **All statuaries and yard art over 18" in height must be submitted for approval from the ARC.**
10. **Storm Doors:** Storm doors that are full glass (i.e. no bar across the middle) with complimentary colors to the home (hardware and frame) are permitted without ARC approval. Any other style storm door or front door must be submitted for approval from the ARC.
11. **Wind Chimes:** A wind chime is acceptable either near the front entry or the rear outdoor living area of a home as long as it is not oversized and does not create extremely loud sounds which may be offensive to neighbors. It should be made of natural colored materials without bright colors. There should not be an excessive number of wind chimes (more than two) for any single residence.
12. **Wreathes/Wall Art:** A wreath or wall art is acceptable at or near the front entry of homes as long as it does not exceed four square feet and is not offensive either in color or theme.
13. **Exterior Painting:** Homes may be repainted the same color without ARC approval.

ARC Procedures for Alterations and Additions

After homeowners have closed on their property, the procedures of this section must be followed and completed for any exterior alterations or additions. (This is not required for items listed in the pre-approved section.)

The list of changes, alterations or additions includes, but is certainly not limited to the following:

- Any addition to an existing dwelling
- Awnings
- Decks/front or side entrance porches
- Dog houses
- Exterior color changes
- Fencing
- Landscaping projects
- Patios
- Pools
- Retaining walls
- Screened porches
- Storage sheds
- Play equipment
- Satellite dish
-

If you are unsure whether your project requires ARC approval, please contact Claudia Cooper of PPM at 919-848-4911 ext. 1135 or ccooper@ppmral.com.

Major and minor additions often have an impact on neighboring properties. Plans must be well thought out to minimize any adverse impact. Neighbor signatures are required for their acknowledgement in the Traditions Community. Neighbors are not signing off that they ‘approve’ or ‘deny’ a project, but rather, are acknowledging that you have shown them the plans and work to be done. The design/project must be compatible in scale, massing, character, materials, and color with the original house. The location of the addition should not have an adverse impact on neighboring properties or impact the neighbors’ view. Note that landscape screening may be required for additions/projects that are more visible from adjacent properties.

ARC reviews and approvals are mainly concerned with aesthetic purposes and **it is the sole responsibility of the applicant to ensure completed compliance with all relevant building practices, codes, permits, ordinances, covenants, licensing requirements, safety regulations, etc.** Exterior changes or modification shall not impact the natural flow of storm water or negatively impact drainage on the owners Lot or adjacent Lots.

The ARC is allowed a 30-day review period for the Community, during which the ARC is asked to either approve, approve with conditions, decline, or request additional information for their review.

- Applications that receive an ‘approved’ status are approved as applied for by the owner.
- Applications that receive an ‘approved with conditions’ status are approved only under the condition that the owner follows the ARB’s stipulations listed in the approval letter.
- Applications that receive a ‘declined’ status should consider the reason for denial and reapply under those terms.
- Applications that receive a ‘more info needed’ status are required to provide the additional information listed by the ARC before the review can begin again. Note that applications placed on a ‘more info needed’ status are considered incomplete and on ‘hold’. Once the requested information is provided, the 30-day review period starts over.

Failure to comply with the ARC procedures may result in the required removal of any non-conforming construction, detailing, colors, installations etc. at the homeowner’s expense. It is unwise to assume that a project completed by a neighbor conforms with the required ARC process. Homeowners are advised not to go off or copy what a neighboring property has installed, as the proper approval process may not have taken place. It is always best to check first to see if an item is allowed per the guidelines and if so, confirm whether the project is a ‘pre-approved’ item or would require ARC approval. All applications are reviewed on a case by case basis.

Architectural Guidelines

The following exterior additions/modifications require ARC approval. There are many changes and additions that property owners can make to their property. The ones described in these Guidelines are the most common. If your proposed project is not included in the Guidelines, refer to the item that is closest in concept to the project and use it as a guide for preparing an application to the ARC. Any questions on your application should be directed to Claudia Cooper at PPM – arc@ppmral.com.

The ARC has full authority over the Guidelines and Review Procedures and has the right to alter, change, overrule, etc. these Guidelines and ARC decisions at its discretion at any time.

Accessory Buildings

1. All accessory building structures (sheds, storage buildings, dog houses, etc.) shall be constructed and finished to match the main house detailing; i.e. trim, roof pitch, colors, materials, etc., and shall be approved by the ARC.
2. Detached or attached storage and other accessory buildings (i.e. garden sheds, play houses, etc.) are allowed and shall be located within the required building setbacks and reviewed and approved by the ARC on a case by case basis.
3. Detached structures are not allowed in front or side yards and locations which obstruct the view of public common areas and other natural areas by adjacent properties.
4. Accessory buildings shall be proportioned per the site and house and shall not be larger than 10' x 8' or taller than 12', except as approved by the ARC on a case by case basis. Accessory buildings shall not exceed 150 SF unless approved by the ARC. Accessory buildings shall not restrict the visibility of adjacent homeowners' views to public spaces, parks, etc.
5. Additional landscape screening may also be required around all accessory buildings based on the impact on adjacent homeowners' houses, views, etc. and all landscaping shall be completed no more than 90 days after completion of such structures.
6. Dogs and other pets shall be contained within the specific dwelling units. However, dog houses are allowed and will be reviewed and approved on a case by case basis. Dog houses should be located so as not to be obtrusive. They should be painted to blend with their immediate surroundings or left to weather naturally. They shall be located totally in rear yard, centered as much as possible on the house, within the building setback, and be located so as not to be obtrusive. Landscaping may be required. Dog runs must generally follow the guidelines for fencing. Pre-fab chain-link dog runs generally will not be approved unless totally screened by wood fencing or located in a heavily planted area and black or dark green in color.

Accessory Dwelling Unit

An Accessory Dwelling Unit (ADU) is a small, self-contained home that is located on the same lot as a primary dwelling.

1. Accessory Dwelling Units are not allowed.

Awnings

1. Awnings may be appropriate for rear or side-yard patios and decks, or even exposed rear entrances and will be reviewed and approved on a case by case basis.
2. Awnings must be consistent with the architectural style and scale of the house. The color of the fabric must be compatible with the existing house colors. Any exposed frames must be painted to match the trim or the dominant color of the house.

Decks, Porches, and Patios

1. Size of patio should be consistent with the size of the house and yard. All patios will be reviewed with respect to their visual impact on adjacent property.
2. Brick pavers, brick edges, textured concrete, detailed/patterned concrete control and expansion joints, curvilinear shapes and edges, surfaces, and materials are encouraged at all sidewalks and patios.
3. Impervious surface should be taken into consideration when considering the materials to be used to construct the patio (i.e. concrete, stamped concrete, pavers, flagstone, cobblestone, etc.).
4. All patios will be reviewed with respect to their visual impact on adjacent properties and may require landscape screening, as determined by the ARC.
5. All porches, decks, and stair risers must be enclosed. Lattice used under front porch should be a horizontal pattern (not diagonal). Lattice shall be wood (1" x 2" minimum lattice size) and painted or stained to match the trim color. Vinyl lattice is allowed; however, it must have the appearance of wood lattice. Diagonal lattice may be used under rear porches and decks if not visible from street. Lattice must be framed between structural members and trimmed out in wood. Lattice may be held off ground approximately 4" maximum to prevent staining from soil.
6. All exposed vertical wood trim, risers, stringers, etc., must be painted to match the trim color.
7. All rear decks and porches visible from a street on corner lots must be finished to match the front porch detailing (handrails, horizontal lattice, etc.) and colors. Lattice is not required on porches where the finished floor level is less than 4'-0" above finished grade and if additional landscape screening is provided for a solid screen to provide a visual barrier below the deck or porch. Evergreen shrubs are required for decks for 4'-0" above grade.
8. All decks on corner lots, visible from public spaces or other streets, adjacent to

the Swim Club, etc. shall be painted to match trim color or stained as directed and approved by the ARC.

Driveways and Walkways

1. Driveways and vehicle parking pads shall be paved with a hard surface material such as concrete, exposed aggregate in concrete, concrete pavers or brick pavers. Any type of pad other than naturally colored concrete shall be reviewed and approved by the ARC on a case by case basis. Close attention must be paid to driveway, garage, carport, etc. placement, setbacks and encroachment onto buffer areas, Association owned common property, and neighboring lots.
2. Driveway extensions and widening should match existing driveway in color, material, height, etc. The aggregate base, thickness, reinforcement, etc. should comply with good construction practices. Other materials will be considered if applied for; however, the ARC reserves the right to deny other materials to 'extend' or 'widen' driveway if they feel the look is not consistent.
3. **Asphalt driveways are not permitted.**

Fences

1. Fencing can detract from the open character of the Traditions property and may have both a visual and a physical impact on adjoining property. Careful consideration must be given to the fencing concept and execution. The use of landscaping and plant material or combinations of plants and short segments of fencing, or fencing hidden in plant material may achieve the sought-after goal. An 'open' type fencing is preferred. Fencing shall be a visual extension of a building and should relate to the materials, colors, and architectural style of the building. It is also appropriate for diverse styles of fencing to exist to emphasize the customization of the community throughout not only the architecture but the site and landscaping. All fencing proposal will be reviewed and approved by the ARC on a case-by-case basis.
2. Privacy fence heights shall not exceed 6'-0" (5'-0" recommended) or as allowed and required by local codes and Wake Forest and as approved by the ARC on a case by case basis. On fences taller than 5'-0", the lower section may be 'solid' (i.e. 1" spacing between pickets strongly recommended) up to approximately 5'-0" and the upper remaining section shall be horizontal or diagonal lattice, vertical pickets, or other approved open greening detailing. Solid fences are allowed however a minimum of 1" spacing between pickets is strongly recommended.
3. Privacy fences shall not project in front of the front edge of house and shall be set back a minimum of half way back from front face of house or align with a major element or the rear of house. Privacy fences (taller than 4') in side yards of corner lots shall not project any closer to street than the face of the house or a major element (i.e. porch, deck, etc.) or as approved by the ARC on a case by case basis and shall be a minimum height of 3'-6" and maximum height of 4'-0" and must be a minimum of 4'-0" inside of street side property line for planting/screening area between fence and property line.

4. Fences shall be finished/painted/stained as require to match the house trim or other accent color as reviewed and approved by the ARC. All fences visible from streets (front, side and rear yards) shall have additional landscaping screening as directed by the ARC. All paint/stain must be submitted for prior approval.
5. All fences visible from streets (front, side and rear yards) may require additional landscaping screening as directed by the ARC.
6. Certain lots, due to street grades, may require masonry retaining walls to accommodate grades.
7. Fencing finished on only one side must be constructed with the finished side facing out.
8. Property owners are cautioned that building a fence that infringes on all easements, buffers, or access of right-of-ways may result in destruction or removal of fence at the owner's expense. Any proposed fence locations within such areas shall have written approval from the Developer, Wake Forest (any other authorities as applicable) and attached to fence proposal submitted prior to ARC submittal, review and approval. if such fence construction is allowed within such easements, it shall also be the owner's total understanding and responsibility for cost and replacement of any damaged construction as a result of maintenance, upkeep, inspections, additional construction, etc. by others in such easements.
9. Fences shall be constructed inside the property line and lawn and landscaping space maintained by that property owner to their respective property line.
10. If an existing fence exists on adjacent property, it is strongly suggested that the existing fence be used as the fenced boundary of the adjacent lot as well as the new fence match such fence (where appropriate). Connection to existing fencing is not recommended and if desired written approval must be provided from the adjacent homeowner and the understanding that any maintenance of such connection may exist and will be the total responsibility of replacement cost by such homeowner requesting attachment. If a different fence is desired, (other than use of the adjacent fence), the new fence shall be located a minimum of 3' (inside property line, 5' minimum suggested and may be required per the maintenance easement requirement in the covenants section 8.5 on a case by case basis) from existing fence for maintaining the area between the fences.
11. Existing topography, drainage, and landscaping shall not be disturbed for the construction of a fence except with the approval of the ARC. All fencing and site improvements shall not impede storm water flow or affect such flow from and to adjacent properties. Wherever possible, fences should be located so that trees do not have to be removed.
12. Black aluminum or other metal type open picket fences are acceptable/strongly encouraged in lieu of other material and solid type fencing and shall not exceed 6'-0" in height. Wood fencing is allowed, however, shall be a high grade of lumber and have exposed posts with decorative caps, additional picket detailing other than a straight cut or dog-eared top, etc. and as reviewed and approved by the ARC on a case by case basis. Masonry and any combination of wood, metal, etc. fencing is also allowed.
13. Chain link fencing is not allowed. Other style fencing may also not be allowed on a case by case basis as determined by the ARC.
14. All fence details and locations must be reviewed and approved by the ARC on a lot

- by lot and case by case basis prior to beginning any such fence installation.
15. All fences located adjacent alleys shall be set back a minimum of 4' from the alley pavement and a minimum of 2' within the property line. The intention here is to allow sufficient spaces for a planting strip along edge of fencing and proper vehicle movement/visibility. Additional set back requirements may be required at alley intersections concerning sight triangles, etc. and will be reviewed and approved on a case by case basis.

Fireplaces, Firepits, and Outdoor Kitchens

1. Fixed outdoor grills, fireplaces, and cooking areas shall be subject to the approval of the ARC. They shall be gas-operated and connect to the dwelling's gas line. Only propane tanks attached to gas grills shall be allowed on individual properties. Outdoor kitchens shall be constructed contiguous to the dwelling and be of architecturally compatible materials and of an equal or better quality than the exterior of the dwelling.
2. Firepits and wood burning fireplaces are approved on a case by case basis.
3. Any vertical structure features for outdoor fireplaces/kitchens shall not exceed 12' in height.

Gazebos/Cabanas

1. ARC must approve all gazebos/cabanas.
2. May be constructed using solid building materials or soft materials.
 - a. Solid Building materials (concrete, wood, or metal) with permanent, non-removable roof and/or sides.
3. Must meet all local building requirements and codes.
 - b. Soft Structure (wood or metal) with removable roof and/or sides.
4. Must be rust resistant, durable, and anchored to a solid surface. Soft coverings should be removed during high wind conditions.

House Additions or Alterations

1. All such additions or alterations must be accomplished using materials consistent with the existing home. Likewise, colors and window types must match existing materials to stay within the color palette.

Landscape Changes

Annual Flowers

1. Annual flowers do not require approval from the ARC.
2. Annual flowers shall not be planted in excess; i.e. an excessive number of annuals that tend to dominate landscaping. There should be a balance between flowers and other greenery.
3. Only pine straw, mulch or bark is allowed in bedding areas. No application is needed if you are replenishing the material already present in your landscape beds. If you are changing the material, an application will be required. Renewable landscape bedding materials should be

brown or black in color. Landscape rock is permissible as long as it is used as a highlight and not as the primary landscaping cover.

All Other Landscape

1. Other than additions of annual flowers, all landscaping changes, whether additions or deletions, require approval of the ARC.
2. A detailed landscaping plan, including a plant species list, quantities of each, and location on the owner's plot plan is required for the review.

Decorative Landscape Edging

1. Edging is a highly visible element and generally will be accepted if it is very low profile and of a color and material that blends naturally into the immediate surrounding landscape.
2. Edging should not extend more than 2" above normal mowed grass height.

Lighting

1. Post lights are encouraged and must be approved prior to installation
2. Site lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall, high levels of light are not desired or allowed by Wake Forest Code. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings.
3. Exterior lighting shall be shielded from adjacent properties.
4. Exterior lighting shall be proportioned to the size of the house and also coordinated with the architectural style of the house.

Painting

1. Homes may be repainted the same color without ARC approval.
2. Any change to the exterior paint color(s) must be approved by the ARC. Please include paint chip samples or paint color information along with your submittal. A list of recommended color schemes can be found at the end of this document.
3. Various colors are encouraged on the same house (i.e. siding, siding in gable ends, dormers, doors, shutters, windows sashes, etc.)
4. Garage doors shall be painted to match the trim, siding, or accent color as directed and approved by the ARC to minimize the impact of the garage doors on the streetscape.
5. Gutters and downspouts shall be painted to match the color of the adjacent trim, wall, column, etc.

Play Equipment

1. Play equipment, play houses, etc. shall be placed in rear yards within the building setbacks. Consideration should be given to lot size, equipment size, material, design, amount of visual screening, and relationship to neighboring property. Play equipment and play houses shall be screened with landscaping as reviewed and approved by the ARC.
2. Equipment constructed from natural materials (wood) is strongly encouraged.

Painted metal play equipment, not including wearing surfaces (i.e. slides, sliding poles, and climbing rungs) shall be painted dark green, brown, or other neutral color to blend with natural areas.

3. Play houses must be in scale with the size of the yard and existing buildings and shall not exceed 100 SF in size (including any covered porch/stoop areas). The play house must be finished/painted to match the existing house details, finishes, and colors.
4. Tree houses are generally discouraged because of their visibility from neighboring property and are reviewed on a case by case basis.
5. Skateboard, bike, and other type ramps are not allowed. High level acoustical activities and motorized equipment are also not allowed.
6. Basketball goals must receive approval from ARC before installation.
 - c. Permanent in-ground style
 1. Should be located in rear yards and/or deep side yards or side/rear load drive areas.
 2. Cannot be mounted to the home in any manner or location.
 3. Must be located a minimum of six (6) feet from property lines.
 4. No lighting fixtures may be attached.
 - d. Portable goals
 1. Must be positioned so all play occurs in the driveway. No playing is allowed in the streets.
 2. Should be laid down during inclement weather.
 3. No lighting fixtures may be attached.
 4. Homeowners are responsible for the safe use and storage of portable goals.

Pools/Hot Tubs

1. ARC must approve all pools and hot tubs before installation. ARC will review pools and hot tubs on a case-by-case basis.
2. In-ground swimming pools, hot tubs, and spas must meet local municipality codes.
3. Pool, hot tubs, spas, etc. are allowed in the rear yard only within all building setbacks.
4. Pool deck surfaces shall be plain concrete and can use a stamp pattern of your choice (pattern and colored example provided to ARC) or pavers (example and color provided to ARC).
5. Above-ground swimming pools are not allowed. Exception: Child-sized, air-filled pools no more than six feet in diameter and no more than two feet deep. Such pools are designed for daily use only and must be deflated and drained at the end of the day. Prior ARC approval is not required for such child-sized pools.

Rain Barrels

1. Rain barrels are allowed per the following requirements and are reviewed and approved by the ARC on a case by case basis.
2. Only two (2) maximum size of eighty (80) gallon rain barrels are allowed per home unless approved otherwise.
3. Dark colors prevent sunlight from entering the barrel. Without sunlight, algae

and other organisms cannot flourish in the barrel. Therefore, rain barrels may be black, dark green, or brown/terra cotta in color and as coordinated with the house architecture, exterior materials and colors. They must be made of either plastic or wood (metal containers are not allowed)

4. Rain barrels must be placed or installed at the rear of the dwelling, or on the side of the dwelling as long as the barrels are not visible from the street. Under no circumstance are rain barrels permitted on the front of the dwelling.
5. Mosquito control needs to be exercised by design or by screening to eliminate any mosquito breeding.

Retaining and Screen Walls

1. Retaining walls shall be as unobtrusive as possible and built to the minimum height needed to serve their function.
2. Materials may be brick, natural stone, square corner timbers, or concrete, depending on location and contextual relationship. Generally, rounded landscape timbers will not be approved due to their lack of stability when used to retain earth, the strong horizontal lines created by the juxtaposition of the timbers, and their appearance.
3. The end of the walls should be tapered into the ground rather than abruptly ending in space. If the height of the wall would require a railing to comply with county building codes, the applicant should consider stepping the wall in a terracing effect.
4. Landscaping will usually be required to soften the visual impact of retaining walls, screen walls, and other exposed structures depending on the final detail, heights, etc. of such retaining and screen walls.
5. Mechanical, electrical, plumbing, etc. and equipment shall be concealed and located so as not to have an adverse effect on the use of adjacent properties. Mechanical equipment should not be located in side yards due to the high visibility, size/clearances and acoustical issues of such equipment and impact to adjacent properties.

Satellite Dishes and Solar Panels

1. Solar equipment and panels are allowed. All solar collectors and other equipment require ARC approval on a case by case basis.
2. A drawing showing location of the unit on the roof showing visibility from streets and neighboring lots must be submitted to the ARC. Solar collectors shall be located as inconspicuously as possible. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure. Collectors should be attached only to the roof, not free standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the collectors. This camouflage may require completely encasing the collectors. All metal parts should be painted to match the roof color. There should be a minimum exposure of piping with no piping running down the side of the dwelling. The ideal installation is one that is laid flat on the roof.
3. Any tree removal required to permit increased solar exposure to the collectors

must adhere to the tree removal guidelines. No topping or removal of trees on Association common areas shall be allowed.

4. Satellite dishes require specifications on size and color of dish and proposed location. The ARC reserves the right to question the proposed location if it is determined that the location of the dish would make it unsightly from the street and if a more desirable location exists. Dishes larger than 1 meter (2'-0" suggested) in diameter are not allowed. Dishes should be painted to match house color as determined by the ARC. A maximum of one dish per house is allowed. Landscape screening is required around ground mounted dishes where visible from street or public areas.

Trash Can Storage (Garbage, Recycling, Yard Waste Receptacles and Screening)

1. Garbage, recycling and yard waste must be kept in approved containers. Town- approved loose paper bags of the type for yard waste only are permitted.
2. Approved containers and yard waste bags should be placed at the curb for pickup no earlier than the day prior to pickup and must be returned by the end of the collection day.
3. If containers are stored outside and visible from the middle of the street and the middle of the property, they must be screened.
 - a. May be an enclosure or evergreen shrubbery.
 - b. Must be of appropriate height to cover container.
 - c. Enclosure must match the architectural detailing and colors of the house.
 - d. Vinyl wraps are not allowed.
4. All enclosures require ARC approval prior to installation.

Tree Removal

1. Please protect and preserve all existing trees and landscaping. No live ornamental trees (i.e. holly, dogwood, redbud) may be removed without specific Developer, owner, and/or ARC approval.
2. No live deciduous or evergreen trees that have trunks that are 6 or more inches in diameter (as measured 2' above grade), may be removed without specific approval and other requirements, ordinances, codes, etc.
3. Removal of live trees will be approved by the ARC if their continued existence would be detrimental. In many cases, the ARC may require replacements. "Detrimental" conditions include physical intrusion by trees, roots, and other branches on buildings or other structures in a way that could cause damage, excessive shade, or could both paths and sight lines from vehicles. Overgrowth may also be considered detrimental.
4. Trees damaged by storms may be removed without ARC approval.

RECOMMENDED PLANT MATERIAL LIST / APPROVED PLANT LIST

TREES: AMERICAN

HOLLY BALD

CYPRESS BLACK

LOCUST

CAMPHOR TREE

CHERRY LAUREL

CHINESE FRINGE TREE

CREPE MYRTLE

CYPRESS VARIETIES

EASTERN RED CEDAR

EASTERN REDBUD

FLOWERING

DOGWOOD GINGKO

CAROLINA SILVER BELL

LIVE OAK

LOBLOLLY BAY

LOBLOLLY

PINE MIMOSA

PECAN

RED BUCKEYE

RED MAPLE (October glory, Autumn flame, autumn radiance)

RIVER BIRCH

SASSAFRASS

SOURWOOD

SOUTHERN

MAGNOLIA

SOUTHERN SUGAR

MAPLE SUMAC

SWEET BAY MAGNOLIA

SYCAMORE

TULIP POPLAR

CHASTE TREE

WAX MYRTLE

WEeping

WILLOW

WEeping YAUPON HOLLY

WATER OAK

SHRUBS:

ANISE
ASPIDISTRA
BAMBOO
VARIETIES
BARBERRY
BEAUTYBERRY
BEAUTYBUSH
BOTTLEBRUSH
BOXWOOD
BUTTERFLY
BUSH CAMELIA
CLEYERA
CORAL BEAN
COTONEASTER
ELEAGNUS
EUCALYPTUS
EUNONYMUS
FLOWERING QUINCE
FORSYTHIA
VARIETIES GARDENIA
VARIETIES
GEORGE TABOR AZALEAS
HOLLY VARIETIES
HOLLY FERN
HYDRANGEA VARIETIES
JAPANESE KERRIA
JUNIPER VARIETIES
LANTANA VARIETIES
LIGUSTRUM VARIETIES
MAHONIA
MYRTLE
NANDINA
PODOCARPUS
PYRACANTHA
RICE PAPER PLANT
SERISSA
SPIREA VAR.
TEA OLIVE
TEXAS SAGE
VIBURNUM VAR.
WITCH HAZEL

GROUNDCOVERS, PERENNIALS, GRASSES ANNUALS & VINES:

AFRICAN IRIS
(DIETES) AGERATUM
ASPARAGUS FERN
ASIAN JASMINE
AZTEC GRASS
BEGONIA VARIETIES
BUTTERFLY WEED
BOG SAGE (SALVIA
ULIGINOSA) CALIFORNIA
POPPY CAROLINA JESSAMINE
CHRYSANTHEMUM
CLEMATIS
COLEUS
COLUMBINE
COMMON FIG
CONEFLOWER
CREEPING FIG
CRINUM LILIES
DAFFODIL
ECHINACEA
ENGLISH IVY
EVERGREEN GIANT
LIRIOPE FOUNTAIN GRASS
GAZANIA
GERANIM
HIBISCUS COCCINEA (TEXAS
STAR) HELIANTHUS
ANGUSTIFOLIA HIDDEN GINGER
(CURCUMA) HOLLYHOCK
IMPATIEN
S IRIS
KNOCK-OUT
ROSES LENTEN
ROSE MAIDEN
GRASS MARIGOLD
MEXICAN PETUNIA (R.
BRITTOLIA) MORNING GLORY
NEOPOLITAN ONION
(ALLLIUM) PAMPAS GRASS
PETUNIA
PHYTOSTEGI
A PINKS
RAIN LILY
ROSEMARY
SALVIA LEUCANTHA

SNAPDRAGON
SPIDER LILY
SUNFLOWER
SWEET ALYSSUM
TRUMPET VINE
UMBRELLA GRASS (C. ALTERNIFLORIS)
VERBENA
VIRGINIA SPRAY (O. NARBONESE)
YARROW
ZINNIA

RECOMMENDED COLOR SCHEMES

Scheme Number	Color Surface	Color Number and Name
1	Siding: Trim: Accent:	SW 7016 Mindful Gray SW 7013 Ivory Lace SW 6200 Link Gray
2	Siding: Trim: Accent:	SW 6400 Lucent Yellow SW 7005 Pure White SW 6272 Plum Brown
3	Siding: Trim: Accent:	SW 2833 Roycroft Vellum SW 7005 Pure White SW 2847 Roycroft Bottle Green
4	Siding: Trim: Accent:	SW 7056 Reserved White SW 7005 Pure White SW 6222 Riverway
5	Siding: Trim: Accent:	SW 6693 Lily SW 7005 Pure White SW 2809 Rookwood Shutter Green
6	Siding: Trim: Accent:	SW 6105 Divine White SW 7005 Pure White SW 2819 Downing Slate
7	Lower Siding: Upper Siding: Trim: Accent:	SW 6400 Lucent Yellow SW 2845 Bunglehouse Gray SW 7005 Pure White SW 6272 Plum Brown
8	Siding: Trim: Accent:	SW 2829 Classical White SW 7005 Pure White SW 6172 Hardware
9	Siding: Trim: Accent:	SW 6161 Nonchalant White SW 7005 Pure White SW 7058 Magnetic Gray
10	Siding: Trim: Accent:	SW 7005 Pure White SW 7005 Pure White SW 6265 Quixotic Plum

Scheme Number	Color Surface	Color Number and Name
11	Lower Siding: Upper Siding: Trim: Accent:	SW 6113 Interactive Cream SW 7017 Dorian Gray SW 7005 Pure White SW 2802 Rookwood Red
12	Lower Siding: Upper Siding: Trim: Accent:	SW 7043 Worldly Gray SW 7031 Mega Greige SW 2833 Roycroft Vellum SW 6034 Arresting Auburn
13	Siding: Trim: Accent:	SW 2843 Roycroft Brass SW 6119 Antique White SW 2809 Rockwood Shutter Green
14	Siding: Trim: Accent:	SW 2820 Downing Earth SW 6106 Kilim Beige SW 2837 Aurora Brown
15	Siding: Trim: Accent:	SW 2835 Craftsman Brown SW 6119 Antique White SW 2809 Rookwood Dark Green
16	Siding: Trim: Accent:	SW 7031 Mega Greige SW 7013 Ivory Lace SW 6264 Midnight
17	Lower Siding: Upper Siding: Trim: Accent:	SW 2826 Colonial Revival Green Stone SW 2861 Avocado SW 6119 Antique White SW 2837 Aurora Brown
18	Siding: Trim: Accent:	SW 7032 Warm Stone SW 6119 Antique White SW 6005 Folkstone
19	Siding: Trim: Accent:	SW 6087 Trusty Tan SW 6119 Antique White SW 7069 Iron Ore
20	Siding: Trim: Accent: Accent:	SW 6163 Grassland SW 7005 Pure White SW 6188 Shade-Grown SW 6166 Eclipse

Scheme Number	Color Surface	Color Number and Name
21	Lower Siding: Upper Siding: Trim: Accent:	SW 2842 Roycroft Suede SW 2843 Roycroft Brass SW 6119 Antique White SW 2838 Polished Mahogany
22	Siding: Trim: Accent:	SW 6223 Still Water SW 7005 Pure White SW 7069 Iron Ore
23	Siding: Trim: Accent:	SW 2848 Roycroft Pewter SW 7005 Pure White SW 2844 Roycroft Mist Gray
24	Siding: Trim: Accent:	SW 6207 Retreat SW 6119 Antique White SW 2810 Rookwood Sash Green
25	Siding: Trim: Accent:	SW 6199 Rare Gray SW 7005 Pure White SW 6200 Link Gray
26	Siding: Trim: Accent:	SW 2835 Craftsman Brown SW 6119 Antique White SW 6034 Arresting Auburn
27	Siding: Trim: Accent:	SW 6027 Cordovan SW 6119 Antique White SW 2842 Roycroft Suede
28	Siding: Trim: Accent: Accent:	SW 6072 Versatile Gray SW 7005 Pure White SW 6020 Marooned SW 2810 Rookwood Sash Green
29	Siding: Trim: Accent:	SW 7037 Balanced Beige SW 7005 Pure White SW 6481 Green Bay
30	Siding: Trim: Accent:	SW 2832 Colonial Revival Gray SW 7005 Pure White SW 2848 Roycroft Pewter
31	Siding: Trim: Accent:	SW 2844 Roycroft Mist Gray SW 7005 Pure White SW 2811 Rockwood Blue Green

Scheme Number	Color Surface	Color Number and Name
32	Siding: Trim: Accent:	SW 2827 Colonial Revival Stone SW 2822 Downing Sand SW 2837 Aurora Brown
33	Siding: Trim: Accent: Accent:	SW 7066 Gray Matters SW 7005 Pure White SW 6257 Gibraltar SW 6034 Arresting Auburn
34	Siding: Trim: Accent:	SW 6256 Serious Gray SW 7005 Pure White SW 6265 Quixotic Plum
35	Siding: Trim: Accent: Accent:	SW 6150 Universal Khaki SW 6119 Antique White SW 6222 Riverway SW 6237 Dark Night
36	Lower Siding: Upper Siding: Trim: Accent:	SW 6156 Ramie SW 2845 Bunglehouse Gray SW 6119 Antique White SW 2839 Roycroft Copper Red
37	Siding: Trim: Accent:	SW 7018 Dovetail SW 7005 Pure White SW 7062 Rock Bottom
38	Lower Siding: Upper Siding: Trim: Accent:	SW 7038 Tony Taupe SW 6200 Link Gray SW 6119 Antique White SW 6020 Marooned
39	Lower Siding: Upper Siding: Trim: Accent:	SW 2822 Downing Sand SW 2820 Downing Earth SW 7005 Pure White SW 2809 Rockwood Shutter Green
40	Lower Siding: Upper Siding: Trim:	SW 6100 Practical Beige SW 2820 Downing Earth SW 7005 Pure White
41	Lower Siding: Upper Siding: Trim: Accent:	SW 2822 Downing Sand SW 2827 Colonial Revival Stone SW 7005 Pure White SW 7069 Iron Ore

Scheme Number	Color Surface	Color Number and Name
42	Siding: Trim: Accent: Accent:	SW 2846 Roycroft Bronze Green SW 6119 Antique White SW 2845 Bunglehouse Gray SW 2839 Roycroft Copper Red
43	Lower Siding: Upper Siding: Trim: Accent:	SW 2815 Renwick Olive SW 2808 Rookwood Dark Brown SW 6119 Antique White SW 2824 Renwick Golden Oak
44	Siding: Trim: Accent:	SW 6179 Artichoke SW 6154 Nacre SW 6237 Dark Night
45	Siding: Trim: Accent:	SW 6003 Proper Gray SW 7005 Pure White SW 2942 Liberty Blue
	Porch Ceilings:	SW 6478 Watery

TRADITIONS MASTER ASSOCIATION

ARCHITECTURAL APPLICATION

Mail Application to: Traditions Master Association
11010 Raven Ridge Rd
Raleigh, NC 27614

Phone: 919-848-4911
Fax: 919-870-7241
E-mail: ccooper@ppmral.com

Date: _____ Resident's Name: _____

Property Address: _____

_____ Lot #: _____

Resident's Phone #'s: (H) _____ (E-mail) _____

Please note that your application is not complete without a full description of the change, the location of the change on the lot, dimensions and color samples if applicable, a plot plan, and this completed form.

If you are tying into a neighbor's existing fence (i.e. attaching yours to theirs), then you must obtain their written approval to do so.

I, _____, who resides at _____
will allow this owner to attach their fence to my fence.

X _____

You must notify your two closest neighbors of your project. This is not for their approval, but for their information.

I, _____, who resides at _____
have been shown this architectural application. If I have direct objections, I will contact PPM,
although my objections will not stop or change the project if it is in line with the covenants.

X _____

I, _____, who resides at _____
have been shown this architectural application. If I have direct objections, I will contact PPM,
although my objections will not stop or change the project if it is in line with the covenants.

X _____

I request design approval and grant permission to the Architectural Committee to enter the property to consider the request and to inspect during installation and upon completion. ☐

I agree to notify the association within 10 days of completion of my project. ☐

Date _____

Attach a **plot plan with the location of your addition clearly indicated**. As well, include a sketch or picture, paint chips, etc. Indicate size, height, description of materials, location, etc.

[illegible]

**OTHER INFORMATION OR DATA
PERTINENT TO REQUEST FOR DESIGN CHANGE**

Estimated Construction Dates*: Begin:_____ Complete: _____

*Please allow the committee 30 days to review and respond. They will make all attempts to respond more quickly when possible.

(Draw sketch or attach picture here – use additional pages as needed. Include your plot plan.)