

KNIGHTDALE STATION COMMUNITY ASSOCIATION

ARCHITECTURAL GUIDELINES –

NEIGHBORHOOD LIVING STANDARDS

Revised 11-2021

*This document is meant to assist owners in understanding the expectations of the board and/or architectural committee with respect to common requests that arise. However, no guidelines or standards can cover every situation. The fact that this document may not address a specific type of project does not mean that the project is permitted. **ALL exterior modifications require written approval before the work begins**, unless this document specifically states to the contrary. No board member or committee member is authorized to grant verbal approval of a project. In addition, please note that all applications are considered on a case-by-case basis. A modification that is appropriate for one lot may not be appropriate for another, depending on factors such as lot location, size, visibility, etc. Again, this document is a tool to assist owners. It should not be construed as a limitation on the authority of the board and/or architectural committee to make decisions regarding whether a proposed modification is aesthetically pleasing or otherwise appropriate for the community. In the event of a conflict with any restrictive covenant of record, the restrictive covenant will control.*

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APPLICATION INFORMATION

1. The following exterior modifications, and only these modifications, do not require an Architectural Request to be submitted, if certain conditions are met. Referencing the guidelines in each section below is needed to determine if all conditions are met:

Patios (Standard 1)
 Exterior Lighting (Standard 2)
 Garden Plots (Standard 3)
 Play Equipment (Standard 4)
 Basketball Goals (Standard 5)
 Children's Wading Pools (Standard 6)
 Ornamental Trees and Shrubbery (Standard 8)
 Repainting with same color (Standard 12)

2. A complete Architectural Request must be submitted for all other types of modifications unless stated otherwise in this document. When plans are required, they must be submitted with the Architectural Request Form. A complete Architectural Request should include the Architectural Request form in addition to a lot survey and supplemental project information, unless stated otherwise. Incomplete ARC Request will not be considered by the Board of Directors for a decision. **Homeowners have the option to submit through the online portal found on the Knightdale Station page of the HOA website www.omegamgmt.com.**

ARCHITECTURAL GUIDELINE ENFORCEMENT

1. Apparent ARC Guideline violations – as may be reported by any source – must be submitted in writing to the Association Manager to be referred for appropriate action.
2. If a violation cannot be resolved by the Association Manager, the matter will be referred to the Board of Directors for resolution.

If necessary, follow-up correspondence requesting immediate action will be sent. Possible sanctions include: (A) suspension of the right to vote; (B) recordation of notice of Covenant and/or Guideline violation with the Superior Court; (C) imposition of a fine on a per violation and/or per day basis; (D) commencement of legal proceedings; (E) correction of the violation by the Association with all costs charged to the violator; and/or (F) filing of a lien for all fines and costs to correct the violation.

3. The property owner must notify Omega when the improvements are made, so the Architectural Committee can conduct a final inspection to ensure all improvements reflect the Boards' decision.

NEIGHBORHOOD LIVING STANDARDS

STANDARD NUMBER 1

Patios and Walkways

1. Horizontal projects/changes/additions (e.g., walkway, patio) must be located at least 6 feet from the property line on all sides. Vertical (raised) projects/changes/additions such as patio furniture, pergolas, outdoor kitchens or raised hardscaping, must be located within the framework of the home, not to extend past the sides of the house. Nothing vertical is to remain outside of the framework of the house, other than an approved fence.
2. Submission of an Architectural Request for hardscaping patio is not required if:
 - A. The patio does not extend to within six (6) feet of the side property lines nor further than twenty (20) feet from the rear of the home, **and**
 - B. The patio does not exceed four (4) inches above the ground at any point.

3. Submission of an Architectural Request for a concrete or paver walkway is not required if the walkway is located in the rear yard, **and**
 - A. The walkway does not extend to within six (6) feet of side property lines, **and**
 - B. The walkway does not exceed four (4) inches above the ground at any point.
4. An Architectural Request must be submitted for patio covers, awnings, trellises, permanent seating, railings, and all other items not enumerated above.

STANDARD NUMBER 2

Exterior Decorative Objects, Flags, Front Porch Flower Pots, Lighting, etc.

1. An Architectural Request must be submitted for all exterior decorative objects, both natural and man-made, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary, fountains, pools, antennas, flower pots, free-standing poles of any type, and items attached to approved structures.
2. An Architectural Request is not required to be submitted for a single attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area. Seasonal, sports, state or American flags may be displayed so long as the flag is no larger than 3' by 5'.
3. Freestanding flagpoles shall not exceed 18-20' in height. Only one flagpole per homesite is permitted. State Statute regulates and restricts the display of the Flag of the United States of America; American flag; United States flag; or North Carolina flag, of a size no greater than 4' by 6'.
4. Except as provided below, an Architectural Request must be submitted for all non-holiday exterior lights or lighting fixtures not included as a part of the original structures. An Architectural Request is not required if lights meet the following criteria:
 - A. Light fixtures do not exceed twelve (12) inches in height, **and**
 - B. The number of light fixtures does not exceed twelve (12), **and**
 - C. The total lumens do not exceed 1600 lumens.
 - D. All lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.

5. Front entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower pots (maximum of four (4) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of an Architectural Request. Artificial flowers and plants are not permitted.
6. Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
7. Holiday decorations and lighting may be installed in a reasonable manner, in the sole discretion of the Board of Directors or its designee, for the various recognized holidays. Holiday decorations and lighting may be in use for a period not to exceed thirty (30) days before the date of a nationally recognized holiday to be removed no later than fifteen (15) days after the date of a nationally recognized holiday. Holiday decorations and lighting must be placed so as to have a minimum sensory impact on neighboring properties.

STANDARD NUMBER 3

Garden Plots

1. An Architectural Request must be submitted for garden plots unless **all** of the following conditions are met:
 - A. The plot is located behind the rear of the house and within the extended sides of the house;
 - B. The size of the plot is limited to 150 square feet or $\frac{1}{4}$ of the rear yard, whichever is smaller; and
 - C. The maximum height of plants is less than four (4) feet at full growth.
2. Garden plots set on lots at angles, and houses on corner lots will be considered on an individual basis when an Architectural Request is submitted.

STANDARD NUMBER 4

Play Equipment

1. An Architectural Request is not required to be submitted for play equipment if the play equipment is located:
 - A. Within the extended right and left sides of the house;

- B. In the rear yard;
 - C. Within a screened and fenced area of the rear of the house, if yard is fenced; and
 - D. Blends with the surrounding environment using earthen colors comparable to dark green or brown.
 - E. Does not exceed fifteen (15) feet in height and will have a minimum visual impact on adjacent properties.
2. All play equipment, including, but not limited to, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to blend into the surrounding environment through the use of earthen colors comparable to dark green or brown.
 3. A baseball backstop or similar item is not considered as play equipment and must be submitted for approval for material and location.

Play Houses and Tree Houses

1. An Architectural Request must be submitted for all play houses and tree houses.
2. Playhouses and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used **must** match existing materials of the home, and the tree house/play house may not be larger than 100 square feet, and must be located within the extended right and left sides of the house. An Architectural Request must be submitted for this type of project.

STANDARD NUMBER 5

Basketball Goals

1. An Architectural Request is not required to be submitted if **all** the following requirements are met:
 - A. The backboard is perpendicular to the primary street on which the house is located;
 - B. The backboard is white, or clear;
 - C. The backboard post is painted black; and
 - D. No concrete courts allowed.
2. Basketball goals may **not** be attached to the house. Portable goals are not allowed in the street.

STANDARD NUMBER 6

Private Pools

1. An Architectural Request is not required to be submitted for children's portable wading pools (those that are emptied at night) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed thirty-six (36) square feet.
2. Pools exceeding thirty-six (36) square feet located above the ground are not allowed.
3. Horizontal projects/changes/additions such as a pool and surrounding patio cannot encroach a lot's property line and must be at least 6 feet from the property line on all sides. Vertical (raised) projects/changes/additions such as pool equipment, slides, diving boards, pergolas, or raised hardscaping, must be located within the framework of the home, not to extend past the sides of the house. Nothing vertical is to remain outside of the framework of the home, including patio furniture, outdoor kitchens, etc. All pool equipment must be placed so not to be a nuisance to neighboring properties.
4. An Architectural Request must be submitted for all in-ground pools.
 - A. Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house.
 - B. The pool must have adequate fencing.
 - C. The maximum allowable pool area is 1000 square feet.
 - D. Light sources that have a visual impact, in the sole discretion of the Board of Directors on neighboring lots are not allowed.
 - E. Landscaping enhancement of the pool area and screening with landscaping is required and must be included with the submitted Form and plan.

An Architectural Request must be submitted for all exterior spas or hot tubs. Spas and hot tubs must be screened from adjacent properties and streets.

STANDARD NUMBER 7

Fences

1. For any type of fencing, including invisible fences, to be considered, an Architectural Request must be submitted.

2. Fence types that may be approved for installation are attached as exhibits to this document.
3. White vinyl, black wrought iron or aluminum fences are the only allowed fence types and cannot exceed 5' in height.
4. All Forms must include the following information:
 - A. Dimensions – Maximum height is 5'. Minimum height is 4'. No temporary fences allowed.
 - B. Site Plan/Lot Survey– An exact site plan denoting the location of the fence, house, and property lines must be included in the Architectural Request. A lot survey is required for all fence submittals.
 - C. Indicate if there is existing fencing on the abutting property. If so, indicate the style and if you are tying in.
5. All fence posts for all fences must be set in concrete or equivalent.
6. All fences must be installed at/off the rear corners of the home unless addressed differently in the guidelines. If there is an existing neighboring fence, it is permissible to continue the fence at the same point to the side of the home installing the new fence to prevent an offset in fences between houses.
7. Fencing must be located on the property line, connect or abut (end to end) to an existing fence located on the shared property line, or the fence must be at least 3' inside the property line to allow for maintenance between the fence and property line; or one must provide explanation for mitigating circumstances. Lawn and landscaping space must be maintained by that property owner to their respective property line.
8. If a different fencing material is requested along a common side property line, the second fence must be moved inside of the lot line 3'.
9. Corner lot fencing:
 - A. If street trees exist, fencing cannot extend to the property line of the lot. Street trees must be outside of the fence regardless of property line.
 - B. If street trees do not exist along the street portion of the fence, the fence must be installed 3'-5' inside the property line to allow for plantings.

- C. Plant information must be included with the submittal. See Standard # 8 for plant/screening guidelines.
10. Interior/covered porches – Should the house plan include an interior, corner porch, the fence may begin at the front most corner of the porch in lieu of the rear corner of the house. An interior porch is defined as a porch located on the rear corner of the house, built into the first floor of the house.
 11. Fences that abut a road may require additional landscaping. Normal requirement is plant material 6' on center and min 24" in height when installed.
 12. Lots that back to Collector Roads:
 - A. Will be required to use the 5' white vinyl fence. This includes Carolinian Ave, Knightdale Station Run, and Morning Flyer Way.
 - B. Regardless of your property line, if street trees exist, fencing cannot extend to the property line of the lot. Street trees must be outside of the fence regardless of property line.
 13. Fence placement on Collector Road lots: for lots with existing street trees the location of the fence will be dictated by a common alignment along the Collector road, keeping the street trees outside of the fence.
 14. Fencing cannot impede the flow of water. Solid Vinyl fencing must be a min of 2"-3" above grade to allow natural drainage.
 15. Lots that share a common back property line must share a common fence along the property line.

STANDARD NUMBER 8

Exterior Landscaping, Maintenance, and Composting

1. An Architectural Request is not required to be submitted for the addition of fifteen (15) or fewer ornamental trees or shrubs. However, an Architectural Request must be submitted for screen plantings (row or cluster style), property line plantings, and ornamental plantings of sixteen (16) or more.
2. An Architectural Request is not required if replacing existing plantings with the same type and in the same location.

3. An Architectural Request is not required to be submitted for landscape or hardscape modifications designed and installed as part of original construction by the builder.
4. General maintenance of the area from the front property line to the center line of the street (also applies to street trees and the side street for a corner lot) is the responsibility of the individual homeowner. Each owner is responsible for removal of debris, clippings, etc., from this area, and should report any problems that might be noted with the asphalt or drainage. All planting areas should be properly maintained at all times, and, after the first frost, affected material should be removed. At the end of the growing season, all dead plant material should be removed. The bare earth shall be covered with pine straw, mulch, or similar covering.
5. An Architectural Request must include a description of the types and anticipated mature sizes of trees or shrubs to be planted and a site plan showing the location of all plantings in relationship to the house and adjacent dwellings.
6. Street trees are the homeowner's individual responsibility to maintain and replace with the same type as needed. Street trees are required by the Town of Knightdale and cannot be removed or relocated. Replacing with the same type of tree in same location does not require an Architectural Request.
7. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood. Invasive species of plantings, such as Bamboo, are not permitted,
8. All mulched landscape beds must be covered with natural pine straw, chopped pine bark mulch, black or brown hardwood or rubber mulch, or wood shavings. Unless placed at base of a downspout for drainage and small in size, no rocks or stone bed coverings are permitted.
9. Landscape bed edging shall be a neat four to six (4" – 6") inch deep trench. Any other style edging must be submitted for approval. Other edging, if used, shall not exceed four (4") inches above the ground and be of a uniform type.
10. Each owner shall keep his lot and all improvements thereon in good order and repair, including, but not limited to, ~~seeding~~, watering, mowing,

removing grass clippings, the pruning and cutting of all trees and shrubs, raking as necessary, and the painting or other appropriate external care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding neighborhood.

11. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.
12. Composting may be done by individuals or communal groups. If desired, composting shall be done with strict adherence to the following Standards:
 - A. All yard waste must be containerized. Only acceptable means of composting may be used. No dumping in wooded areas, cracks or holes in the ground, or other location is allowed.
 - B. Containers cannot exceed one cubic yard in size.
 - C. The composting unit must be located behind the house and screened by hedges or similar greenery so that it does not affect the aesthetic appearance from the street or adjacent property.
 - D. Contents of composting units may consist of herein listed items **only**: grass clippings, leaves, shrub pruning's, flowers, weeds, sawdust, small limbs, and wood ash.
 - E. Unacceptable composting items include, but are not limited to: meat, bones, dairy products, fish, greasy foods, animal feces, poultry, unchopped wood, wastes, and diseased plants.
 - F. Before installation, an Architectural Request must be completed and submitted to the Covenants Committee for approval or disapproval.
13. Residential Rain Barrels
 - A. Rain Barrels must be entirely screened from view of the street and neighboring Lots.
14. All areas intended to be grass shall be Bermuda sod; TiffTuf Bermuda sod is recommended. The sodded area between the curb and sidewalk must remain sod.

STANDARD NUMBER 9

Firewood

1. Firewood piles are to be maintained in good order and must generally be located between the right and left sides of the house and in the rear yard, in order to preserve the open space vistas.
2. Woodpile coverings are allowed only if the cover is an earthen color (dark green or brown) and the woodpile is screened from the view of the street.

STANDARD NUMBER 10

Decks

1. An Architectural Request must be submitted for **all** decks.
2. The Architectural Request must include a site plan denoting location, dimensions, materials, and color.
 - A. In most cases, the deck may not extend beyond the right and left sides of the home.
 - B. Materials must be cedar, cypress, composite materials or #2 or better pressure treated wood. Any other decking materials must be specifically approved.
 - C. Color must be natural, stained, or painted to match the exterior of the home.
 - D. Wooden decks should have a preservative applied when new and as needed to prevent weathering.
3. Vertical supports for wood decks must be a minimum of standard 4x6 post or painted metal poles, boxed in to give the appearance of wood columns.
5. Horizontal/ground-level decking cannot encroach a lot's property line and must be at least 6 feet from the property line on all sides. Vertical (raised) projects/changes/additions such as patio furniture, pergolas, outdoor kitchens, or raised hardscaping, must be located within the framework of the home, not to extend past the sides of the house. Nothing vertical is to remain outside of the framework of the home or fence.
4. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.

Owners are advised that a building permit may be required for deck construction.

STANDARD NUMBER 11

Exterior Building Alterations

1. An Architectural Request must be submitted for **all** exterior building alterations, including, but not limited to, storm doors or windows, removal or installation of shutters, construction of driveways or parking pads, garages, carports, porches, attached storage space, and room additions to the home. Repainting of the house or trim does not require an Architectural Request if the color(s) are not changed.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A paint color change requires that the following information be submitted along with the Architectural Request:
 - A. A list and sample of all colors to be changed and all colors that will remain the same. A picture of the existing home showing the proposed location of the colors is needed.
 - B. A photograph of your home, three (3) homes across the street, three (3) homes to the left and three (3) to the right. In the event there are not three (3) across the street or on either side, include photographs of all available homes and note the discrepancy on the Architectural Request.
4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house. The Architectural Request must contain the following information:
 - A. Picture or drawing of all windows or doors on which storm windows or doors will be installed;
 - B. Picture depicting the style of storm window or door to be installed; and
 - C. Color.
5. If authorities make any changes to the plans, the owner must submit changes for re-approval, prior to construction.
6. Detached buildings are not allowed, except when the detached building is a garage that existed when the house was originally constructed.

7. No storage units/plastic storage cabinets or sheds are permitted.
8. Owners are advised that a building permit may be required for certain exterior building alterations.
9. An Architectural Request must be submitted for all dog houses, including a site plan denoting location, dimensions, materials, and color. All dog houses must be located where they will have a minimal visual impact on adjacent properties.
 - A. Materials must be cedar, cypress, or #2 or better pressure treated wood.
 - B. Color must be natural, stained, or painted to match the exterior of the home.
 - C. No plastic or metal dog houses are allowed.

STANDARD NUMBER 12

Trash Collection

1. All refuse must be placed in a trash receptacle (such as a trash can) with a lid to keep the garbage contained. Trash receptacles and recycle bins shall be stored inside the garage or screened in an area not to be visible from the street. Receptacles may be placed by the curb the night before pickup and must be returned to storage by the end of the day it is picked up.

STANDARD NUMBER 13

Signage

1. For Sale or Lease Signage: One professionally lettered directional sign stating "Home For Sale" or "Home For Lease" may be placed, by a realtor or by an owner, on common areas in the neighborhood from *Friday evening, not earlier than 6:00 p.m., to Sunday evening, not later than 6:00 p.m., only*. The size of the directional signs may be up to four (4) square feet and may have a maximum height of four (4) feet above ground level. These signs may be placed on common areas at the entrance(s) to the neighborhood and/or on common areas within the neighborhood. No more than one directional sign may be placed on any one common area. No directional sign may be placed in front of any neighborhood monument sign. Placement on private Lots will be between the requestor and individual homeowners. Potentially interested homebuyers would follow these signs to the particular house. The individual realtor sign may continue to be displayed in the front yard of the house temporarily during period of selling.

2. Garage Sale signage may be allowed. No more than three (3) standardized directional signs will be allowed for any one event but there may only be one Garage Sale sign at any one entrance. There may not be more than one garage sale per quarter per home. Sign(s) should not be set out prior to twenty-four (24) hours before the day of the sale and should be removed by the responsible party not later than 6:00 p.m. the day of the sale. Any one sign may be up to four (4) square feet.
3. Political Signage: Signage representing, advertising or advocating any political candidate, party or issue may be allowed using the same general guidelines for “For Sale” or “For Lease” Signage, allowing one sign only per lot and no signage may be located in common areas. Signs of a political nature may be displayed no sooner than thirty (30) days prior to an officially recognized election and must be removed within three (3) days after the election.
4. Event or Personal Recognition Signage: Signage, including but not limited to, graduation announcements, sports recognition, birth announcements, scholastic or other personal achievement signs will be governed following the same conditions as Political signage, except for time frame. These signs may only be displayed for a period not to exceed two (2) weeks.

STANDARD NUMBER 14

Vehicles, Parking, and Traffic

1. Commercial vehicles, recreational vehicles, boats/trailers, campers and golf carts are NOT permitted to be parked in driveway or street, visible from street view. These vehicles may only be parked inside the garage not visible from street view or parked in a location outside of the community.
2. All streets and sidewalks are public and owned by the Town of Knightdale. Motorized vehicles such as golf carts, mopeds/motorized bicycles, trailers, ect. can be driven on streets in passing under the Towns jurisdiction. However, the storage and parking of these vehicles must follow all regulations stated above.
3. Only non-commercial passenger vehicles may be parked in the driveway or stored in open view on residential property for longer than a twenty-four (24) hour period.

4. All vehicles parked in open view and not in a garage must be operable and may not be unsightly.
5. No vehicle may be parked on any yard. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways, traffic, crosswalks or sidewalks.
6. All vehicle operators should observe all local, County, and State traffic regulations at all times while in the Neighborhood. The streets are public and owned by the Town of Knightdale.

STANDARD NUMBER 15

Satellite Dishes

1. No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite (DBS) antennas or multi-channel, multi-point distribution service (MMDS) antennas larger than one (1) meter in diameter, shall be placed, allowed, or maintained upon any portion of the Neighborhood, including any Lot, without the prior written consent of the Board of Directors or its designee. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed only if reasonably screened and located as approved by the Board of Directors or its designee and installed in accordance with the rules and regulations of the Federal Communications Commission and of the Association, both as may be amended from time to time. However, the Board and Declarant and its affiliates reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish, or other similar master system for the benefit of the Neighborhood. Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of any individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.
2. A standard Architectural Request must be submitted for any installation of more than one satellite dish or antenna
3. A satellite dish or antenna may be mounted on the ground of the owner's property, the rear exterior wall of the house, or the roof.

4. Placement should be between the right and left sides of the house and behind the center-line or peaks of the roof of the house, so not to face the street.
5. In all cases, the satellite dish or antenna shall be located so that it is not visible from the street.
6. If a rear mounted location is not feasible due to poor quality of reception or the orientation of the house, an Architectural Request must be submitted. A sidewall location may be approved if the following Standards are met:
 - A. Located near existing air conditioning condensers, gas meter, and electric meter;
 - B. Mounted on the wall with the top of the device no higher than five (5) feet above grade;
 - C. Mounted on the ground within five (5) feet of air conditioning condensers, gas meter, and electric meter, and within two (2) feet of house sidewall.
 - D. Color of device shall be utility gray or similar color to match adjacent utility devices; and
 - E. Ground mounted devices shall be screened from street view by adequate and approved landscaping materials.
 - F. No device may be mounted on a pole/post.

STANDARD NUMBER 16

Solar Panels: The term “solar collector” is used interchangeably with “solar panel” for purposes of this Standard.

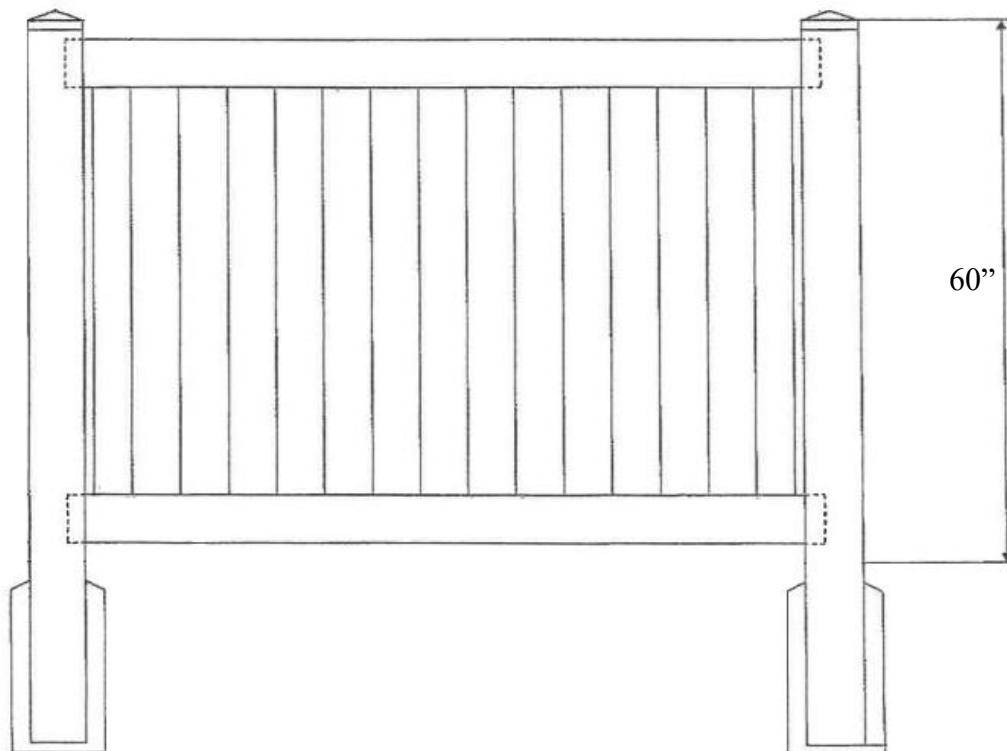
1. Solar collectors must be installed to be as inconspicuous as possible.
2. The preferred location for solar collectors is on the rear roof of the home. Due to aesthetic concerns, solar panels will not be approved (i) in the front yard of a lot or (ii) on a roof surface that slopes directly downward toward a street or other public area if the panels can be seen from a person standing on the ground. However, solar panels on portions of a roof that do not slope directly towards the street or public area may be permitted (e.g., on the roof of a dormer window). **Solar panel location relating to layout and slope of roof visibility are reviewed on a case-by-case basis.**
3. Collectors should be attached to the roof, not free standing or ground mounted.

4. Every effort must be taken to camouflage the plumbing and supports of the collectors. All metal or plastic parts should be painted to match roof coloring. There should be a minimum exposure of piping.
5. The ideal installation is one that is laid flat on the roof.
6. Any tree removal required to permit increased solar exposure to the collectors, must adhere to the tree removal guidelines.
7. Electrical conduit and plumbing pipes must be painted to match the siding color and be as inconspicuous as possible and run parallel to building lines.
8. Owners are solely responsible for all damages caused by the installation, existence, or removal of solar collectors on the Owner's lot, as well as maintenance and repair of the solar collectors. Owners shall immediately repair or replace any solar panel that becomes damaged due to falling debris, hail, or other cause.

ARCHITECTURAL GUIDELINES
FOR KNIGHTDALE STATION

White Vinyl Privacy Fence Exhibit

Section 7



ARCHITECTURAL GUIDELINES
FOR KNIGHTDALE STATION

Black Aluminum Fence Exhibit

Section 7

