



Eagle Ridge Golf Community

Architectural Review Guidelines

Revised February 2025

Eagle Ridge Golf Community Architectural Review Guidelines

Overview

All residents benefit from the planning and design that has been an important part of the development of Eagle Ridge Golf Community (“Eagle Ridge”). These Architectural Review Guidelines (“Guidelines”) are intended to assist Homeowners as they contemplate exterior modification and alterations by informing Homeowners of existing design requirements and the procedures to be followed when requesting approval for exterior alterations and modifications on the Lots. The Architectural Standards, Criteria, and Design Requirements set forth herein (“Design Requirements”) help ensure that the standards of design and quality of the community will be maintained. This, in turn, protects the property values and enhances the overall environment of Eagle Ridge. An essential element of the Guidelines is the recognition by all Eagle Ridge Homeowners and residents of the importance of maintaining the ambiance of the community.

TABLE OF CONTENTS

Architectural Review Committee	pages 3 - 5
Homeowner Application Approval Process	pages 6 – 7
Architectural Standards, Criteria and Design Requirements	pages 8 - 12

Eagle Ridge Golf Community Architectural Review Guidelines

ARCHITECTURAL REVIEW COMMITTEE (ARC)

PURPOSE and AUTHORITY

All lots within Eagle Ridge are subject to the provisions of the Master Declaration of Covenants, Conditions, and Restrictions for Eagle Ridge Golf Community ("Declaration" or "CC&Rs"). Article V of the Declaration establishes an Architectural Review Committee ("ARC"), the purpose of which is to provide for the preservation of property values with respect to any improvement to be constructed or altered on any Lot, and in furtherance thereof, to enforce and maintain certain standards as to harmony of exterior design and location of improvement on a Lot in relation to surrounding structures, natural features and topography.

Unless expressly authorized in writing by the ARC, no fence, wall, driveway, patio, swimming pool, significant landscaping, building, structure or other improvement may be constructed or maintained on a Lot. In addition, no exterior addition or alteration to any fence, wall, driveway, patio, swimming pool, significant landscaping, building, structure or other improvement or any clearing or site work may be performed without written approval from the ARC. All such requests **MUST** be submitted by the Homeowner to the ARC through the HOA Management Company. No work on the proposed project may begin until **AFTER** written approval has been received from the ARC.

MEMBERS

The Architectural Review Committee consists of three (3) members, which are appointed by the Board of Directors.

RESPONSIBILITIES

The ARC is empowered to adopt, promulgate, review, amend, revoke, and enforce design standards. The standards, among other things:

1. Govern the form and content of plans and specifications to be submitted to the ARC for approval or disapproval.
2. Govern the procedure for submission of plans and specifications; and
3. Establish guidelines with respect to the approval or disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of any structure, landscaping, and all other matters that require approval by the ARC.

The ARC is also tasked with reviewing the Guidelines periodically and revising as may be necessary and reviewing applications submitted by Homeowners requesting approval of an exterior change to the home or Lot. Each application received by the ARC is evaluated on its own merits with reasonable flexibility for architectural function and creativity. During the course of and upon completion of an approved project, the ARC will visit the Homeowner's property to inspect the project to ensure it conforms to the approved application.

MEETINGS

The ARC meets as needed to review applications and render decisions on such applications.

LIMITATION OF RESPONSIBILITIES

The ARC evaluates applications based on compliance with the Declaration and the harmony of external design and location in relation to surrounding structures, natural features and topography. Plans and specifications submitted to the ARC are not approved for engineering or structural design or quality of materials, and by approving such plans and specifications neither the ARC nor the members thereof assume liability or responsibility for any defect in any structure constructed from such plans and specifications. The ARC and its members make no representations as to the structural integrity or adequacy, capacity or safety of proposed improvements or structures as shown on the submitted plans and specifications, or as to the ultimate construction of any approved modifications. The ARC does not recommend or assume responsibility for the performance or quality of work of any contractor.

ARCHITECTURAL REVIEW COMMITTEE POLICIES

The ARC does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh concepts in the landscape and architectural themes of Eagle Ridge and to foster thoughtful design so that there is harmony between neighboring residences. The ARC intends to be completely fair and objective in the architectural review process and to maintain sensitivity to the individual aspects of design.

Approval of proposals plans and specifications, or drawings for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans and specifications, drawings, or other matters subsequently or additionally submitted for approval for use on other Dwelling Units or Lots.

APPROVAL NECESSARY

Unless expressly approved in writing by the ARC, (1) no building, outbuilding, garage, fence, wall, driveway, patio, retaining wall, pool, spa, porch, or other structure or improvement of any kind shall be constructed or maintained on any Lot; (2) no exterior addition or alteration to any building,

Eagle Ridge Golf Community Architectural Review Guidelines

outbuilding, garage, fence, wall, driveway, patio, retaining wall, pool, spa, porch, or other structure or improvement of any kind shall be made; (3) no clearing or site work or grading shall be performed; (4) no significant landscaping changes shall be made; and (5) no color scheme for any improvements upon a Lot shall be altered, changed or modified.

TIME LIMITATIONS

In the event the ARC fails to approve or disapprove the application within thirty (30) calendar days after submission of the application (on the proper application form, including all information necessary for their consideration and review), approval by the ARC shall be deemed to have been granted. However, the ARC has the right to request additional information from the applicant if, in its opinion, the information submitted is incomplete, unclear or insufficient. A request for additional information shall be deemed a determination that the information submitted was inadequate, and the thirty 30 day time period for further ARC response shall only commence upon receipt of the requested additional information. Failure to provide the requested information in a timely manner may result in disapproval of the project.

After approval by the ARC, all improvements shall be completed within ninety (90) calendar days from the approval by the ARC. If the project is going to take longer than ninety (90) calendar days, it is the responsibility of the applicant to notify the Property Management Company as to the reasons why the project cannot be completed in the ninety (90) calendar days and how much more time will be needed. The Property Management Company will inform the ARC of the request for extension and the ARC may establish a more specific time for completion as a condition of its approval. Projects that remain uncompleted for long periods of time are visually objectionable and can be a nuisance and/or a safety hazard for neighbors and the community.

INSPECTIONS

Periodic inspections may be made by the ARC while construction is in progress and/or after the project has been completed to determine compliance with the approved plans and specifications and provisions of the Declaration. The ARC or any such agent of the ARC shall not be deemed to have committed a trespass or other wrongful act by reason of such inspection.

JOB SITE CONDITIONS

1. All job sites shall be kept in a neat and orderly condition.
2. Construction hours are subject to rules and regulations as established by the ARC and/or the Board from time to time, or the local ordinances, whichever is more restrictive.
3. All construction operations must be performed in accordance with local governmental ordinances, including, but not limited to, obtaining required permits and receiving inspection approvals from the Town of Garner.

SAFETY AND APPEARANCE

For safety and appearance considerations, construction materials, including mulch and topsoil, are not to be placed in the road for more than three (3) days. Branches, roots, and other debris can only be placed in the road on the day before and day that trash is picked up. Construction materials and/or debris should not take up more space than ten (10) feet along the curb and four (4) feet out from the curb. Construction materials and/or debris taking up more than that must have construction cones and/or safety flags placed on both sides of the materials and/or debris to warn drivers of the danger.

APPROVAL

Upon approval by the ARC, a copy of the applicant's plans and specifications bearing such written approval shall be returned to the applicant by the Property Management Company. Approval of any application shall be final and the approval may not be thereafter reviewed or rescinded provided that there has been compliance by the applicant with all conditions of approval, that the project has been completed in accordance with all submitted plans and specifications, and that no incomplete or incorrect information was provided to the ARC in the course of seeking approval. If the request for approval is disapproved by the ARC due to aspects of the request that can be remedied by the applicant, the recommended changes can be made to the request and returned to the ARC for reconsideration and approval.

VIOLATIONS

All unapproved alterations or modifications are subject to removal at the Homeowner's expense. In no event may any alteration or modification be allowed to remain if it is in violation of any of the Declaration or any zoning or building ordinance or regulation. The Association also has the right to institute action in a court of law to address violations and to levy a fine against Homeowners for the failure to obtain approval from the ARC or for violation of the Declaration, rules and regulations of the Association.

Eagle Ridge Golf Community Architectural Review Guidelines

KEY ARCHITECTURAL GUIDELINES

The ARC evaluates all submissions based on the individual merits of the Application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the individual site and lot size, since what may be an acceptable design on an exterior in one instance may not be for another. General guidelines considered by the ARC include:

Relation to Eagle Ridge Open Space

Factors such as removal of large trees, disruption of the natural topography, and changes in rate or direction of storm water run-off may also adversely affect Eagle Ridge open space common areas or the golf course.

Conformance with Covenants

All applications are reviewed to confirm that the request is in conformance to all applicable Covenants, Conditions, and Restrictions affecting Eagle Ridge as recorded in the records of Wake County.

Validity of Concept

The basic idea of the proposed alteration requested must be sound and appropriate to its surroundings.

Design Compatibility

The proposed alteration must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of material/color, and construction details.

Location and Impact on Neighbors

The proposed alteration should relate favorably to the landscape, the existing structure, and the neighborhood. The primary concerns are access, view, sunlight, air flow, and drainage. For example, fences or landscaping may obstruct views or access to neighboring properties; decks or larger additions may infringe on a neighbor's privacy.

Location and Impact on Golf Course

The golf course is an integral part of the Eagle Ridge community. With many lots and homes backing to the golf course, the aesthetics of the backs of these homes and their rear yards is an important factor in maintaining a positive image for Eagle Ridge.

Location and Impact on Ponds

The three (3) ponds are **NOT** a part of the Eagle Ridge community but belong to the Eagle Ridge Golf Course. With some lots and homes backing to these ponds, the aesthetics of the backs of these homes and their rear yards is an important factor in maintaining a positive image for Eagle Ridge.

Scale

The size of the proposed alteration should relate well to the adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

Color

Color may be used to soften or intensify visual impact. The parts of an addition to a house that are similar to the existing house, such as roof and trim, should be matching in color. No permission or approval is required to repaint in accordance with the originally approved color scheme.

Materials

Continuity is established by use of the same or compatible materials as were used in the original house. For instance, an addition with vinyl siding may not be compatible with a stucco house.

Workmanship

Workmanship is another standard, which applies to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor workmanship, besides causing the homeowner problems, can be visually objectionable to others. As part of the approval process, it is the responsibility of the Applicant to ensure that all Projects have the necessary permits and inspections performed.

Wetland/Preserve Areas

Certain areas within and contiguous to Eagle Ridge are designated as wetland and/or preserve areas for which the Association has the ultimate maintenance responsibility. Such areas are protected by various regulatory agencies, and as such, may not be disturbed by residents and/or the Association.

Eagle Ridge Golf Community Architectural Review Guidelines

HOMEOWNER APPLICATION APPROVAL PROCESS

1. Architectural review application forms for exterior changes may be obtained on-line at the Eagle Ridge web site (www.omegamgmt.com) or from the office of the HOA Management Company. You may also apply electronically by accessing your online account.
2. Homeowner submits their application form to the Property Management Company (in person or sent to their office) for processing.
3. The form must be completed, and all requested information included. If all of the areas on the application form are not completed, the Homeowner will be requested to resubmit the revised application.
4. The HOA Management Company sends the completed application form by e-mail to the ARC for consideration.
5. The ARC reviews the application to determine if it is in accordance with the Architectural Guidelines and/or the Declaration.
6. Each ARC member will vote on the application (Approved, Approved with Conditions, Approved with Information, Declined or More Information Needed).
7. If more information is needed by the ARC from the Homeowner, the HOA Management Company will contact the Homeowner asking for this specific information (measurements, details of materials, pictures, etc.).
 - While the Homeowner is preparing the additional information requested, the timeline for the Project is put "on hold" until the information is received by the Property Management Company.
 - If the Homeowner does not submit the specific information as requested within a reasonable period of time, the Project will be rejected by the ARC.
 - Once the additional information is received by the HOA Management Company, it is forwarded to the ARC for further discussion, consideration, and another vote.
8. If the ARC approves the project, the HOA Management Company notifies the Homeowner of the approval, and the Homeowner may begin the project.
9. In the event the ARC fails to approve or disapprove an application within thirty (30) calendar days after the ARC has received the proper application form, including all information necessary for their consideration and review, approval by the ARC shall be deemed to have been granted.
10. If the ARC does not approve the application, the HOA Management Company will notify the Homeowner with the reasons the project was not approved.
11. Once the application is approved by the ARC, the Homeowner has ninety (90) calendar days from the date the ARC notifies the HOA Management Company that the project has been approved to have the project completed.
12. If the Homeowner needs additional time to complete the project, the Homeowner is responsible for contacting the HOA Management Company to state how much additional time they will need and the reason(s) for the requested extension. In most cases, the ARC will approve the additional time needed, but the amount of the additional time must be reasonable.
13. Once the project is approved by the ARC, if the Homeowner wants to make substantive changes to the original submitted/approved project, the Homeowner is responsible for contacting the HOA Management Company to submit the proposed changes in writing for reconsideration by the ARC.
14. Once the project is approved by the ARC, if the Homeowner decides not to proceed with the project, the Homeowner is responsible for contacting the HOA Management Company in writing that the approved project will not be completed at this time. If, at a later time, the Homeowner wants to complete the project, the Homeowner must submit another application form and the approval process must begin again.
15. Once the approved project is completed, the Homeowner is responsible for notifying the HOA Management Company that the project has been completed and is ready for inspection by the ARC.
16. At that time or after ninety (90) calendar days from the date the ARC notifies the HOA Management Company that the project has been approved, a member of the ARC will go to the Homeowner's property, inspect the completed project, and check to determine if the completed project complies with the original approved application and the Declaration.
17. If the project is found to deviate from the approval granted by the ARC, the ARC will document this fact and submit their findings to the Board. The Board will ultimately decide on further steps to be taken.

Eagle Ridge Golf Community Architectural Review Guidelines

HOMEOWNER APPEALS PROCESS

1. If a project or portion of a project is not approved by the ARC after the application form and other pertinent information/documents have been evaluated, the applicant has the right to appeal the ARC decision to the Board of Directors. The written appeal must be submitted within fifteen (15) calendar days following the Homeowner's receipt of notification of the denial.
2. To challenge a decision, the applicant needs to contact the Property Management Company to submit the Appeal in writing by letter or e-mail. The contact information is stated on the application form. The appeal will be forwarded to the Board for consideration.
3. Once a challenge is submitted, the Board will consider the reasons for the decision by the ARC as well as the reasons why the applicant feels the decision by the ARC is incorrect. The applicant will be required to appear in person in front of the Board at a scheduled Board meeting to present their reasons for the appeal as well as be prepared to answer any questions by the Board. Failure to attend the scheduled Board meeting will result in the denial of the appeal.
4. The Board will discuss and consider the original decision by the ARC as well as the appeal by the applicant. The decision of the ARC may be overridden by a majority vote of the Board.
5. The Board has fifteen (15) calendar days to finalize its decision and to notify the applicant and ARC.

SITE PLAN

A site plan or lot survey should be included with the Application form showing the location of existing structures and the boundaries of the Property. Proposed changes or additions should be indicated including dimensions and distances from the home (including property lines) and adjacent properties. Lot surveys are generally required for all architectural submittals. The ARB/Board may determine, on a case-by-case basis that a lot survey may not be required.

MATERIALS AND COLOR

Samples of the materials and colors to be used and an indication of existing colors and materials should be provided. In most cases, a statement that the proposed wall, for example, is to be painted to match the existing house trim or house color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, appropriate samples or color should be submitted for clarity.

DRAWINGS AND PHOTOGRAPHS

A graphic description of the request should be provided. This may be in the form of manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal.

TOWN OF GARNER

A permit or permits may be required from the Town of Garner or other governmental authorities for the proposed Project. The applicant must determine whether this requirement applies to the requested modification. It is recommended that the Homeowner wait to apply for the required permits until after receiving approval from the ARC to avoid unnecessary cost.

THIRD PARTY COMMENTS

As part of the completion of the application form, neighbors are notified of the project by the Homeowner. Written comments (positive and negative) from neighbors and other residents concerning proposed changes may be furnished to the ARC. These comments will be considered during the review process. The ARC however, must still make its decisions based on standards set forth in the Declaration and further described in these Guidelines.

Eagle Ridge Golf Community Architectural Review Guidelines

ARCHITECTURAL STANDARDS, CRITERIA, AND DESIGN REQUIREMENTS

1. SETBACKS

- a. The Eagle Ridge Golf Community has established official setbacks, which regulates the minimum distance of construction from a property boundary.
- b. Other than fencing, landscaping, retaining walls, auxiliary structures, or walkways, the minimum setback is twenty (20) feet from the rear property line and ten (10) feet from the sides of the property line.

2. WINDOWS, DOORS, SCREENED ENCLOSURES, AND PATIOS

- a. Bright-finished or bright plated (other than white) metal exterior doors, windows, window screens, louvers, exterior trim or structural members are not considered to be within the scheme and plan of development of the community and therefore are not permitted. The use of black or white anodized aluminum to match the original trim is the preferred material.
- b. Screened enclosures shall generally not be permitted on the front or sides of dwelling units.
- c. The use of reflective tinting or mirror finishes on windows is not considered to be within the scheme and plan of development of the community and therefore is not permitted.
- d. The placement of security bars on windows or doors is not considered to be within the scheme and plan of development of the community and therefore will not be approved.
- e. In keeping with the development of the community, all screen enclosures should have a hip, gable or mansard roof.

3. SOLAR PANELS

Solar water heating or electricity generating solar panels shall be reviewed on an individual basis and, if approved by the ARC, must be installed so as to present the least obtrusive condition. In general, it is encouraged that installation of solar panels does not face the street or neighboring lots.

4. EXTERIOR WALL FINISHINGS

- a. The use of the following materials is considered appropriate:
 - i. Vinyl Siding
 - ii. Stone (natural or synthetic)
 - iii. Brick
 - iv. Fiber Cement (Hardie-Plank)
- b. The use of the following materials is considered inappropriate given the scheme and plan of development of the community:
 - i. Rough Sawn Siding
 - ii. T-111 Siding
 - iii. Aluminum Siding
 - iv. Masonite
- c. All exterior colors and materials must be approved by the ARC, except if the house is being repainted to its existing colors. In general, new exterior colors that, in the opinion of the ARC, would be inharmonious, discordant, and/or incongruous to the Eagle Ridge Community shall not be permitted. In general, colors should be muted. Most paint manufacturers have "traditional" or "Williamsburg" color charts from which selections should be made.

5. ROOFS

- a. Roof colors are an integral part of the exterior color scheme of the building. Roofs should be either black, gray, brown, or tan in color.
- b. No change in color or existing roofing material shall be permitted without the approval of the ARC. Roofing material should be either asphalt or fiberglass shingles. Other roofing materials will only be considered if it does not change the visual appeal of the house.
- c. In keeping with the development of the community, all roof pitches should be a minimum of 4:12 ratio.
- d. Flat or shed roofs are generally not permitted.
- e. Flat deck first floor patio roofs, which also serve as second floor balconies, may be approved by the ARC. The second story balcony must be accessible from a second story door and must have a continuous railing at its perimeter. The first-floor roof structure /second story floor must match as close as possible the existing house roof in materials and design.

Eagle Ridge Golf Community Architectural Review Guidelines

6. GARAGES, DRIVEWAYS, WALKWAYS, AND EXTERIOR LIGHTING

- a. Any change from the existing garage door must be approved by the ARC. If the Homeowner proposing changing the materials, style or color of the garage door the ARC approval is required.
 - b. Circular driveways may be permitted where drive enters and exits on the same street.
 - c. No curbside parking areas are to be created by altering existing curb or street paving.
 - d. Driveways should be constructed of a hard-impervious material such as concrete, brick, pavers or stamped concrete and must be approved by the ARC. Asphalt driveways are not considered to be within the scheme and plan of development for Eagle Ridge and therefore are not allowed.
 - e. Driveway aprons must be concrete and may not be widened without the approval of the ARC.
 - f. Walkways shall be constructed of a hard-impervious material such as concrete, brick, pavers, stone (including flagstone or bluestone or stamped concrete) and must be approved by the ARC. Asphalt walkways are not considered to be within the scheme and plan of development for Eagle Ridge and therefore will not be permitted.
 - g. Any proposed driveways and walkways **must** be approved by the ARC prior to installation.
 - h. All proposed exterior lighting should be detailed on the Application form for architectural modification.
- No exterior lighting shall be permitted which, in the opinion of the ARC, would create a nuisance to the adjoining property Homeowners.

7. AWNINGS AND CANOPIES

- a. Definitions
 - i. Awnings – An attachment to the exterior of a house, usually mounted over windows, doors or patios that provides protection from the weather. Awnings are generally comprised of a frame which is made of a metal or a composite material and a cover, which is generally made of canvas, vinyl, or similar fabric. An awning can be fixed or movable. Movable awnings can be opened and closed, either by manual or automatic means.
 - ii. Canopies – A fabric covering over a rigid free-standing frame. The fabric can be canvas, vinyl or other suitable material.
- b. Awnings should not be placed on the front of a house or the street side, if the house is on a corner lot.
- c. Canopies should not be placed on a lot forward of the rear corners of the house.
- d. Awnings and canopies should have coverings made of fabric, canvas, or vinyl.
- e. All canopies and awnings must be permanently attached to the house, patio, swing set, deck or play equipment.
- f. The design and color of all awnings and canopies must be coordinated with the house and approved by the ARC prior to installation.
- g. The Homeowner shall replace or remove any awning or canopy that has become worn, tattered, discolored or otherwise unsightly.

8. LANDSCAPING & STREET TREES

- a. All proposed significant landscaping must first be submitted to the ARC with a lot survey prior to installation. Proposed landscaping must be shown on a lot survey, which includes the house, all impervious surfaces, and existing landscaping.
- b. Removal of any significant existing landscaping must be approved by the ARC. Replacement of like kind and approximate size will be required.
- c. All landscaping installed with approval by the ARC must be maintained to the standards set forth by the Association.
- d. No landscaping may be planted within any golf course maintenance easement, water management tract or utility easement.
- e. **Street Trees**- Street trees are required by the Town of Garner and must be replaced when removal is necessary. Per Town of Garner, there must be at least one street tree. You can find an approved street tree list on the Town of Garner website. It is not necessary to obtain ARC approval when replacing a removed street tree with a tree found on the Town of Garner approved tree list. However, ARC approval is required for installation of any tree not on the Town of Garner list. Please note there are some circumstances where a replacement is not required, and those will be reviewed on a case by case basis.

9. FENCES AND RETAINING WALLS

- a. Wooden fencing is acceptable but must be pressure-treated lumber of grade 2 or better and must not exceed five (5) feet in height. Any prohibition of temporary fences does not apply to the Declarant or assigns, when used for Model Homes, sales, and marketing purposes.
- b. Black wrought iron-type fencing, at a height ranging between four (4) feet and five (5) feet is approved within the community. (See **Note** below for fencing requirements for all golf course lots and pond lots.)
- c. PVC fencing at a maximum height of five (5) feet is acceptable.
- d. Chain link fences are not considered to be within the scheme and plan of development for Eagle Ridge and are not allowed.
- e. No fencing shall be placed in any golf course maintenance easement. No fencing shall be installed in any utility easements without the prior written consent of the utility companies.
- f. Fencing is not allowed on a lot forward of front corners of the house on that lot.
- g. If a privacy fence is installed, the finished side (front view) of the fence shall face outward from the requester's property.
- h. All fencing must be approved by the ARC prior to beginning construction or installation.
- i. Masonry retaining walls are permitted but must be approved by the ARC prior to beginning construction or installation.

Eagle Ridge Golf Community Architectural Review Guidelines

FENCES AND RETAINING WALLS CONT'D

Note- Golf Course lots require a specific style of fencing: 3-1/2 weight ornamental aluminum picket fencing with black powder-coat finish, 42" or 48" high, with 56" high stacked stone pillars (see attachment for fence specifications and a diagram). Lots located on one (1) of the ponds on Mediate Drive, Ryder Cup Circle, Locke Woods Road, Challenge, Zaharis or any other street that has lots across from the Clubhouse pond, not facing the golf course, require the same style of fencing as that are required on golf course lots, but do not require the stacked stone columns. For Homeowners who are considering installing a pool, the height of the aluminum fence must be 48". **See Attachment A. 9.**

10. BASKETBALL GOALS

- a. Permanent and movable basketball goals are allowed. The placement of permanent basketball goals requires the approval of the ARC, which will consider how the placement and use would impact neighboring homes and vehicular traffic.
- b. Basketball goals, whether permanent or moveable, may not be positioned so that they can be used on a street right-of-way or stored on the street right-of-way.

11. SPORTS NETS

Only portable or movable sports nets are allowed. The placement of permanently installed sports nets is not permitted.

12. SWIMMING POOLS, SPAS, AND HOT TUBS

- a. Proposed pools, spas, and / or hot tubs, decking, screen enclosure, and landscaping plans with a lot survey must be submitted to the ARC for review and will be evaluated on a case by case basis.
- b. Only fencing, walkways, retaining walls, and landscaping are permitted within twenty (20) feet of the rear property line and ten (10) feet of the side property lines on all lots in Eagle Ridge.
- c. No above-ground pools (except for wading pools no deeper than two (2) feet tall and no wider than ten (10) feet wide) shall be allowed.
- d. No decking, screening or landscaping may be installed on any portion of the golf course maintenance easement.
- e. All pool equipment and heaters must be screened from view with landscaping from adjacent properties and roadways.
- f. Spas or hot tubs must be approved by the ARC.
- g. It is recommended that with the application form submitted for approval to the ARC, comments (positive and negative) from neighbors be included. Any spa or hot tub that is permitted must also conform to all local zoning ordinances regarding this type of installation.
- h. The pool owner is solely responsible for the safe operation of their pool including, but not limited to, fencing to restrict access and diving boards.

13. GARBAGE AND TRASH CONTAINERS

- a. All garbage and trash containers shall be placed in an enclosed or landscaped area as approved by the ARC so as not to be seen from the street or adjacent properties except on days of garbage pick-up. Open storage of refuse is prohibited.
- b. On the days of scheduled garbage/trash pick-up, such refuse shall be in trash receptacles and placed near the roadway.
- c. Acceptable screening for garbage and trash receptacles, satellite dishes and antennas, and HVAC equipment includes shrubs and/or plants or an enclosure made from vinyl/polyresin, fiber cement boards or treated wood painted to match the house siding or trim. The screen should shield the fixture from public view, without, in the case of satellite dishes and antennas, obstructing the signal. (See also Section 20: ACCEPTABLE SCREENING)

14. ANTENNAS, FLAGPOLES, SIGNS, AND MAILBOXES

- a. Satellite dishes are permitted but shall be permanently mounted to the structure or mounted on a pipe in the ground in accordance with local standards. Satellite dishes, antennas and similar devices must be adequately screened from view where possible.
- b. A flagpole for the display of the American flag, the North Carolina State flag, seasonal flags, team flags or school flags shall be permitted. Flag poles may be attached to the house or free-standing. Free-standing flag poles shall be of fiberglass or aluminum, permanently mounted in a concrete base and no more than twenty (20) feet in height. Free-standing flag poles must be approved by the ARC. Attached flagpoles shall be no more than ten (10) feet in length. No flag shall be larger than thirty-two (32) square feet in size. There shall be no more than two (2) flagpoles per Lot. No flagpole shall be used as an antenna.
- c. No commercial signs, except "For Sale" or "For Rent" signs, shall be displayed in public view on any Lot, Improved Lot, facility, appurtenance, short- or long-term parked vehicle, accessory building or structure. "For Sale" or "For Rent" Signs must be removed as soon as the Unit is either sold or rented. "Sold" or "Rented" is defined as a signed contract. No sign shall be nailed or attached to a tree or other vegetation.

Eagle Ridge Golf Community Architectural Review Guidelines

Other Approved Signs are limited to:

- Home Security Sign - one sign, dimensions within a 12" x 12" template, not more than 4' from the front of the house.
- Invisible Fence - one sign, dimensions within a 10" x 10" template.
- No Soliciting --- one sign, dimensions within a 4" x 8" template, black lettering on white background, not more than 4' from the front-door entrance.
- Special Event --- one sign, dimensions within a 36" x 24" template, must be installed and removed on the same day as the occurrence of the event. (ie. Birthday Party, Open House)
- Decorative Garden Flags --- not more than two garden flags, each having dimensions within a 18" x 24" template, not more than one within 6' of the street.
- Political signs- to include all political season related paraphernalia, are permitted during the election season, and can only be erected in accordance with the Wake County restrictions. All political season related paraphernalia must be removed 10 days following the election.

d. All mailboxes shall be a standard, black mailbox, that is 8 1/8" x 10 1/2"; with a red flag. The mailbox must be mounted upon a 3" black metal post with decorative scroll and a crown finial. Reflective (gold) mailbox numbers were mailed on February 29, 2016 to all owners. The new numbers must be centered, at the bottom, of each side. Replacement numbers can be purchased from the HOA at a cost of \$10 per set. Unclean, faded, rusted or crooked mailboxes and posts are unacceptable. The color for maintaining acceptable mailboxes is black semi-gloss to gloss black. Flat black is not an acceptable color. Position your mailbox 41" to 45" from the road surface to the bottom of the mailbox or point of mail entry. Place your mailbox 6" to 8" back from the curb. If you do not have a raised curb, contact your local postmaster for guidance. Brass bands on the mailboxes are unacceptable. See attachment B.14.D



15. ACCESSORY STRUCTURES, PLAY EQUIPMENT, AND DECORATIVE OBJECTS

- a. Storage sheds are permitted. They shall be placed at the rear of the property in accordance with these property setback requirements – at least 5 feet from the rear and 10 feet from the side property lines. Design, color, and materials of the shed and roof shall match, as closely as possible, that of the Homeowner's house. No lot shall be permitted to have more than one (1) shed. No shed shall measure more than 12 feet in height (from grade), and the "footprint" (length x width) shall not be greater than 144 square feet. If either the length or the width is greater than 12 feet, a permit from the Town of Garner is required. It is the homeowner's responsibility to obtain the required permit. All sheds must be approved by the ARC. If a Garner permit is required, it must be submitted with the application.
- b. Storage sheds proposed for golf course lots are discouraged because of the visual impact to golfers, visitors, and other homeowners. However, proposals for storage sheds on golf course lots will be reviewed by the ARC (including an initial on-site visit by at least one (1) ARC member before the Project is considered) on a case-by-case basis based on the size the proposed storage shed, location of the storage shed on the lot, the size and configuration of the rear yard, visible impact on others, and both the current landscape screening as well as proposed landscape screening (trees, bushes, and other vegetation). In no case will the ARC approve such a project without adequate landscape screening. In addition, the proposed storage shed must not block the neighbors' view of the golf course. Location on the lot and screening requirements may be a condition of the ARC approval.
- c. Decorative objects, including but not limited to sculptures, statuettes, birdbaths, bird feeders, fountains, benches and trellises, may be placed or installed on the front part of any lot without the approval of the ARC. However, such decorative objects should not be placed in a manner that is unsightly or appears unkempt.
- d. Play equipment, including but not limited to swing sets, sand boxes, slides, trampolines, skateboard ramps, and jungle gyms, may be placed or installed on any lot without the ARC approval, but not forward of the rear corners of the house positioned so as to be as least visible from the street and/or golf course as possible, not within the prescribed lot setbacks, and not within any utility easement.
- e. Sub-surface fuel tanks are prohibited. Above ground fuel tanks must be screened.

Eagle Ridge Golf Community Architectural Review Guidelines

Exposed metal swing sets, slides, sand boxes, jungle gyms and other such play equipment are not considered to be within the scheme and plan of development of the community and are prohibited. The ARC reserves the specific right to ask any Homeowner to remove or relocate any play equipment that the ARC deems unsightly, dangerous, not in harmony with the rest of the neighborhood, or restricts the view from neighboring property.

Eagle Ridge Golf Community Architectural Review Guidelines

16. ATTIC VENTILATORS, SKYLIGHTS, GUTTERS, AND DOWNSPOUTS

- a. Attic ventilators or other apparatus requiring penetration of the roof should be as small in size as functionally possible and should be painted to match the roof color. They should be located generally on the least visible side of the roof and not extend above the ridgeline. Approval of any ventilators must be obtained from the ARC prior to installation.
- b. Gutters and downspouts must match the trim on the house and be as inconspicuous as possible. Run-off must not adversely affect the drainage on or damage to adjacent properties. All gutters and downspouts must have the approval of the ARC prior to installation.

17. PATIO, PATIO ENCLOSURES, AND DECKS

- a. Patio enclosures are an extension of the house and have a significant impact on its appearance. All enclosures should be designed to conform to the contours of the house, color, and materials should be compatible with the existing house and surrounding houses. All patio enclosures must have the ARC approval prior to the commencement of construction.
- b. The roof of the patio enclosure should conform to the roof on the house as closely as possible. Insulated aluminum roofs will not be permitted.
- c. All patios, patio slabs, and courtyards must be approved by the ARC prior to installation.
- d. All decks shall be constructed on the rear of the house. Deck railing materials shall be pressure treated lumber of grade 2 or better, composite and/or vinyl, or horizontal/vertical steel cable. All decks must be approved by the ARC prior to installation.

18. PERMANENT OUTDOOR KITCHENS, BARBECUES, AND OUTDOOR FIREPLACES

- a. Permanent outdoor kitchens, barbecues, and / or outdoor fireplaces may be permitted, but should not be a dominate feature on the landscape and should be located so they will blend as much as possible with the surrounding area. Supplemental landscape planting / screening should be provided to soften the visual impact of the outdoor kitchen, barbecue, and/or outdoor fireplaces, particularly when little or no natural background or screening is available.
- b. No permanent outdoor kitchen, barbecue, and/or outdoor fireplace shall be installed until approval is received from the ARC

19. MAJOR EXTERIOR ALTERATIONS

- a. The design of major exterior alterations should be compatible in scale, materials, and color with the Applicant's house and adjacent houses.
- b. The location of major exterior alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.
- c. Where possible, roof pitch should match the type used in the Applicant's house.
- d. New windows and doors should match the type used in the Applicant's house and should be in a manner which will relate well with the location of exterior openings in the existing house.
- e. If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.
- f. Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and debris should be immediately removed after completion of construction.

20. ACCEPTABLE SCREENING

Acceptable screening for garbage and trash receptacles, satellite dishes and antennas, and HVAC equipment includes shrubs and/or plants or an enclosure made from vinyl/polyresin, fiber cement boards or treated wood painted to match the house siding or trim. The screen should shield the fixture from public view, without, in the case of satellite dishes and antennas, obstructing the signal.

THIS DOCUMENT WILL BE REVIEWED PERIODICALLY AND MAY BE REVISED FROM TIME TO TIME AS NECESSARY. ALL REVISIONS WILL BE APPROVED BY THE BOARD.