

Blalock Forest Homeowner's Association



Architectural Guidelines

February, 2026



Architectural Guidelines

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Architectural Guidelines

Section I – General

Architectural Guidelines

Introduction

Whether you are an original owner of a home in Blalock Forest or you are a second or third owner, **WELCOME** to the community. Blalock Forest is an exciting and vibrant place in which to live and the people here wish to make it an even better place to call home through their continuing efforts to protect, maintain, and enhance their property values.

Blalock Forest is what is known as a deed-restricted community. This means that the original tract of property was site-planned, designed, and approved as a self-contained community which would have its own set of Declaration of Covenants, Conditions, and Restrictions (“Declaration”) and an order of governance under which all property owners would live and abide and which would provide for the maintenance of all Common Properties and improvements thereon (see your Declaration of Covenants, Conditions, and Restrictions documents). Covenants, conditions, and restrictions were set so that the aesthetics, congruity, appearance, safety, etc., would be defined and written guidelines would be promulgated (e.g. this handbook) in order to create an environment where approximately 116 homeowners could live in relative harmony. Each homeowner would then have some degree of assurance that the actions of all members of the community would be directed so as not to adversely impact their quiet enjoyment or property values (e.g. painting one's home bright orange; abandoning cars in the street or driveway; the keeping/breeding of vicious pets; unkempt yards, etc.). In effect, Blalock Forest, when built out and under homeowner control, will be analogous to a "mini city" where there is a mayor (Board President), a city council (Board of Directors), a city manager (Property Manager), advisors (Committee Members), and citizens (Homeowners). The ultimate intent, then, is to create a community where its members (homeowners) look after their home and hearth and, ultimately, their investment through active participation in the governance of the community and through serving on committees which advise its appointed or elected leaders.

A well-run community makes for a pleasant community in which to live. This booklet does not supersede the Declaration, but rather it expands upon the intent of the Declaration by setting forth those guidelines and procedures under which an application for approval for changes to the exterior of your home or yard can be reviewed and acted upon **[all exterior changes must come before the Architectural Review Committee (“ARC”), as per the Declaration, including any that are not covered in this booklet]**. Please read on and familiarize yourself with the information contained herein.

The time period from the recording of the Declaration until December 31, 2032 is referred to in the Declaration as the “Declarant Control Period” (Declarant refers to Parker & Orleans Homebuilders, Inc.). During this period, the number of Directors shall be one (1), as further defined in the Association’s By-laws, and the number of votes per each lot owned by Declarant is 99. In effect, the Declarant Control Period gives the Declarant total control to operate the Association in a manner that, in its sole discretion, protects, maintains, and enhances the property values in Blalock Forest.

Architectural Guidelines

Governing Article

Architectural Review Committee (ARC)

(Excerpted from the Declaration of Covenants, Conditions, and Restrictions of Blalock Forest)

At all times prior to issuance of a Certificate of Occupancy for the Dwelling constructed thereon, Declarant (*i.e.* Developer) shall have the sole and absolute right to determine the style and appearance of the initial construction of the Dwelling, storage sheds, accessory buildings, garages, fences, walls, mailboxes, lawn decorations, structures of any type, grading, landscaping and any other improvements to be built or constructed on any Lot (hereinafter individually and collectively referred to as “Lot Improvements”).

After occupancy of a Dwelling as a residence pursuant to a Certificate of Occupancy, no Lot Improvements (including, without limitation, replacement or any previously existing Lot Improvements) shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration thereof be made (including, without limitation, changing materials or color of any exterior portion of any such Lot Improvements), nor shall a building permit for such Improvements or change be applied for or obtained, nor shall any landscaping (other than installation of grass, plants or trees) or re-landscaping of any Lot be commenced or made until plans and specifications showing the nature, kind, shape, height, materials, color and location of same shall have been submitted to and approved in writing by an **Architectural Review Committee (“ARC”)** composed of three or more persons (who may, but need not be, Members of the Association) appointed by the Board.

Purpose of the Architectural Review Committee (ARC)

The primary purpose of the Declaration of Covenants, Conditions, and Restrictions and the foremost consideration in the origin of them has been the creation of a community that is aesthetically pleasing and functionally convenient. The establishment of certain objective standards relating to design, size and location of dwellings and other structures makes it possible to take advantage of the individual characteristics of each parcel of Property and adds to the overall aesthetics of Blalock Forest. In order to implement the purposes of these covenants, the Declarant (the developer) may establish and amend from time-to-time objective standards and guidelines, including, but not limited to, Architectural Standard and Construction Specifications, Uniform Sign Regulations, Uniform Mailbox Regulations, Landscape Guidelines, and Environmental Rules and Regulations as defined hereinafter, and which shall be binding on all Property Owners within the Blalock Forest Subdivision.

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Procedures

In the event the ARC fails to approve or disapprove, in writing, a valid application within thirty (30) days after its submission in accordance with adopted procedures, approval will be deemed granted. If the ARC denies a request from a valid application or the ARC's decision is averse to the applicant's request, the applicant may appeal the ARC's decision to the Association's Board of Directors, who may sustain, reverse, or modify such decision.

Guidelines

Declarant and, after the Declarant no longer owns any Lot within the Properties, the Association, shall have the right to promulgate and from time to time amend written architectural standards and construction specifications (hereinafter the "Architectural Guidelines") which may establish, define and expressly limit the standards and specifications which will be approved, including, but not limited to , architectural style, exterior color or finish, roofing material, siding material, driveway material, landscape design, fencing height and materials, and construction technique. Neither the Association nor the ARC shall approve any Lot improvements which it determines, in its discretion, not to be in harmony of external design, construction and/or location in relation to the surrounding structures, topography or general plan of development of the Community or to be in violation of the applicable Architectural Guidelines.

Miscellaneous

This Guidelines Booklet cannot cover all situations that may arise from a homeowner's request to make a change to the exterior of their house or yard. Therefore, it is best to keep in mind that if you are contemplating making a change to your property, you should contact the Property Manager or speak to a member of the ARC prior to beginning such work.

Disclaimer

The Association, Declarant, Architectural Review Committee, or any officer, employee, agent, director or member thereof shall not be liable for damages to any person(s) submitting plans and specifications for approval by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval, disapproval or failure to approval any plans and specifications. Every person who submits plans and specifications for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the Association, Declarant, or Architectural Review Committee to recover any such damages.

Architectural Guidelines

Section II – Procedure for Requesting Architectural Approval

Architectural Guidelines

Application Instructions

Architectural Review Application Instructions

Prior to any alteration, addition or improvement for which approval of the ARC is required pursuant to the Declaration and these Guidelines, the homeowner (and not a contractor or third party) must complete an **Architectural Review Form** (the “Application”).

The application can be made by completing and submitting the form as detailed on Page 14 of these guidelines

This form may also be obtained by request from the Association’s Management company.

Written approval from the ARC must be obtained prior to the commencement of any alteration, modification, or improvement. Any project started prior to written approval by the ARC will be subject to violation notice issuance and could ultimately result in fines imposed upon the homeowner.

If unsure as to whether an application is required for your project, seek guidance from a member of the ARC or Property Manager prior to commencing your project. These guidelines

Application Process

STEP 1.

The application form must be fully completed, together with any and all supporting documents that are required by either the Declaration or by the architectural standards contained in these guidelines.

Step2.

The **fully completed** form can be:

- Mailed to the Association’s Management Company at:

**Block & Associates Realty.
c/o Allana Lowe
324 Greenoak Drive
Archdale, NC 27263**

OR

- Scanned and emailed to the Association’s Management company as follows:
 - Allana Lowe HOA Manager – alowe@BlockRealty.com

STEP 3.

The Management Company will mark and record the date the Application is received by it and assign it a Confirmation Number. The Management Company will then send the homeowner written confirmation that the application has been received and note whether it is a fully completed application.

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If incomplete, a notice will be sent to the homeowner with an explanation of those items needed to make the request complete. The homeowner must then address those items on his/her application and resubmit the request to the Management Company.

Note: The thirty (30)-day time period for the ARC Committee to act upon an application shall not begin until an application is deemed fully complete by the ARC.

STEP 4.

Complete applications that are received by the Management Company will be forwarded to the ARC to be considered and acted upon within 30 days.

STEP 5.

The ARC may:

- (i) Approve an Application as submitted
- (ii) Conditionally approve an Application, if such conditions for approval are stated
- (iii) Deny an application, if the reasons for denial are stated
- (iv) Return an Application and request additional information from the homeowner regarding the project for which approval is sought.

The ARC Committee's decision on an Application and the date of that decision shall be stated in writing either on the Application or in a separate document that refers to the Application.

STEP 5(i)

If the application is approved by the ARC the decision will be conveyed to the Association's Management company via email. The applicant will then be notified by mail by the Association's Management company that they have been approved to proceed with the work as detailed in their application.

STEP 5(ii)

If the application is conditionally approved by the ARC the decision will be conveyed to the Association's Management company via email stipulating the conditions upon which approval is based. The applicant will then be notified by mail by the Association's Management company that they have been conditionally approved to proceed with the work as detailed in their application. The details of the conditions that need to be complied with, will be conveyed in the mailing.

STEP 5(iii)

If the application is denied by the ARC the decision will be conveyed to the Association's Management company via email stipulating the conditions for denial. The applicant will then be notified by mail by the Association's Management company that their application has been denied. Details of why the application was denied will be conveyed in the mailing.

STEP 5(iv)

The ARC may require additional information to be supplied in order for them to reach a decision. This will be conveyed to the Association's Management company via email. The Association's Management company will then reach out to the homeowner to obtain the additional information required either via email or mail.

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Note: The decision is mailed to the Homeowner by the Association's Management company within three (3) business days of the ARC's decision.

STEP 7.

A homeowner who is not satisfied with the ARC's decision on an application may (i) submit another, different application in which case the application process begins again, or (ii) appeal the ARC's decision as provided below.

STEP 8.

In order to appeal the ARC's action on the application, the Lot Owner must submit to the Management Company, within thirty (30) days of the date that the decision is forwarded to the Lot Owner, a written appeal which encloses a copy of the application and the ARC's decision thereon and which sets forth the basis for the Lot Owner's appeal. The Management Company will record the date the appeal is received by it. Appeals that are received by the Management Company will be considered by the Board of Directors of the Association at its next regular meeting.

Note. In the event of a conflict between these Guidelines and the Declaration, the Declaration shall prevail and take precedence.

Architectural Guidelines

Architectural Review Form

Architectural Review Request for Approval

Please remember to:

1. Familiarize yourself with these Guidelines to help streamline the process and prevent confusion.
2. Fill in **all items** and supply **all supporting data** as required.
3. Supply as much additional information as you can with your request to help the ARC better understand what you are trying to accomplish
 - i. Renderings showing Measurements
 - ii. color samples
 - iii. photos, etc.

Incomplete forms may cause delays in the review of your application (e.g. missing dimensions, material details, colors, plot plans, supporting documents, etc.).

NOTE: Failure to submit an "Application" and receive written approval from the ARC prior to the commencement of any alteration, modification, or improvement will be subject to a violation notice issuance and could ultimately result in fines imposed upon the homeowner.

Architectural Guidelines

BLALOCK FOREST HOMEOWNER'S ASSOCIATION, INC. ARCHITECTURAL REVIEW FORM

Name: _____ Date: _____

Address: _____ Lot # _____

Phone: _____ Email: _____

Mailing Address (if different) _____

The following information, including drawings and samples, must be submitted before application is considered complete and ready for review by the Architectural Control Committee. Please use additional sheets if needed.

Description of the improvement (include dimensions):

Construction Materials to be used:

Colors (please attach samples and specify where they are to be applied):

Estimated start date: _____ Estimated completion date: _____

This architectural request form must be accompanied by at least (2) different drawings:

- 1) **Plot Plan-** (You should use a copy of the surveyor's plot plan of your home that you received at the time of closing). On the plot plan, show to scale the improvement (i.e. deck, fence, landscaping, etc.) and its relationship/distances to property lines, easements, open space, drainage ditches, neighboring homes, etc.
- 2) **Elevation-** A "head on" view of the requested change, as would be seen in a photograph. This elevation drawing should show height, width, distance above finished grade, and details of the exterior finishes and colors. Be specific in order to expedite the architectural review process. Photographs or brochure pictures should be submitted along with this request when available/possible.

In applying for the above architectural change, I/we agree to follow to the best of my/our ability(ies) the changes as described and to meet any and all codes, permits or other requirements deemed necessary by local, county, state or applicable authorities having jurisdiction. I/WE UNDERSTAND THAT CONSTRUCTION SHOULD NOT BEGIN UNTIL APPROVAL IS RECEIVED FROM THE ARCHITECTURAL REVIEW COMMITTEE. I/we also have notified our immediate neighbor(s) as to this ARC request and their signature(s) below attest to their being informed of same.

Owner's Signature: _____ Date: _____

Mail to: Block & Associates Realty, c/o Allana Lowe, 324 Greenoak Drive. Archdale, NC 27263

Email to: Allana Lowe – alowe@blockrealty.com

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BLALOCK FOREST HOMEOWNER'S ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
RESPONSE FORM

Homeowner: _____

Lot # _____ Address: _____

Request Summary: _____

Confirmation Number: _____

(For ARC Use Only)

The Architectural Review Committee for Blalock Forest Homeowner's Association, Inc. hereby approves your architectural request as submitted.

Signature: _____ **Date:** _____

The Architectural Review Committee for Blalock Forest Homeowner's Association, Inc. hereby approves your architectural request with the following recommendations / conditions:

Signature: _____ **Date:** _____

The Architectural Review Committee for Blalock Forest Homeowner's Association, Inc. hereby disapproves your architectural request for the following reasons:

Signature: _____ **Date:** _____

(Should your ARC request be denied, you may request, in writing, an appeal hearing before the Board of Directors as outlined on Page 11, STEP 9).

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Section III - Architectural Guidelines

Architectural Guidelines

Antennas & Satellite Dishes

Antennas and Satellite Dishes

No television, radio or other electrical towers, aerials, antennae, satellite dishes, or other devices of any type for the reception of transmission of radio or television broadcasts or other means of communication shall be erected, constructed, placed or permitted to remain on any Lot or upon any improvements thereon unless approved in accordance with Article IX of the Blalock Forest Declaration, except that this prohibition shall not apply to those antennae specifically covered by 37 C.F.R. Part 1, Subpart S, §1.40000 (or any successor provision) promulgated under the Telecommunications Act of 1996, as amended from time to time. The Association shall be empowered to adopt rules governing the types of antennae that are permissible hereunder and establishing reasonable, non-discriminatory restrictions relating to safety, location, and maintenance of antennae.

To the extent that the reception of an acceptable signal would not be impaired, an antenna permissible pursuant to rules adopted by the Association may be installed only if it: (i) is located in the rear or side yard of the lot; (ii) is not visible from any street (whether by location or screening); (iii) is integrated with the dwelling and surrounding landscape; and (iv) is approved pursuant to Article IX of the Blalock Forest Declaration.

When considering installing a satellite dish or antennae of any type on your lot, please remember to receive prior approval from the ARC before calling for the final installation.

Architectural Guidelines

Awnings & Storm Doors

Awnings:

General

Awnings will be reviewed on a case-by-case basis.

The request must include a picture of the awning, material, color, and design. An elevation view of the home must be submitted showing the location of the proposed awning. Retractable awnings will also be considered for review.

Location

In most instances, awnings must be located on the rear of the home. The ARC will review requests for awnings on a case-by-case basis.

Maintenance

Awnings must be maintained and kept in good condition at all times. Faded, worn, or torn awnings will need to be removed or replaced.

Screen/Storm Doors:

General

Storm doors must be full-view clear glass with minimal aluminum framing so that the front door can be seen through the storm door glass or screen. No cross-buck, half-glass, or any other non-full-view storm doors are permitted (with the exception of a wooden screen door that may be used on a screened-in porch).

Location

Full-view storm doors will be permitted on any exterior, in-swinging door.

Maintenance

Storm Doors must be maintained and kept in good condition at all times. Damaged doors, glass, or screening shall be repaired/replaced within a reasonably short time after damage is noted.

Architectural Guidelines

Basketball Goals

General

Basketball goals fall into three categories: (1) portable, (2) permanent pole-mounted, and (3) permanently mounted to the house. As with all other exterior changes, homeowners are required to submit applications for permanent basketball goals and, if approved, are required to perform periodic maintenance as necessary to keep them in good repair. Slope of the driveway should be considered when planning a basketball goal installation. **Remember:** basketballs can roll onto neighboring properties; be considerate as to the placement of the goal and consider a means to keep a basketball on your property (*e.g.* landscape screening). Under no circumstances shall a homeowner place a basketball goal in the street, in a cul-de-sac, or on common property.

Portable Goals

Portable basketball goals do not require ARC approval and should be sufficiently secured when in use to prevent injury or property damage. No sandbags, concrete blocks, or other similar weighted materials shall be used to secure the portable goals in place; only sand or water placed directly inside the base support shall be permitted. Portable goals should be positioned only in those locations that avoid impact to adjoining properties, streets, and personal safety. Worn nets shall be replaced or removed in order to maintain a neat appearance.

Permanent Pole-mounted Basketball Goals

A permanent goal to be mounted on a pole on a property is subject to ARC approval for placement location. Goals should be placed to maximize child safety and to minimize impact to lawns and neighboring properties. Worn nets shall be replaced or removed in order to maintain a neat appearance.

Permanent Goal Mounted to a House

A permanent goal to be mounted to a house on any property is subject to ARC approval for placement and color. A permanent goal mounted on the side of a house must be located above the garage door. The color of the backboard, if not clear, shall blend in with the color of the house. Goals mounted to a house shall be secured to the house framing to limit potential damage to siding and water damage to the siding or structural framing. Some installations may require additional framing to withstand goal use. Mounting to the siding alone is insufficient to withstand rigorous use. Worn nets shall be replaced or removed in order to maintain a neat appearance.

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Decks/Patios

When contemplating adding a wood deck or concrete/brick paver patio to the rear of your home, it is important that you consider several factors:

1. Water drainage pattern under or around the deck/patio: Improper final drainage can damage the house foundation as well as create an area for insects (e.g. mosquitoes) to breed. You can also affect the amount of stormwater runoff onto neighboring properties.
2. Distances of deck/patio to property lines and easements: Ordinances may require that such structures not encroach into easements or to within certain distances from property lines.
3. Privacy screening (whether vegetative or other): You may want to incorporate some type of privacy screening around certain parts of you deck or patio (for your own privacy as well as for the privacy of your neighbors). Therefore, it would be prudent to plan the screening and deck/patio at the same time. Screening, however, is not a requirement on all lots when putting in decks or patios, but may be required by the ARC on certain lots in the community, at its sole discretion.

Appearance:

The size and styling of decks, back porches, and balconies must complement the dwelling structure and be in proportion to the dwelling structure. Decks, back porches, and balconies must remain natural in finish color. Clear sealants/protectants should be applied at the Owner's discretion to protect the wooden materials and may be applied without prior approval of the ARC.

Location:

All decks and covered back porches must be confined to the rear of the dwelling structure and must not protrude past the sides of the building. However, when there is a patio on the side of the building (facing the side and not the back of the property), a deck or covered back porch may be allowed to be built and even wrap around the back side of the house (L-shaped structure). Size and appearance (see above) will be significant factors for the ARC to make such an exception. Decks and back porches must be within the minimum building setback requirements of the County; however, final placement and approval will be determined by the ARC and may be more restrictive than the County setback requirements. Setbacks must be unobstructed from the ground to the sky except as expressly stated. The location of all improvements or alterations on any Lot must comply with the minimum building and land use setbacks shown on the applicable Plot Plan / Survey Map for such Lot.

Materials:

All decks and back porches shall be constructed of #2 or better pressure-treated lumber with galvanized hardware. A clear water seal is recommended but not a requirement for approval. However, it is a recommended to use clear water seal or natural-colored stain for deck maintenance. In addition to wood, other materials, such as composite decking may be considered as alternatives to wood, in which case color coordination with the rest of the house is very critical for the overall aesthetics of the Community.

Architectural Guidelines

All requests for decks/patios will be reviewed by the ARC in context to the requester's house and lot as well as surrounding lots and easements. Therefore, details of the size and type of deck/patio are important when making your request to the ARC. **It is also critically important to remember that when adding a patio consisting of impervious materials (pavers, stone, concrete, etc.), the total area of the impervious surface of the patio does not cause the lot to exceed its allotted impervious area as stated on the surveyor's plot plan that you received at closing.**

All permits by municipality or County, if required, are the responsibility of the requestor to obtain prior to the commencement of any alteration, modification, or improvement.

Architectural Guidelines

Dog Pens

Appearance:

The dog pen must be in proportion to the house and lot. The ARC may require that the dog pen be accompanied with some landscape screening in order to buffer its impact to adjacent properties or from the street or common areas, depending on its location on the lot. Each request for a dog pen shall be reviewed by the ARC on a case-by-case basis.

Location:

Dog pens must be located in the rear yard. No dog pens will be permitted in the front or side yard areas.

Materials:

Dog pens can be constructed of chain or metal and be no larger than 10ft x 10ft x 6ft..

Reminder: Please submit an application request and **receive ARC approval first** before purchasing a pre-fabricated dog pen. The ARC will not be swayed by the fact that a dog pen was purchased and is awaiting ARC approval. Approval of a dog pen is in the sole discretion of the ARC and the monetary risk of purchasing one prior to ARC approval is upon the homeowner.

Architectural Guidelines

Fences

Appearance:

Wherever possible, alternatives to hard fencing are recommended (i.e., landscaping and plants). It is also recommended that fencing be "softened" through the use of plant material on the exterior side. The homeowner should be conscious of the fence placement and of adjacent homes when making application in order to avoid visual discord in the community as well as sight obstructions to traffic.

The illustrated five-foot fence styles that are shown in this section are the approved fence styles for Blalock Forest.

Wooden fences are to be of treated yellow pine wood and shall remain natural in color. Fences should be stained with a clear, transparent, or semi-transparent finish at the time of installation. **Semi-solid or solid stain is prohibited.** Stain color should be a shade of brown with a light or natural tone. Dark shades of brown are prohibited.

Wooden fences that are being restored, or have never had a sealer or stain applied, should first be cleaned (i.e., pressure washed) and a wood brightener (neutralizer) applied prior to staining.

Residents have 12 months from new installation of a wood fence to stain it. Staining should not take place in winter months. Stain selection should be approved by the Architectural Review Committee.

Location:

Fences shall follow the natural grade of the land and no "stepping" of the fence top shall be allowed. Wherever possible, existing trees should not be removed in order to place the fence. The fence shall be set back **exactly 1" from the owner's property line** (in most cases, not all) unless the fence is on the side of a corner-lot house that faces the street. In the case where a fence runs parallel to a side street, care must be taken in order to not block a vehicle's line of vision and the fence must be set back 10 feet (more or less as the ARC determines for the particular lot) from the property line (ordinances may control the placement of the fence in this instance). The finished side of the fence (the side with the fence slats) shall always face outward from the requester's yard.

It is the homeowner's responsibility to check for any easements or environmentally sensitive areas that may affect placement of fencing. The fence shall be placed no further forward than 10 feet from the rear corners of the house (slightly more or less as certain situations may dictate). The ARC shall determine the final placement of a fence based on aesthetics and street appearance in its sole discretion. If any iron pipe property corners cannot be located on the lot (not the flagged wooden stakes), then the homeowner must hire a surveyor to locate these irons prior to fence installation.

Architectural Guidelines

Style I: Arched Solid Board

Materials:

Only #2 or better treated yellow pine material will be allowed. Fences must be “stick built” on site; **no prefabricated, store-bought panels are permitted**. Wire, chain-link, concrete, other fences are strictly prohibited.



- Height is 5ft tall as measured from the ground to the top of arch.
- Arch rises 9 inches vertically at high point.
- 8ft distance between 4" x 4" posts (Gothic or Plain).
- 4" x 4" posts set in concrete.
- Three rows of horizontal 2" x 4" Nailer boards.
- 1" x 6' pickets with no spacing between pickets (3/4" thick, not 5/8").
- Typical access gate as shown (gate size and quantity may vary per request/need).

Style II: Aluminum and Galvanized Steel

Materials:

Aluminum and galvanized steel material will be allowed. Fence should follow local building code (i.e., pickets spacing should not exceed 4 inches, etc.). Prefabricated, store-bought sections are allowed. Fences should be painted black.



- Sections should be 6ft wide (Aluminum) or 8ft wide (Galvanized steel) and 5ft high.
- Pickets should be 1/2"- 3/4" square and straight. No ornamental/decorative style pickets permitted.
- 3 rails
- Flush top rail.
- Fence posts must be anchored in the ground with concrete.

Architectural Guidelines

Style III: Scalloped Shadow Box

Materials:

Only #2 or better treated yellow pine material will be allowed. Fences must be “stick built” on site; **no prefabricated, store-bought panels are permitted.**



- Height is 5ft tall as measured from the ground to the top of arch at posts.
- Height is 4' 3" tall at mid-point (base of dip)
- 8ft distance between 4" x 4" posts
- 4" x 4" posts
- 4" x 4" posts set in concrete.
- Three rows of horizontal 2" x 4" nailer boards.
- 1" x 6' pickets (3/4" thick).

Architectural Guidelines

Garbage/Recycling Can Screens, Privacy Screens, and Screening Enclosures

Appearance:

Screens and enclosures that are installed adjacent to the house must match house materials or painted the main color of the house or the trim to blend in with the existing color scheme of the main residential dwelling. Wooden screens and other enclosures that remain natural in color require a natural-colored, translucent (transparent or semi-transparent) stain and/or clear water repellent for maintenance. If the screen/enclosure is to be painted or stained, a color sample must be submitted with the Architectural Request Form Application for approval. All screens/enclosures must be maintained in good condition (pressure-washing, painting, staining, etc.) as needed. If a screen is installed on a wooden deck, the screen must match the deck materials (see relevant section) and its surroundings (color, appearance, etc.). In addition, as a general guide, wood or vinyl lattice, as long as it matches the deck or the house exterior, are acceptable materials for screening the space under a deck.

Location:

Screens/enclosures shall not be placed in the front yard. Screens enclosing garbage can areas should be located on the garage side or back side of the house. However, they may not be located where the use, including, but not limited to the entry, of said area encroaches on adjacent neighboring properties. Those screens should be placed as far away from the front of the house as possible. The ARC will determine the final placement of the enclosure based on aesthetics and screening requirements.

Other enclosures, such as patio privacy panels/screens, A/C containment screens, etc., must be no larger than the area they are supposed to contain (e.g. the size of the existing A/C units). Patio privacy panels/screens that enclose part of the grass in the backyard fall into the “fence” category.

Screens and other enclosures shall follow the natural topography of the land and blend in with their surroundings.

Materials

Screens and enclosures shall be constructed of #2 or better pressure treated yellow pine or vinyl. All fasteners are to be galvanized. Alternative materials will be considered by the ARC on a case-by-case basis.

Requirements

An Application must be submitted and approved prior to installation of the screening. It is also recommended that all screens be softened through the use of landscaping on the exterior side, where possible. This is mandatory especially on corner lots, where part of the screen will be facing the road. Existing trees or shrubs shall not be removed to place the screen/enclosure without prior approval from the ARC. All screening and

Architectural Guidelines

enclosures must be maintained in an aesthetic, safe, and good condition.

Garbage Can Area Screens

Shall be no taller than 4 ½ feet, no wider than 3 feet, and no longer than 8 feet, and must be fully enclosed at least on three sides (two sides of screen plus the original house wall). One gate no wider than three (3) feet may be installed on either the side or rear of the enclosure; if installed, the gate must be kept closed at all times. Garbage Can Screens require that shrubs are planted along any sides of the fence that face the street to help the fence blend with the surrounding landscaping. Shrubs must be planted within 3 months of installing the screen. **See below for design examples of Garbage Can Area Screens:**



Plastic, vinyl, PVC, or wooden portable type (non-permanently affixed) garbage can screens are not permitted on any Lot in the Community.



Garbage Can Areas must be kept neat; no loose debris shall be allowed in the Garbage Can Areas. Trash and recyclable materials must be stored in sanitary containers. Except on trash pick-up day, all garbage and/or recycling cans should be stored in a way that it cannot be in view from the street. Garbage and/or recycling cans may be placed at the curb the evening before collection day but must be removed from the curb and stored out of view from the street on the night of collection day. Garbage and/or recycling cans must be stored in a way that it cannot be seen from the street. They must be stored inside the garage, against the back side of the house, or on the garage side of the house behind a garbage can area privacy screening that has been approved by the ARC.

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Privacy Panels

Shall be no taller than six (6) feet and no longer than eight (8) feet. Privacy Screens should match those panels constructed/installed by the Declarant during development of the Community on other Lots and may be constructed with wood or fencing grade vinyl material; unless a variance is granted by the ARC. Vinyl Privacy Panels should match the color of the trim of the house exterior. No more than one Privacy Panel/Screen can be installed consecutively on a Lot, or it would qualify as a fence. Non-affixed, portable privacy screens are not permitted.

A Plot Plan / Survey Map of the property that reflects the property lines, easements, landscape buffers, and structures, must contain a drawing of the proposed location of the screen, privacy panel, or other enclosure on the Plot Plan / Survey Map (dimensions, placement, materials, etc.) are a requirement with the Application.

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Landscaping

General Information:

Both the Architectural Review Committee and the Board of Directors of the Association encourage homeowners to accent their homes with landscaping elements. Landscaping around the home can add a personal touch and increase the value of one's home. It is recommended that homeowners seek professional assistance when planning extensive landscape plantings or structures. Several commonly requested landscape elements which need prior approval before building/installing on the property include, but are not limited to, the following list (in no particular order):

- Exterior lighting
- Gazebos/Pergolas
- Landscape beds (natural areas)
- Patios
- Retaining walls
- Tree Removal
- Walkways

In general, when planning landscaping for any element (including those listed above), one should limit the change in grading of the property to insure proper drainage away from the foundation as well as away from the neighboring properties. Additionally, the planting of shrubs and trees should be made in such a manner that they will not impede the vision of motorists on the street nor adversely affect neighboring property owners (*e.g.* planting a tree too close to the property line). Also, consideration should be given to the size and height of plant materials at full maturity and its effect on neighboring properties. No plantings of any size shall be permitted within the street sight triangles at road intersections.

Below are a few of the major categories under landscaping and some standard rules of thumb, which must be considered:

Gardens (vegetable or water):

These types of gardens should be located in the rear yard and out of view from the street and from neighboring properties. Vegetable gardens should be kept clean and clear of high growing weeds when in the off season and in order to protect the garden from foraging animals, it is recommended that the rear yard be fenced in. Water gardens should be planned in such a manner as to limit the potential for accidents (*e.g.*, electrocution or drowning by small children or pets).

Gardens (flower):

Flower gardens are highly encouraged and do not require prior ARC approval. However, if the plantings exceed 30" in height at maturity, then the types of material and placement of such must have Architectural Review Committee approval prior to installation.

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Landscaping (continued)

Landscape Beds:

Natural areas (landscape beds) should be made in proportion to the home and property. All front yards, though, should have a minimum of 50% grassed area (some exceptions to this rule will apply on certain shaped lots and the ARC will take those circumstances into consideration).

Mulch:

The mulching of garden areas is recommended. Mulch can consist of the following materials:

- Pine straw
- Shredded hardwood
- Pine bark mulch
- River rock
- Colored wood mulch – Red, Black and Brown

Patios:

Patios should be consistent with the grading of the property and located in the rear yard. The materials may consist of natural color concrete, flagstone, slate, stone or brick. The patio size, design, and setback distances to neighboring property lines should be kept in proportion to the home and property. The view of the patio should be softened from the neighbors, possibly accented with shrubs/flowers. **Do not exceed your lot's allocated impervious surface area when adding a patio.**

Tree Removal:

The Blalock Forest HOA would like everyone to preserve and protect the trees on the properties in the subdivision. However, there will be circumstances when tree removal is necessary. It is recommended that living trees with a diameter greater than six-inches when measured at five (5) feet above the ground, not be removed unless they adversely affect the owner's or neighboring owner's home/property. Trees which are dead and/or present an imminent hazard to life or property may be taken down by the homeowner without ARC approval, as the case may arise.

Walkways:

Walkways should be consistent with the grading of the property to prevent improper drainage. Walkway locations should generally be limited to the side and rear of the house. The front yard walkway is limited to natural color concrete, as installed by the Builder. More flexibility of materials may be taken for walkways on the sides and rear of the house (e.g. flagstone, slate, stone, or brick). **Do not exceed your lot's allocated impervious surface area when adding additional walkways.**

Other (gazebos, planters, retaining walls, exterior lighting, etc.): the ARC shall review these on an individual basis.

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(REMINDER: If you are not sure about an exterior change or addition to your property, please contact the property manager or a member of the ARC to discuss your change or addition beforehand)

Architectural Guidelines

Lawn Ornaments / Statuary / Flags

While understanding that individual tastes vary and that some objects may have sentimental value, the ARC must weigh that against the overall aesthetics of the community and, therefore, may place limits on or deny the placement of certain objects on an Owner's lot.

Lawn Ornaments

Ornaments such as glass globes, mobiles, wind chimes, fountains, bird feeders/houses, wooden barrels, yard art, photocell yard lights, and all other lawn ornaments may be placed on the lot without prior ARC approval, provided that they are incorporated into a larger landscaping plan so as to be an accent item and not a primary object of focus. However, the ARC does have discretion via the Declaration to limit the number, type, and placement of such items on a lot.

Statuary

As with lawn ornaments, statuary should also be incorporated into a larger landscaping plan so as to be an accent item and not a primary object of focus. Here again, the ARC may limit or prohibit the placement of certain statuary or the number of statuary on a lot in its sole discretion.

Flags / Flag Poles

No flag poles shall be permitted on a Lot, other than at the model home sales center(s) during the time of initial builder construction of homes.

Flags may be flown on a lot if mounted to the house at a point not higher than the first-floor ceiling level and if the size of the flag is limited to 3' x 5' in dimension.

All decorative flags (*e.g.* school flags, seasonal flags, decorative flags, etc.) do not require prior ARC approval, provided that these flags shall be limited to two (2) per house and can be no larger than 3 square feet in size per flag. The ARC can require that a flag be taken down if its content is deemed to be offensive in nature.

All flags must be kept in good repair at all times or they must be replaced or removed within a reasonably short period of time from when they become damaged or worn.

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Mailboxes

Mailboxes

The mailbox and post must remain in either its original color and design (Colleybrook) or if unavailable from the supplier, then homeowners are permitted to install one of the following options:

- Piedmont
- Trinity
- Powell
- Deacon
- Cobblestone
- Brooks Landing

No physical alteration of the mailbox or post design is allowed to include the house numbers. Plantings around the mailbox base are allowed and encouraged. Non-permanent seasonal decorations on the mailbox are allowed (e.g. Christmas, Halloween, Thanksgiving, Easter, etc.), provided that these decorations are removed within 10 days after the end of the particular Holiday). Plantings and decorations must not obstruct the address number on the mailbox. It is recommended that vines, climbing plants, and bushes exceeding 18" in height at maturity not be planted at the mailbox because of their fast growth and obstructing of the mailbox numbering.

Mailbox Replacement

Replacement mailboxes may be ordered from Carolina Mailboxes. When ordering, let the company know that it is for Blalock Forest in Willow Spring, North Carolina. Replacement numbers can also be ordered from Carolina Mailboxes for a nominal charge.

Carolina Mailboxes
Phone: 704.334.3393 Fax: 704.334.3363
dcole@carolinamailboxes.com

Architectural Guidelines

Play Equipment

Appearance:

Play equipment such as Playhouses, Forts, play structures, trampolines and treehouses, should blend in with the natural surroundings.

In some instances, landscaping or fencing should be planned to screen play equipment from being visually obtrusive to neighbors or from the street and to maintain a safe environment for the children at play.

The size of play equipment shall be proportional to and consistent with the surroundings.

Location:

Play equipment should be placed in the rear yard and within the building envelope lines of the lot. Certain lots may not accommodate play equipment in the rear of the lot; the ARC will review each request on a case-by-case basis.

Materials:

Equipment constructed from treated natural wood is recommended; however, the ARC will review other structural materials. Therefore, detailed drawings, specifications, and coloring shall be required with the application in order for the ARC to review such a request.

All play equipment must be anchored to the ground as per the manufacturer's recommended anchoring method in order to prevent injury from the equipment tipping over or, in the case of a trampoline, from being blown into the house or neighboring houses during high-wind events. It is recommended that trampolines be removed if high winds are predicted, if possible.

If a treehouse, the structure must be secured to the tree in such a manner to prevent collapse, flying debris or injury.

The Association reserves the right to request removal of an installation that does not meet the above listed criteria. A Plot Plan / Survey Map, detailed plans for the construction and/or installation of the Playhouse, Fort, or Play Structure (placement, dimensions, materials, colors, etc.) are a requirement with all Architectural Request Form Applications.

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Screen Porches and Deck Enclosures

Appearance:

All screen porches and methods of enclosing decks will be reviewed on a case-by-case basis. The screen porch or deck enclosure should be of the same color scheme as the house or deck and constructed from the same siding, trim, and roofing materials as the house. Wall and roof design will be allowed to vary per individual taste, but ARC approval is final.

Location:

Screen porches and methods of enclosing decks must be located on the rear of the house. The homeowner must design the screen porch or deck enclosure within the setbacks of his property and is responsible for obtaining all necessary permits.

Materials:

The materials for building a screen porch or deck enclosure must be of equal or better quality than the materials used to construct the original home or deck.

Impervious Surface Area:

As with sheds and other structures, when contemplating closing in a deck or building a screen porch, the roof of these structures is considered an impervious surface so you will have to take that into account when applying to Wake County for a permit to build.

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Solar Panels

Blalock Forest encourages energy conservation and the use of solar energy collectors as alternative energy sources, but also recognizes the necessity for good design to protect and enhance the property values and appearance of the community. Blalock Forest requires that solar collector installations provide the best possible integration with the design of the building and the least possible negative visual impact upon the neighborhood.

These rules, regulations and guidelines apply to all solar energy devices including without limitation solar panels and their associated components, solar tubes, solar skylights, or other solar energy devices (**collectively referred to in this Rule as “devices” or “systems” or “equipment”**) which due to installation and use location are or may become “visible from neighboring property” above the fence line or other privacy barriers that may exist between neighboring yards and homes.

Approval of Installations

- a) Detailed plans for installation and placement of any solar panel / energy device must be submitted to the Architectural Committee for review and receive written approval from the Association prior to such installation.
- b) An illustrated brochure of the proposed system, which depicts the materials to be used, and drawings showing the location and number of collectors, the attachment to the roof structure, and the location of exterior system components, shall be submitted with the Architectural Request.
- c) A Wake County Permit may be required for the installation of such device and ancillary equipment. The Association strongly suggests to Owner that he/she use an installer which is a licensed solar equipment contractor with the appropriate contractor's license. Owner is entirely and solely responsible for knowing what permits may be required, and obtaining any such permits before installation begins.
- d) Homeowners are urged to check with their home builder or insurance company prior to installation of devices for how such installation may impact their roof warranty or other aspects of their structure. Neither the Architectural Review Committee nor the HOA Board of Directors is liable to the property owners from roof damage or for effects to roof warranties. The Association and its Board has no expertise or special knowledge regarding such systems and therefore the Association's approval for installation of any such device(s) or system is not a representation that the system chosen by an Owner is safe to use or is compatible with Owner's roof or other structures on the Lot or the Lot involved, and Owner assumes and bears all risks regarding installation and use of such a system.

Types

- a) Only commercially or professionally made devices are allowed. “Homemade” devices will not be permitted due to the safety and aesthetics aspects of such devices.
- b) Ground-mounted solar panels are permitted.
- c) Roof-mounted or wall mounted solar panels are permitted so long as their installed location will not be seen from the street fronting the house. The Association realizes that for any houses located on corner lots where the back of the house or roof is visible from a side street, that installation of such devices on the back side roof may still be visible from the street abutting the side of Owner's lot, and installation

Architectural Guidelines

on the back roof side of the house under these circumstances will not be considered a violation of these Rules).

Location / Placement

Ground-Mounted Solar Panels

- a) The equipment must be installed in the rear yard with no portion of the unit exceeding six feet in height from the ground below it. If it is visible from the street, then the equipment must be painted to match, or the color of the materials used must match, the color of the home, fence line or surrounding landscape as directed by the Architectural Committee.
- b) Ground-mounted solar collectors shall be within the setback lines in accordance with Wake County Codes / HOA CC&R's and concealed from neighbor's view to the extent reasonably possible.
- c) No ground mounted devices or their components should be affixed to a block wall or wood fence.

Roof-Mounted Solar Panels

- a) Roof-mounted systems must be installed so that the panels are flush-mounted and centered on the back side of house or a garage roof if sufficient space is available, or if possible, the patio roof should be used / extended.
- b) If an alternative placement location is necessary in order for the energy device to reasonably work as intended (so that any loss of efficiency or capability is no more than 10%), the Architectural Review Committee must consider the ability of the device to properly work regarding its location. If the location which would be required under these Rules would result in the device losing 10% or more of its efficiency or energy generating capability, then the Committee should approve the Owner's preferred location if that location is truly necessary under the factors set out in this subsection. Solar panels should be installed as far as possible to the rear of the house or garage.
- c) Solar panels should be an integrated part of the roof design and mounted directly to the roof deck or if mounted on or over the existing roof tile, should be flush with the slope of the roof.
- d) The solar panels, piping or any exposed part of the installation may not be higher than the roof peak.
- e) Visibility of devices and their components must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the Architectural Review Committee.

Construction / Finish

All roof mounted equipment, (excluding the face of the solar panels), must match the color of the roof material. This includes solar skylights and other equipment. Exposed surfaces such as any frame or supports for panels but excluding the exposed collector panel face itself must be painted to match, or the color of the materials used must match, the surface on which it is mounted.

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Storage Sheds

Appearance:

Storage sheds should be of the same or similar color scheme as the house. The shed must be in proportion to the house and lot, and incorporate the same or similar exterior materials and finishes. The ARC may require that the shed be accompanied with some landscape screening in order to buffer its impact to adjacent properties or from the street or common areas, depending on its location on the lot. Each request for a shed shall be reviewed by the ARC on a case-by-case basis and as per Section IX of the Declaration of Covenants, Conditions, and Restrictions, "Neither the Association nor the ARC shall approve any Lot Improvements which it determines, in its discretion, not to be in harmony of external design, construction and/or location in relation to the surrounding structures, topography or general plan of development of the Community or to be in violation of the applicable Architectural Guidelines."

Location:

Sheds must be located in the rear yard. No sheds will be permitted in the front or side yard areas. When possible, the shed may become an addition to the rear of the house. It is up to the homeowner to check for easements or setback restrictions that may affect placement of the shed.

Materials:

Sheds should be constructed of either the same materials as the house or T-111 siding painted to match the house. Sheds should be permanently affixed to the ground via a concrete slab floor or footings (or as prescribed in the building code for such structures). However, prefabricated, store-bought sheds will be reviewed by the ARC on a case-by-case basis. Please submit a color picture or brochure and any other details describing the shed. **No metal, plastic or non-wood sheds are permitted.**

Impervious Surface Area:

The floor area of a shed is considered impervious surface area and, as such, the square footage of the shed must be taken into consideration before you install one. Wake County sets limits on the total amount of impervious area that a lot is allocated and going over the total impervious area may cause a problem in the future when you go to re-sell your home. Any shed, regardless of size, must have a Zoning Compliance Certificate from Wake County prior to installation. If the shed is greater than 12' x 12', then a building permit must be obtained from the Wake County Inspections Department.

No shed larger than 12 feet x 20 feet x 12 feet high will be permitted.

Reminder: Please submit an application request and **receive ARC approval first** before purchasing a pre-fabricated shed. The ARC will not be swayed by the fact that a shed was purchased and is awaiting ARC approval. Approval of a shed is in the sole discretion of the ARC and the monetary risk of purchasing one prior to ARC approval is upon the homeowner.

The Association reserves the right to request removal of an installation that does not meet the above listed criteria. A Plot Plan / Survey Map, detailed plans for the construction and/or installation of the Storage Shed

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(placement, dimensions, materials, colors, etc.) and the acknowledgement signature of the adjacent (shared side property line) neighbors are a requirement with all Architectural Request Form Applications.

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Swimming Pools & Spas

In-Ground Pools

Proposed in-ground pools, decking, and screen enclosures with landscaping plans and survey must be submitted to the ARC for review and approval.

Above Ground Pools

Above ground swimming pools shall not be permitted, other than those that do not require filtration and are temporary in nature. These will be permitted during the months of May to October.

Spas & Hot Tubs

Spas, or hot tubs will be permitted so long as their placement does not interfere with the neighboring homes and does not create a nuisance.

Any spa, or hot tub that is approved by the ARC must also conform to all codes and local zoning ordinances regarding their installation.

All requests for in-ground pools and spas will be reviewed by the ARC in context to the requester's house and lot as well as surrounding lots and easements. Therefore, details of the size and type of pool/spa are important when making your request to the ARC. **It is also critically important to remember that when adding an in-ground pool/spa consisting of impervious materials (pavers, stone, concrete, etc.), the total area of the impervious surface of the in-ground pool/spa does not cause the lot to exceed its allotted impervious area as stated on the surveyor's plot plan that you received at closing.**

Architectural Guidelines

Section IV – Maintenance

Architectural Guidelines

Maintenance

It is the responsibility of each homeowner to maintain his/her property in such a way so that it adds to the overall beauty and harmony of the subdivision. Each homeowner should take this responsibility seriously, as failure to do so can negatively impact the value of his/her property as well as the surrounding properties and subdivision as a whole.

There are many areas in and around the home which should be inspected regularly to insure the property is in good repair. These include but are not limited to:

- Awnings
- Decks
- Driveways and Pathways
- Exterior Siding
- Fences
- Garbage Can Storage
- Gutters
- Landscaping
- Lawns
- Mailboxes
- Patios
- Playground Equipment
- Roofing
- Shutters
- Trees, Shrubbery, and Natural Areas

Maintenance

- Lawns should be mowed regularly (7 to 10 days) and kept in a neat appearance during the growing season (March through October, depending on the type of turf installed) in order to maintain the grass at a consistent height. The grass should be edged along the sidewalks, driveway, and along the edge of the road in front of your house on a regular basis to prevent the grass from growing over these surfaces. Repairs to bare areas of the lawn *via* patching, re-seeding, and watering are the homeowners' responsibility. Consult with a lawn specialist as to when to apply fertilizer, lime, and pre-emergent weed control to the lawn.
- Natural areas and mulched beds should be weeded regularly in order to maintain those areas in a neat appearance. Mulch should be re-applied when it becomes too thin to adequately retain moisture in the ground directly beneath it and/or weeds begin to sprout at will through the mulch. Mulch shall consist of pine straw, shredded hardwood, pine bark mulch or river rock.

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Maintenance (Cont.)

- Trees and shrubbery should be pruned as needed to encourage growth and discourage disease. Consult with a landscape specialist in order to determine the best times to prune vegetation.
- All trash and rubbish shall be kept in garbage cans stored on the property in such a manner as not to be visible from the street upon which the building fronts.
- Decks may be clear sealed with products like Olympic Maximum Clear Waterproofing Sealant, Olympic Wood Protector Clear Waterproofing Sealant, or Olympic WaterGuard for Wood Waterproofing Sealant (or their equivalent products from another manufacturer) or they may be sealer-stained with products containing a light toner such as Olympic Stain-Sealant In One Toner, Olympic Wood Protector Stain-Sealant In One, or Olympic WaterGuard Wood Tinted Waterproofing Sealant (or their equivalent products from another manufacturer). Semi-transparent sealer-stains such as Olympic Maximum Stain and Sealant In One, Olympic Wood Protector Stain + Sealant In One, and Olympic Deck, Fence, and Siding Stain may also be used. No solid color stains or painting of the deck is permitted. If the space under the deck is used to store items such as lawn mowers, yard tools, wheel barrow, etc., then the deck must have its perimeter screened with lattice or shrubbery in order to obscure the view of stored items from the street and neighboring properties.
- All non-landscape items from the list on Page 4.01 shall be inspected on a regular basis and repairs promptly made to any item found to be in disrepair.

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Deterioration

Deterioration

If at any time the Board of Directors is made aware of a property that has deteriorated to the point that it is affecting the aesthetics and/or safety of the community, the property manager will be requested to make a site inspection. The property manager will then make a recommendation for action to the Board of Directors.

Based on the severity of the deterioration, the homeowner will be given a specified period of time in which to make the necessary repairs. If, after that time, the repairs have not been affected to the satisfaction of the Board, the Board has the obligation of enforcement as described in the Declaration of Covenants, Conditions and Restrictions for Blalock Forest Homeowner's Association, Inc. Enforcement includes, but is not limited to, fines levied against the property. The Board had the right to hire a contractor to enter onto the property with prior notice to the Owner and remove the violation at the owner's sole expense. Unpaid fines and costs to rectify a violation can become a lien against the property.

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Appendix A

Document Revision History

Date of Revision	Details of Revision
February 4, 2020	Guidelines booklet fully revised and updated to include new sections – Dog Pens, Garbage/Recycling Can Screens, Privacy Screens, and Screening Enclosures, Solar Panels, Swimming Pools & Spas.
April 21, 2020	Storage Sheds Page 35 - Overall size for shed increased from 10 feet x 20 feet x 10 feet high to 12 feet x 20 feet x 10 feet high
May 1, 2020	Application Form Pages 12/13 - Update instructions to advise homeowners that both neighbors' signatures are required where applicable. Updated ARC form to include two Neighbor Acknowledgement Signatures.
March 23, 2021	Restriction on Storm door aluminum frame being white only removed. Added Mulch section to Landscape guidelines permitting the use of colored mulch and river rock. Removed requirement for Neighbor Acknowledgement Signatures.
July 15, 2021	Addition of two new fence styles following Community Survey/vote. Adding the following styles: Aluminum, Galvanized Steel and Wrought Iron Scalloped Shadow Box
December 5, 2025	Updated Application Form to include Courtney Lovely details Updated Galvanized Steel fence panel sizing.