



ARCHITECTURAL GUIDELINES AND ARCHITECTURAL REVIEW BOARD PROCEDURES



If you took the best of the past and mixed it up with the best of the future.
Welcome to a place where life is simpler, more elegant, more colorful.
Where neighbors are friends and homes are secure havens.
Where life is forever changing and spirits are high.
Where architecture is more interesting and arts and culture are more intense.
Where life and work is balanced and anything can be achieved.
Come be a part of our interpretation of the past and present.
Renaissance Park!



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ARCHITECTURAL REVIEW BOARD PROCEDURES



ARCHITECTURAL GUIDELINES INTRODUCTION

The following Architectural Guidelines (Guidelines) embody the preceding description of what Renaissance Park is and should continue to be in the future. These Guidelines will be the primary vehicle for establishing and maintaining the architectural correctness and diversity for any and all residential development that is unique to Renaissance Park. The Guidelines may be periodically updated as required by the Architectural Review Board (ARB). The ARB has full authority over the Guidelines and Review Procedures and has the right to alter, change, overrule, etc. these Guidelines and ARB decisions at its discretion and at any time.

ARCHITECTURAL REVIEW BOARD PROCEDURES BUILDER/PRE-CLOSING SECTION

1. The Renaissance Park ARB shall enforce the Guidelines. Any and all proposed houses must be submitted to the ARB for final review and approval prior to proceeding with any permitting and beginning any construction.
2. All ARB submittals, proposals and questions shall be submitted to the ARB, care of J. Michael Hubbard, Architect, PA (110 Dry Avenue, Cary, NC, 27511, 919-795-6355, Fax - 919-463-9312, email – JMHArchitecture@aol.com) and at the Renaissance Park Welcome Center after its opening later in 2006 or as otherwise directed. Please contact J. Michael Hubbard, Architect, PA (or the Renaissance Park Welcome Center when opened later in 2006 or as otherwise directed) to schedule appointments at ARB meetings.
3. Submittals shall include the ARB Submittal Checklist (in Appendix located at the rear of the Guidelines), Site Plan, Landscaping Plan, Floor Plans, Elevations (front, sides and rear) and Color proposals (Color Selection Form) as required. All submittals shall be one copy, 8-1/2" x 11", one-side only format. Concept drawings or preliminary plans may be submitted to the



ARB for review, comment and approval to proceed before more detailed plans are completed.

4. The ARB meets on a weekly basis on Thursday mornings at the Wakefield Development Office and thereafter at the Renaissance Park Welcome Center (when completed later in 2006) or as otherwise directed. Builders must have each proposal approved by the appropriate Renaissance Park Sales Staff prior to submittal to the ARB. It is recommended, but not required, for the builder, superintendent or sales agent to present in person to the ARB. The ARB will review each proposal and determine if the proposal is either approved, approved as noted (with exceptions to be completed for final approval and record), not approved or resubmit (requires additional information for final ARB approval to proceed with permitting or construction). Applications received after the submission deadline (ARB meeting time) will not be processed until the following week.
5. ARB meeting summaries will be completed within fourteen days after the ARB meetings and inserted in the permanent files at the Renaissance Park Welcome Center. If responses are required sooner than fourteen days, please attend the ARB meeting in person for immediate response and / or make such a request in writing. Copies of the meeting summaries will also be forwarded to the Wakefield Development Company, the builder and / or owner and others as required / requested.
6. Final responses to ARB decisions (i.e. approved with exceptions and re-submittals) shall be re-submitted to the ARB for final review, approval and record prior to proceeding with permitting and construction.
7. No house permitting or construction may be started without formal ARB review and approval. ARB reviews and approvals are mainly concerned with aesthetic issues and it is the sole responsibility of the applicant (builder / owner) to ensure complete compliance with all relevant building practices, codes, permits, ordinances, covenants, licensing requirements, safety requirements, etc.
8. Failure to comply with ARB requirements, approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc. at the builders' / owners' expense.



ARB PROCEDURES FOR ALTERATIONS AND ADDITIONS HOMEOWNER/POST-CLOSING SECTION

1. After plans are initially approved, as noted in the preceding section, or after homeowners have closed on their property, the procedures of this section must be followed and completed for any alterations and additions.
2. The ARB Alterations and Additions Submittal Checklist (see Appendix) must be submitted to the ARB for review of all exterior changes or additions to your residence or property. The list of changes, alterations or additions includes, but is certainly not limited to the following: Attached or Detached Garages, Any addition to an existing dwelling, Awnings, Decks/Front or side Entrance Porches, Dog Houses/Dog runs, Exterior color changes, Fencing, Landscaping projects, Patios, Retaining Walls, Screened Porches, Storage Sheds/Playhouses, Satellite TV Dish, etc.
3. Major and minor additions often have an impact on neighboring property. Plans must be well thought out to minimize any adverse impact. Applicants should consult with neighbors while making plans. The design must be compatible in scale, massing, character, materials, and color with the original house. New windows and doors should match, and be located to relate well with existing windows. If possible the roof pitch should match the original roof. If possible, the location of the addition should not have an adverse impact on neighboring properties or impair the neighbors' view. Changes in grade or drainage must not adversely affect adjacent property. Additions should be located to minimize the removal of trees and the destruction of natural areas. The ARB may require supplemental landscape treatment to compensate for the removal of vegetation, or to soften the addition visually.
4. All ARB submittals, proposals and questions shall be submitted to the ARB, care of J. Michael Hubbard, Architect, PA (110 Dry Avenue, Cary, NC, 27511, 919-795-6355, Fax - 919-463-9312, email – JMHArchitecture@aol.com) and at the Renaissance Park Welcome Center after its opening later in 2006 or as otherwise directed. Please contact J. Michael Hubbard, Architect, PA (or the Renaissance Park Welcome Center when opened later in 2006 or as otherwise directed) to schedule appointments at ARB meetings.
5. The Guidelines are in total effect concerning any alteration or addition. A copy of the Guidelines is available for reference at the Renaissance Park Welcome Center and Wakefield



Development Office. A copy may be borrowed and copied at the homeowner's expense.

6. Submittals shall include the ARB Alterations and Additions Submittal Checklist (in Appendix located at the rear of the Guidelines), Site Plan and Landscaping Plan (showing the location of the proposed alteration, addition, site improvement / landscaping, existing buildings, property lines, etc.), Floor Plans, Elevations (front, sides and rear), color proposals (Color Selection Form), any alternate / special details, photographs, etc. as required and notification of adjacent and nearby neighbors of such proposed site and building improvements. All submittals shall be one copy, 8-1/2" x 11", one-side only format. Concept drawings or preliminary plans may be submitted to the ARB for review, comment and approval to proceed before more detailed plans are completed.
7. The ARB meets on a weekly basis on Thursday mornings at the Wakefield Development Office and thereafter at the Renaissance Park Welcome Center (when completed later in 2006) or as otherwise directed. Homeowners or their representative should present all proposals in person at ARB meetings. The ARB will review each proposal and determine if the proposal is either approved, approved as noted (with exceptions to be completed for final approval and record), not approved or resubmit (requires additional information for final ARB approval prior to proceeding with permitting or construction). Applications received after the submission deadline (ARB meeting time) will not be processed until the following week.
8. ARB meeting summaries will be completed within fourteen days after the ARB meetings and inserted in the permanent files at the Renaissance Park Welcome Center. If responses are required sooner than fourteen days, please attend the ARB meeting in person for immediate response and / or make such a request in writing. Copies of the meeting summaries will also be forwarded to the Wakefield Development Company, the Homeowner, the Homeowner Association Company / Manager and others as required / requested.
9. Final responses to ARB decisions (i.e. approved with exceptions and re-submittals) shall be re-submitted to the ARB for final review, approval and record prior to proceeding with permitting and construction.
10. No project permitting or construction may be started without formal ARB review and approval. ARB reviews and approvals are mainly concerned with aesthetic issues and it is the sole responsibility of the applicant (builder or homeowner) to ensure complete compliance with all relevant building practices, codes, permits, ordinances, covenants, licensing requirements, safety requirements, etc.
11. Failure to comply with ARB requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc. at the homeowners' / builders' expense.

ARCHITECTURAL GUIDELINES





ARCHITECTURE

1. Architectural diversity is very important to Renaissance Park. Local and regional historically correct architectural styles such as Federal, Colonial Revival, Georgian, Craftsman, Greek Revival, Victorian, Neo-classical, etc. are strongly encouraged and required. These various traditional architectural styles help achieve the diversity and most importantly the classic older neighborhood features which is the highest priority at Renaissance Park.
2. Architectural correctness is required as possible with all architectural applications. It is strongly encouraged that each applicant reference such architectural style books such as but not limited to “A Field Guide to American Houses” by Virginia & Lee McAlester, “American Houses, A Field Guide to the Architecture of the Home” by Gerald Foster, “A Guide to the Historic Architecture of Eastern North Carolina” by Catherine W. Bishir and Michael T. Southern and other similar architectural style reference books prior to submittal to the ARB for appropriate and inappropriate uses of details, massing, materials, etc. Such historical detailing will be the basis for the ARB to approve or disapprove of proposed architecture in Renaissance Park.
3. Diverse roof styles, building massing and materials are emphasized. Appropriate roof overhangs, detailing, etc. are required on each specific style of architecture. Simple detailing is required predominately on most of the Colonial Revival, Georgian and Federal styles. Properly more ornately detailed roof overhangs and trim are required on the more classical architectural styles. Craftsman style architecture requires wide overhangs with roof brackets constructed of 4” x 4” wood members minimum, simple detailing, etc. and other detailing as approved by the ARB. Large "Bungalow" style dormers and smaller dormers (i.e. shed, gable, hipped, etc.) are encouraged and are required on some 1 and 1-1/2 story houses.
4. Simplicity and style compatibility in exterior trim will be emphasized. Continuous horizontal trim at the base of siding and above window / door heads is a primary element in Craftsman, Prairie and Victorian style architecture. This style also includes simple square edged exterior trim including wide window and door trim. Continuous horizontal trim at the base of siding is also prominent in some classical style architecture.
5. Textured finish materials such as shakes or a different width siding may be emphasized at gable ends of roofs and around dormers. The emphasis also applies to trim detailing at gable ends and dormers.
6. Various muntin configurations should be used in windows per the architectural style (i.e. 12 over 12, 9 over 9, 6 over 6, no muntins upper and lower sashes, 2 over 1, 4 over 1, 6 over 1, etc., prairie style muntins, etc.). Various shaped windows are also encouraged per the architectural style (i.e. cottage style windows, special shape windows such as rounds, ovals, etc.). Various special window configurations are encouraged (i.e. triple window including one 6 over 1 center window with 4 over 1 side windows). Half glass, 3/4 glass, 1/3 glass, etc. doors (with various muntin configurations matching the window muntins) and doors with side



lights with appropriate styled door hardware and lighting also contribute to the overall architecture character.

7. Shutters are not allowed on Craftsman and other inappropriate architectural styles. Shutters are allowed and required on other styles of architecture where appropriate and as approved by the ARB on a case-by-case basis. However, shutters are only allowed on single windows and shall be sized appropriately to the size of the window. Appropriate shutter hardware is also required.
8. Brick (stone, shake, etc.) veneer “wallpaper” is not allowed. Such veneers should return around corners to rear of house or around to a major element. Such veneers on entire house or minimum of three sides is strongly encouraged. Where such veneers are used on corner lots and lots adjacent public / high visibility areas, such veneers are required to wrap sides back to and including the rear elevation due to the high visibility on such lots.
9. Vinyl siding and trim are allowed on a limited case by case basis, however vinyl trim and colors are typically the weak links in a good vinyl system and shall be approved by the ARB on a case-by-case basis. Manufacturers with the maximum availability of colors shall be used. Builders shall submit all proposed vinyl products to the ARB for preliminary approval of all siding profiles (shakes, and other special profiles also), trim, colors, etc. prior to proceeding with any lot specific submittal. No more than two light vinyl siding colors allowed adjacent each other for additional diversity of exterior color and better relate to the color choices available in painted siding. The ARB reserves the right to reject any vinyl system and color on a case-by-case basis if not meeting the intentions of the Guidelines and goals of Renaissance Park.
10. Aluminum siding and trim, concrete masonry block units and prefabricated metal buildings and similar siding materials are not allowed. Uncommon exterior materials and details are typically not acceptable and will be reviewed and approved on a case-by-case basis.
11. Framed chimneys are not allowed. Masonry chimneys are encouraged. Direct vented units are allowed, however, they must be integrated into the architecture (i.e. gable or shed roofs over fireplace boxes). Exposed spark arrestors are not allowed.
12. Synthetic stucco is not allowed. Synthetic stone, natural stone and hard coat stucco are allowed.
13. All exterior siding shall be finished, painted, stained or otherwise protected from the elements of nature.
14. Flat roofs are not permitted except as appropriate for the specific architectural style (such as porches, stoops, etc.) and will only be reviewed and approved on a case by case basis.



15. Typical roof overhangs shall be 1'-0" minimum. Wider overhangs (2'-0" and wider) are strongly recommended and in some cases may be required on Craftsman style and other similar style appropriate architecture.
16. Roof top mechanical equipment must be so located to reduce or eliminate its visibility from streets, sidewalks or adjacent properties. Any roof-mounted equipment that changes the exterior of the roof must be approved by the ARB. In short, roof top mounted equipment generally is not acceptable. All roof penetrations (i.e. plumbing vents, exhaust, flashing, etc.) shall be painted to match adjacent roof color.
17. Windows shall be double paned insulated glass. True divided lites are encouraged. Wood, aluminum clad, vinyl clad or solid vinyl type windows are allowed. GBG (grid between glass) windows are allowed however the selection of the trim color shall be compatible with the white GBG.
18. Entrance doors shall be compatible with the architectural design. Leaded glass, beveled glass, stained glass, etc. is also strongly encouraged on Colonial Revival and Queen Anne style houses. Craftsman style doors with upper glazed panels and sidelites are strongly encouraged on Craftsman style houses. Door material shall be solid wood, fiberglass or metal insulated exterior. Screen doors are allowed and shall be compatible with the design and color of the house.
19. No screened or greenhouse type enclosures shall be permitted on the front of the house. Patio or pool enclosures are permitted as reviewed and approved by the ARB on a case by case basis. All detailing shall be consistent with the main house (i.e. match siding, trim and roof detailing, match colors, etc.). Exterior attached or detached enclosures which obstruct the view of natural and public areas by adjacent properties are not allowed.
20. No window or wall air conditioning units will be allowed on elevations visible from the street or adjacent properties and is subject to ARB approval on a case by case basis.
21. All solar collectors require ARB approval. A drawing showing location of the unit on the roof must be submitted to the ARB. Solar collectors shall be located as inconspicuously as possible. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure. Collectors should be attached only to the roof (flat to the roof), not free standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the collectors and may require completely encasing the collectors. All metal parts should be painted to match the roof color. There should be a minimum exposure of piping with no piping running down the side of the dwelling. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines. No topping or removal of trees on association common areas and/or greenways shall be allowed.



BUILDING PLACEMENT, MASSING AND RESTRICTIONS

1. Streetscape is of the utmost importance at Renaissance Park. Therefore, building placement guidelines, details and build-to lines are established for each lot as indicated in the appendix for reference. Houses are to be built as close to the minimum front yard setback (as close as 10'-0" to 20'-0" typically and as noted in Setbacks section below) as possible unless steep topography or narrow lot width at street (i.e. cul-de-sac lots) require otherwise. Each lot to be reviewed and approved on a specific case by case basis.
2. A goal of Renaissance Park is to maintain a diversity of housing massing with no more than three (3) two-story detached houses in a row. One-story and one-and-one-half-story houses are strongly encouraged to break up the monotonous massing and rhythm of a total two-story house streetscape.
3. The same elevation will not be approved to be built within 4 lots same side of street or same distance opposite side of street (townhomes being the exception). Same or similar detailed elevations on the same street will only be reviewed on a case by case basis.
4. Wrapped porches are recommended on all corner lots addressing the intersection for additional massing diversity. See porch section for additional details and requirements.
5. Houses located on corner lots, adjacent highly visible public areas, visible to the main thoroughfare streets and any other highly visible locations as determined by the ARB are required to maintain additional detailing to match the front around the entire house. Additional windows are required on side elevations of corner lots and other lots where highly visible as determined and directed by the ARB. Rear decks shall have additional trim detailing, lattice and additional landscaping below decking and shall be painted to match trim color (or stained as approved by the ARB). Garages are never allowed to be oriented toward the intersection of a corner lot. Additional landscaping along the side yard to match front yard shall also be required. Additional sod in side and rear yards may also be required on a case-by-case basis.
6. Builders and owners shall take extreme care in the placement of houses as required by the appropriate ARB approved orientation, etc. prior to clearing lot or beginning construction. House locations on atypical sites including difficult topography shall be verified on site including finish floor elevations with ARB prior to proceeding with construction. Violations may include required removal of such non-conformities and unapproved construction.
7. All foundations are expected to be on crawlspaces and finished floor elevations a minimum of 2'-0" high (or more as required for code required crawlspaces) at main entry / street elevation (corner side as well). Slab foundation construction shall have brick foundation walls minimum on the front elevation (and sides of corner and highly visible lot locations as determined and required by the ARB) and have a minimum of 8 course brick exposure. Slabs may be allowed



only on a case-by-case basis as approved by the ARB.

SETBACKS AND BUILD-TO LINES

- Setbacks and Build-to lines are as follows:

Lot type	Front	Side	Corner Side	Rear
21'-39' Lots	5'	3'	8'	5'
40'-49' Lots	10'	3'	8'	10'
50'-59' Lots	10'	3'	8'	10'
60' and wider Lots	10'	3'	8'	10'
Townhome Lots				
With rear garages	5'	0'	10'/5'*	5'
With front parking and no garage	8'	0'	10'/5'*	5'

* 10' public streets and 5' private streets to be verified by Developer

NOTE: Accessory buildings and detached garages are encouraged and shall have same setbacks as lot location and 3' from alley. Accessory buildings and detached garages will also be reviewed on a case-by-case basis for other detail and setback verification issues. Additional setback and build-to line requirements may be directed if impacting an adjacent lot in a negative manner.

PORCHES AND STOOPS

- Porches, if provided, shall be functional with the main area of the porch to be a minimum of 7'-0" deep (8'-0" strongly recommended depending on house size and detailing) clear floor space between the face of the house and the outside face of the porch column and / or handrail (whichever is most critical). The intention here is to provide ample space for furnishings (swing, glider, chairs, etc.) and circulation. Porch space and covered entry stoops that are used for circulation and entry only may be smaller (4'-0" deep minimum suggested) and will be reviewed on a case by case basis.
- Houses on corner lots shall be designed to architecturally address the corner and both street frontages. Therefore, houses with porches on corner lots are strongly recommended to have the porches wrap the house corner (facing the intersection) at least 8'-0" around the side elevation or if no porch or covered stoop exists on the front elevation, as an alternative an additional rear entry stoop, porch, screened porch, etc. is recommended for added detailing. It is suggested that additional doors be located on the wrapped porch where appropriate (i.e. private door from a living, dining or bedroom area).



3. All porches, decks and stair risers must be enclosed. Lattice used under the front porch or rear porches and decks on corner lots must be a horizontal pattern (not diagonal). Lattice shall be wood and painted or stained to match the trim color. Vinyl lattice is allowed however must have the appearance of wood lattice. Diagonal lattice may be used under rear porches and decks if not visible from street. Lattice must be framed between structural members and trimmed out in wood. Lattice may be held off ground approximately 4" maximum to prevent staining from soil.
4. All exposed vertical wood trim, risers, stringers, etc. must be painted to match the trim color.
5. All rear decks and porches visible from a street on corner lots must be finished to match the front porch detailing (handrails, horizontal lattice, etc.) and colors. Lattice may be held off ground approximately 6" maximum to prevent staining from soil. Lattice is not required on porches where the finished floor level is less than 4'-0" above finished grade and if additional landscape screening is provided for a solid screen to provide a visual barrier below the deck or porch. Evergreen shrubs are required for decks over 4'-0" above grade.
6. Various porch column and handrail detailing is strongly encouraged (i.e. brick piers with concrete cap and tapered wood columns, tapered round columns, triple and double square columns at corners and major elements such as steps, etc.) and in some highly visible locations and conditions (i.e. corner lots) may be required by the ARB.
7. Exposed vertical pickets attached directly to deck framing is not allowed. Horizontal trim is required to cover such conditions.
8. Metal porch roofs are encouraged and shall be consistent with the house's design detailing.

DECKS AND PATIOS

1. Where grades allow, patios will be required in lieu of decks. See additional notes concerning visible and other decks in the previous porch section. Patios are required on all lots that back onto any main road as determined by the ARB.
2. Size of patio should be consistent with the size of the house and yard. All patios will be reviewed with respect to their visual impact on adjacent property.
3. Brick pavers, brick edges, textured concrete, detailed / patterned concrete control and expansion joints, curvilinear shapes and edges, etc. surfaces and materials are encouraged at all sidewalks and patios.

GARAGES AND CARPORTS



1. Elevations must be designed to subordinate garages to the house to the greatest extent possible.
2. Front-load projecting garages are not allowed. Front-load garages shall not project in front of the main house, front façade or porch. Front-load garages shall be set back a minimum of 2'-0" from the front edge of the house (this does not include a porch or covered stoop). It is strongly recommended that all front-load garages be set back a minimum of 5'-0" or more from the main body of the house.
3. Garages shall be located opposite the main direction of vehicular traffic where possible.
4. Side-load garages on corner lots are not recommended and will only be approved by the ARB on a case by case basis.
5. Detached and rear-load garages are strongly encouraged. Rear and side-load garages are especially encouraged on corner lots and may be required in most cases.
6. All front-load garages and all other garages facing the street on corner lots shall have two single-car width doors in lieu of one double width door. Two single-car width doors will be required on side-load garages where the garage has high visibility from the street and will be reviewed on a case-by-case basis. Single-width garage doors shall be a minimum of 8'-0" wide (as approved by each appropriate sales office, 9'-0" wide minimum strongly suggested as possible on more narrow garage conditions). Three-car front-load garages are not allowed. Three-car side-load garages facing a street on a corner lot is also not allowed.
7. Glass in upper garage door panels is required on all front-load and corner lot garages, Craftsman and other similar style houses and strongly encouraged on all others (i.e. internal side load garages and alley loaded garages).
8. Garages shall be designed and constructed properly for sufficient space for storage of vehicles and comfortable circulation around vehicles into the house. Steps, mechanical equipment, storage shelving, etc. shall not prohibit vehicle storage and circulation.
9. Garage finished floor elevations shall be coordinated with the main house finished floor elevation a maximum of 2'-0" difference to minimize amount of steps (3 risers maximum) from garage to main house and minimize the amount of siding and trim above the garage doors. Finished floor elevations on lots with questionable (i.e. moderate to severe) topography shall be reviewed and approved on site by the ARB on a case by case basis prior to beginning construction.
10. All detached garages, carports and storage buildings shall be finished to match the main house detailing and colors.



ACCESSORY BUILDINGS

1. All storage buildings, playhouses, etc. (accessory buildings) type structures shall be constructed and finished to match the main house detailing, trim, roof slopes / overhangs, colors, etc.
2. Accessory buildings shall be proportioned per the site and house and shall not be larger than 10'-0" x 8'-0" except as approved by the ARB on a case by case basis.
3. Accessory buildings shall not restrict the visibility of adjacent homeowners' views to public spaces, parks, etc. and will be reviewed on a case by case basis.
4. Additional landscape screening may also be required around all accessory buildings based on the impact on adjacent homeowners' houses, views, etc. and all landscaping shall be completed no more than 90 days after completion of such structures.
5. Accessory buildings are not allowed on lots adjacent public areas including but not limited to water features, park areas, etc. and will be reviewed and approved on a case by case basis.

EXTERIOR COLORS

1. Recommended color schemes have been prepared and are available in the Renaissance Park Welcome Center for customer selection. A list of these color schemes are noted at the end of this section and a Color Selection Form is included in the Appendix.
2. One color scheme must be selected and submitted to the ARB for review and approval prior to painting house. In case of conflict with existing homes, another color choice may be required for ARB review and approval. Review the Renaissance Park files and adjacent house colors for color coordination and prevention of color duplication prior to submittal.
3. Color schemes outside of the recommended color spectrum will be considered on a case-by-case basis. Colors other than those selected from the color selections at the Renaissance Park Welcome Center shall be submitted with color chip samples (minimum 2" square in size) for ARB review and approval.
4. Colors should be submitted with the original house submittal to best assure your first choice selection. Color selection approval based on a first-come first-serve basis.
5. Various exterior colors are encouraged on the same house (i.e. siding, siding in gable ends, dormers, doors, shutters, window sashes, etc.).
6. Brick colors should be in the red / brown range and shall be submitted for preliminary ARB review and approval prior to proceeding with formal lot submittals / proposals. Other brick



colors will be reviewed and approved on a case-by-case basis. Painted brick is also acceptable.

7. Garage doors shall be painted to match the trim, siding or accent color as directed and approved by the ARB to minimize the impact of the garage doors on the streetscape. The garage color shall be designated / requested on the Color Selection Form.
8. Fences in side and rear yards may remain unfinished, however, painted or stained fences everywhere are strongly encouraged. Fences in front yards and locations visible from street (i.e. side yard fences facing street, corner lot fences facing and visible from streets, etc.) shall be painted to match the house trim color or accent color or stained as directed and approved by the ARB.
9. Asphalt shingles and metal roof materials are allowed and the color and texture shall be consistent with the house's design and detailing. Shingle colors other than the black, gray or brown range shall be submitted to the ARB for review and approval prior to beginning construction.
10. All roof mounted equipment and penetrations (i.e. plumbing vents, HVAC vents, ridge vents, skylights, attic fans, etc.) shall be painted or finished to match the roof color. Any roof mounted equipment that changes the exterior of the roof must be approved by the ARB.
11. Gutters and downspouts shall be painted to match the color of the adjacent trim, wall, column, etc. color.
12. Accent colors on doors, window sashes, upper gable ends and dormers, etc. are strongly encouraged.
13. No same or similar color will be allowed and approved within 3 houses each side of street. Houses of the same or similar design and elevation shall not have the same color scheme within Renaissance Park.
14. Accent colors indicate colors for shutters, doors, accent trim, window sashes, muntins, shakes, etc.
15. White and off-white trim colors are approved on all noted color schemes.
16. All colors noted below are Sherwin Williams, however other manufacturers and colors are allowed with required color samples for ARB review and approval. Color binders of these color schemes are available for reference in the Renaissance Park Welcome Center.

RECOMMENDED COLOR SCHEMES



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



11	Lower Siding: Upper Siding: Trim: Accent:	SW 6113 Interactive Green SW 7017 Dorian Gray SW 7005 Pure White SW 2802 Rookwood Red
12	Lower Siding: Upper Siding: Trim: Accent:	SW 7043 Worldly Gray SW 7031 Mega Greige SW 2833 Roycroft Vellum SW 6034 Arresting Auburn
13	Siding: Trim: Accent:	SW 2843 Roycroft Brass SW 6119 Antique White SW 2809 Rookwood Shutter Green
14	Siding: Trim: Accent:	SW 2820 Downing Earth SW 6106 Kilim Beige SW 2837 Aurora Brown
15	Siding: Trim: Accent:	SW 2835 Craftsman Brown SW 6119 Antique White SW 2816 Rookwood Dark Green
16	Siding: Trim: Accent:	SW 7031 Mega Greige SW 7013 Ivory Lace SW 6264 Midnight



17	Lower Siding: Upper Siding: Trim: Accent:	SW 2826 Colonial Revival Green Stone SW 2861 Avocado SW 6119 Antique White SW 2837 Aurora Brown
18	Siding: Trim: Accent:	SW 7032 Warm Stone SW 6119 Antique White SW 6005 Folkstone
19	Siding: Trim: Accent:	SW 6087 Trusty Tan SW 6119 Antique White SW 7069 Iron Ore
20	Siding: Trim: Accent: Accent:	SW 6163 Grassland SW 7005 Pure White SW 6188 Shade-Grown SW 6166 Eclipse
21	Lower Siding: Upper Siding: Trim: Accent:	SW 2842 Roycroft Suede SW 2843 Roycroft Brass SW 6119 Antique White SW 2838 Polished Mahogany
22	Siding: Trim: Accent:	SW 6223 Still Water SW 7005 Pure White SW 7069 Iron Ore
23	Siding: Trim: Accent:	SW 2848 Roycroft Pewter SW 7005 Pure White SW 2844 Roycroft Mist Gray
24	Siding: Trim: Accent:	SW 6207 Retreat SW 6119 Antique White SW 2810 Rookwood Sash Green
25	Siding: Trim: Accent:	SW 6199 Rare Gray SW 7005 Pure White SW 6200 Link Gray



26	Siding: Trim: Accent:	SW 2835 Craftsman Brown SW 6119 Antique White SW 6034 Arresting Auburn
27	Siding: Trim: Accent:	SW 6027 Cordovan SW 6119 Antique White SW 2842 Roycroft Suede
28	Siding: Trim: Accent: Accent:	SW 6072 Versatile Gray SW 7005 Pure White SW 6020 Marooned SW 2810 Rookwood Sash Green
29	Siding: Trim: Accent:	SW 7037 Balanced Beige SW 7005 Pure White SW 6481 Green Bay
30	Siding: Trim: Accent:	SW 2832 Colonial Revival Gray SW 7005 Pure White SW 2848 Roycroft Pewter
31	Siding: Trim: Accent:	SW 2844 Roycroft Mist Gray SW 7005 Pure White SW 2811 Rookwood Blue Green
32	Siding: Trim: Accent:	SW 2827 Colonial Revival Stone SW 2822 Downing Sand SW 2837 Aurora Brown
33	Siding: Trim: Accent: Accent:	SW 7066 Gray Matters SW 7005 Pure White SW 6257 Gibraltar SW 6034 Arresting Auburn
34	Siding: Trim: Accent:	SW 6256 Serious Gray SW 7005 Pure White SW 6265 Quixotic Plum



35	Siding: Trim: Accent: Accent:	SW 6150 Universal Khaki SW 6119 Antique White SW 6222 Riverway SW 6237 Dark Night
36	Lower Siding: Upper Siding: Trim: Accent:	SW 6156 Ramie SW 2845 Bunglehouse Gray SW 6119 Antique White SW 2839 Roycroft Copper Red
37	Siding: Trim: Accent:	SW 7018 Dovetail SW 7005 Pure White SW 7062 Rock Bottom
38	Lower Siding: Upper Siding: Trim: Accent:	SW 7038 Tony Taupe SW 6200 Link Gray SW 6119 Antique White SW 6020 Marooned
39	Lower Siding: Upper Siding: Trim: Accent:	SW 2822 Downing Sand SW 2820 Downing Earth SW 7005 Pure White SW 2809 Rookwood Shutter Green
40	Lower Siding: Upper Siding: Trim: Accent:	SW 6100 Practical Beige SW 6122 Camelback SW 7005 Pure White SW 6020 Marooned
41	Lower Siding: Upper Siding: Trim: Accent:	SW 2822 Downing Sand SW 2827 Colonial Revival Stone SW 6119 Antique White SW 7069 Iron Ore
42	Siding: Trim: Accent: Accent:	SW 2846 Roycroft Bronze Green SW 6119 Antique White SW 2845 Bunglehouse Gray SW 2839 Roycroft Copper Red



43	Lower Siding:	SW 2815 Renwick Olive
	Upper Siding:	SW 2808 Rookwood Dark Brown
	Trim:	SW 6119 Antique White
	Accent:	SW 2824 Renwick Golden Oak
44	Siding:	SW 6179 Artichoke
	Trim:	SW 6154 Nacre
	Accent:	SW 6237 Dark Night
45	Siding:	SW 6003 Proper Gray
	Trim:	SW 7005 Pure White
	Accent:	SW 2942 Liberty Blue
	Porch Ceilings	SW 6478 Watery

FENCES

1. Fencing can detract from the open character of Renaissance Park property and may have both a visual and a physical impact on adjoining property. Fencing shall be a visual extension of the house and should relate to the materials, colors, and architectural style of the house. Careful consideration must be given to the fencing concept and execution. Landscaping should also be considered as an alternate to hardscape privacy fencing. An “open” type fencing is preferred. All fence details and locations must be reviewed and approved by the ARB. See acceptable fence types and details at the end of this section.
2. All fences visible from streets (front, side and rear yards) shall have additional landscape screening as directed by the ARB.
3. Certain lots, due to street grades, may require masonry retaining walls to accommodate grades.
4. Fence height should not exceed 5’-0” (6’-0” maximum on a case by case basis if upper 1’-0” section of fence is open lattice or picket detailing). Recommended fences may be “semi-solid” on a case by case basis (1” spacing between pickets most preferred) however only up to 4’-0” if solid and the upper remaining 1’-0” section shall be horizontal or diagonal lattice, vertical pickets, or other approval open screening detailing.
5. Front-yard fences shall be a painted picket style a maximum of 3’-0” high. Diversity in fencing is also important, therefore, front-yard fences must be differently detailed from any other fence within three houses each side of the street on the same street.
6. Fences shall not align with or project in front of the front edge of house and shall be set back a minimum of 10’-0” from the front face of the house or align with a major element or



the rear of house. Fences in side yards of corner lots shall not project any closer to street than the face of the house or a major element (i.e. porch, deck, etc.) or as approved by the ARB on a case-by-case basis.

7. Fences located adjacent alleys shall be located a minimum of 4'-0" from paved surface of alley (depending on the final paving location) and a minimum of 2'-0" from property line as required for safety of alley use and for plantings, landscaping, etc. between fence and property line / alley. Landscaping shall not extend over property line in all cases.
8. Rear-yard fences are strongly recommended on detached unit corner lots and are required on all attached unit corner lots to allow privacy of rear yard.
9. Fencing finished on only one side must be constructed with the finished side facing out.
10. Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the ARB on an individual basis and shall meet all applicable codes.
11. Property owners are cautioned that building a fence that infringes on easements, buffers, or access of right-of-ways may result in destruction or removal of fence at the homeowners' expense.
12. Existing topography and landscaping shall not be disturbed for the construction of a fence except with the approval of the ARB. New fencing shall not impede storm water flow.
13. Wherever possible, fences should be located so that trees do not have to be removed.
14. Chain-link, split rail or horse-farm type horizontal railing fence are not allowed.
15. All fence details and locations must be reviewed and approved by the ARB on a lot by lot basis prior to proceeding with construction. Fences shall be located within the property lines and shall not extend off of property lines into other property of common spaces.
16. Photographs and details of approved fences (but not limited to those shown) are included as follows.

APPROVED FRONT YARD FENCES AND EXAMPLES



Front yard fences shall be 30” to 36” in height maximum with open pickets and diverse styles of fencing as shown including diverse materials allowed (i.e. painted wood, vinyl, metal, etc.).

APPROVED REAR YARD FENCES AND EXAMPLES



Rear yard fence height should not exceed 5’-0” (6’-0” maximum on a case by case basis if upper 1’-0” section of fence is open lattice or picket detailing). Recommended fences may be “solid” (1” spacing between pickets most preferred) however only up to 4’-0” if solid and the upper remaining 1’-0” section shall be horizontal or diagonal lattice, vertical pickets, or other approval open screening detailing. Diversity of materials including wood (painted, stained and natural), vinyl, metal, etc. is allowed. Landscape screening is strongly encouraged in lieu of fencing, if a more solid type screening is desired. Rear-yard fences are strongly recommended on detached unit corner lots and are required on all attached unit corner lots to allow privacy of rear yard.



DRIVEWAYS AND WALKWAYS

1. Divided driveways are encouraged to give visual relief to longer driveways. The dimensions for the divided drive shall be 2'-6" wide concrete on each side of a 2'-6" wide sod strip for a total width of 7'-6". Divided drives should begin and end allowing required turning radius to avoid driving on center sod strip. Brick pavers, textured concrete, stone, etc. are encouraged as an alternative infill in the sod strip area.
2. Parking will not be permitted on areas where the community's drainage flow may be interrupted.
3. Driveways and vehicle parking pads shall be paved with a hard surface material such as concrete, exposed aggregate in concrete, concrete pavers or brick pavers. Any type of pad other than naturally colored concrete shall be reviewed and approved by the ARB on a case by case basis. Asphalt driveways are not permitted. The aggregate base, thickness, reinforcement, etc. should comply with good construction practices. Close attention must be paid to driveway, garage, carport, etc. placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots.
4. Additional driveways will not be permitted for parking purposes except in front of the garage or as approved by the ARB.
5. Parking and storage of trailers, camping trailers, boats, recreational vehicles, etc. will not be allowed on site unless screened totally from view from the street (i.e. landscaping, fences, garage storage, additional storage building, etc.).
6. Walkways (minimum of 36" in width) are required to extend from the front door to the street sidewalk in a perpendicular fashion. This may be waived on lots that require the house be set back a substantial distance from the street and where existing trees prohibit. Where the grade and length allow, steps in the walkway to street are encouraged. Stringers, brick-paver detailing, textured concrete, etc. are also encouraged on all walkway steps. Walks shall be constructed of poured-in-place concrete, brick pavers, concrete pavers or stone. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the principal structure and design detailing. Any material other than naturally colored concrete shall be reviewed and approved by the ARB on a case by case basis.

LIGHTING

1. Post lights are encouraged and must be approved prior to installation.
2. Site lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not allowed. Intensity should be no



greater than required for pedestrian safety, other than as accent on landscape plantings or buildings.

3. Exterior lighting shall be shielded from adjacent properties.

MAILBOXES

1. Standard mailboxes and post designs are required. Contact developer for final mailbox designs and suppliers.

DOG HOUSES AND RUNS

1. Dog houses should be located so as not to be obtrusive. They should be painted to blend with their immediate surroundings or left to weather naturally.
2. Landscaping may be required to soften the structures visually.
3. Dog runs must generally follow the guidelines for fencing. Pre-fab black (or dark green) chain-link dog runs generally will not be approved unless totally screened by wood fencing or located in a heavily planted area.

PLAY EQUIPMENT

1. Play equipment shall be placed in rear yards. Consideration should be given to lot size, equipment size, material, design, amount of visual screening, and relationship to neighboring property.
2. Equipment constructed from natural materials is encouraged.
3. Painted metal play equipment, not including wearing surfaces (e.g. slides, sliding poles, and climbing rungs) shall be painted dark green or brown to blend with natural areas.
4. Playhouses must be placed in rear yards and must be in scale with the size of the yard and existing buildings. The playhouse must be painted to blend with the natural open space or with the colors of the house if the house is located nearby. Playhouses, as well as play equipment, should be screened by natural vegetation or additional landscaping.
5. Skateboard / skate, skateboard, bike, and other type ramps and other similar noisy equipment and activities are not allowed.
6. Trampolines of all types and sizes are not allowed.



7. Above-ground swimming pools will not be approved. In-ground swimming pools are allowed and will be reviewed on a case by case basis prior to beginning construction. Pools shall comply with all local, state, etc. safety codes and requirements.
8. Permanent and / or mobile basketball goals (and other similar equipment) are not allowed to be mounted on the house and / or located in yard where highly visible from the street or public areas. Basketball goals (in-ground mounted preferred) are allowed in rear yards and deep side yard side / rear load drive areas if not highly visible from the street or public areas and are located a minimum of 10'-0" from adjacent property lines. All basketball goals details, locations, etc. will be reviewed and approved on a case-by-case and lot-by-lot basis.

RETAINING AND SCREEN WALLS

1. Retaining walls shall be unobtrusive as possible and built to the minimum height needed to serve their function.
2. Materials may be brick, natural stone, square corner timbers, or concrete, depending on location and contextual relationship. Generally, rounded landscape timbers will not be approved due to their lack of stability when used to retain earth and their poor appearance.
3. The ends of the walls should be tapered into the ground rather than abruptly ending in space. If the height of the wall would require a railing to comply with county building codes, the applicant should consider stepping the wall in a terracing effect.
4. Mechanical equipment should be concealed and located so as not to have an adverse effect on the use of adjacent property.
5. Landscaping will usually be required to soften the visual impact of retaining walls, screen walls, and other exposed structures.
6. All garbage and recycle containment and receptacles shall be located inside house or garage or totally screened from street or public space view.

TREE REMOVAL

1. Please protect and preserve all existing trees and landscaping. No live ornamental trees (e.g. holly, dogwood, redbud) may be removed without specific approval.
2. No live deciduous or evergreen trees the trunks of which are six or more inches in diameter as measured two feet above grade may be removed without specific approval and approval of the City of Raleigh and other requirements, ordinances, codes, etc.



3. Removal of live trees will be approved if their continued existence would be detrimental. In many cases, the ARB may require replacements. “Detrimental” conditions include physical intrusion by trees, roots, and branches on buildings or other structures in a way that could cause damage, excessive shade, or could block paths and sight lines from vehicles. Overgrowth may also be considered detrimental.
4. Trees damaged by storms or other events may be removed without approval.

A W N I N G S

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

S A T E L L I T E D I S H E S

1. Provide specifications on size and color of dish and proposed location. The ARB reserves the right to deny the request if it is determined that the location of the dish would make it unsightly from the street and a more desirable location exists. Dishes larger than 1 meter in diameter are not allowed. Dishes should be painted to match house color as determined by the ARB.

S I G N A G E

1. Construction and builder signage is restricted to the format as required by the developer and community and all must strictly adhere to the approved builder and community signage program. Subcontractor or vendor signs are not permitted.

U T I L I T I E S

1. Each lot is responsible for the location/verification of all utilities prior to the commencement of any clearing or grading activity.
2. Any discrepancies must be brought to the immediate attention of the ARB before any clearing begins.
3. Location of utilities after clearing operations have commenced will be the responsibility of the lot owner.



PORT – A – JOHNS

1. The provision of port-a-johns are required per local ordinances and must be placed outside the street and utility rights-of-way in order to permit the timely placement of utilities.

LANDSCAPING AND SITE DEVELOPMENT

General: The following minimum landscaping requirements shall apply. The ARB may require additional landscaping to create adequate screening and privacy from the street and adjacent lots.

1. Encroachment Permits are required by the City of Raleigh for irrigation systems located in the public R/W.
2. Rear decks that are visible from the street or adjacent lots must be underpinned and/or landscaped for screening. Evergreen shrubs are required for decks over 4'-0" above grade. See the previous Porch section for additional details.
3. Other site improvements such as bird baths, yard art, fountains, gazebos, arbors, trellises, etc. are permitted and will be reviewed and approved on a case-by-case basis.
4. Fescue sod is required for all homes in Renaissance Park. This must be installed prior to closing and shall extend from the back of curb to the front of the house and a minimum of 10' along the side yards. Sod is also required on all corner lots side yards. However, mulched natural areas are permitted on up to 60% of the side yard.
5. The homeowner is responsible for maintaining the lawn and planting areas from the back of curb to the sidewalk and house and also within entire property lines unless covered by specific sub-association maintenance.
6. Included below is a list of the minimum amount of landscape material required for each lot. Many situations will require additional large evergreen shrubs to soften the impact of blank walks and/or garage entries. Evergreen shrubs may also be required to create privacy between homes.

MINIMUM LANDSCAPE REQUIREMENTS

Foundation Shrubs-Low Growing

Quantity	Size	Spacing	Notes
12 (more if needed)	18"-24"	30" o.c. Max	Azalea, Laurel, Holley, Boxwood, Hawthorn, Abelia, Euonymus,



Dwarf Buford, Nandina, etc.

Foundation: Accent Shrubs-Medium Growing

8 (more if needed)	3'-4'	5'-0"	Holly Boxwood, Acuba, Camella, Ligustrum, screen is Cleyera, Elaeagnus, Juniper, Wax Myrtle, Osmanthus, Pyracantha, etc.
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Large Evergreen Screen or Accent

2	7'-8'	8'-0" to -10'-0" O.C.	Magnolia, Wax Myrtle, Ligustrum, Osmanthus, Pines, Pyracantha, Viburnum, etc.
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Flowering Accent Shrubs

4	24"-30"	N.A.	Quince, Hydrangea, Jasmine, Rhododendron, Rose, Spirea, Azelea, Camellia, Forsythia, etc.
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Flowering or Accent Tree (Optional)

1	1.5"-2" (7-8)	N.A.	Dogwood, Plum, Cherry, Serviceberry, Redbud, Japanese Maple, etc.
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Street Tree

1	2.5"-3"	N.A.	Placement and type to be Determined by the developer.
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CONSTRUCTION MAINTENANCE AND MISCELLANEOUS

1. During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) to assist in keeping the debris from being scattered.
2. Weekly (Fridays required) and after construction is completed, no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or



cause to be removed any and all of the above debris within 72 hours of notification by the Renaissance Park Community Association. Failure to comply with the request will cause removal of the debris by action of the Renaissance Park Community Association and all related costs will be charged to the homebuilder or the homeowner.

3. During construction, all streets shall be kept clean of mud and trash and all broken curb or paving shall be promptly repaired. Builders must mow a minimum of 20' off curb at all times on owned vacant lots.
4. It is the primary responsibility of each homeowner to maintain his property in a way that it does not detract from the overall beauty of the Renaissance Park Community. Following is a list of areas that should be reviewed on a regular basis to ensure that your home is in good repair:
 - a. Shrubbery, trees, and lawns
 - b. Driveways and sidewalks
 - c. Decks
 - d. Fences
 - e. Play equipment
 - f. Roofing
 - g. Wood
 - h. Paint and stain
 - i. Garbage can storage
 - J. Area between the curb and sidewalk
5. If at any time the ARB or the Renaissance Park Community Association is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the Renaissance Park Community, representatives of the Association will make a site inspection. Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Association may be forced to take more strenuous action and all related costs will be charged to the homebuilder or the homeowner.
6. There are many changes and additions that property owners can make to their property. The ones described in these Guidelines are the most common. If the project is not included in the Guidelines, refer to the one that is closest in concept to the project and use it as a guide for preparing an application to the ARB.
7. Most of all, in all that is proposed, consider the neighbors and neighborhood to provide the best aesthetic and quality project possible.



A P P E N D I X

Submittal Forms

ARB Submittal Checklist – Builder / Pre-closing Form

Color Selection Form

ARB Alterations and Additions Submittal Checklist – Homeowner / Post-closing Form



ARB SUBMITTAL CHECKLIST

NO SUBMITTAL WILL BE REVIEWED UNLESS ALL INFORMATION IS INCLUDED

Revised March 2006

Builder / Homeowner Name _____ **Lot No.** _____
Plan Name _____ **Date Submitted** _____
Street Address _____

Site Plan (8-1/2" x 11")

- ☐ Scale, property line information, setbacks, etc.
- ☐ Building footprint and finished floor elevation
- ☐ Clearing limits not to exceed necessary construction zone (indicate on plan)
- ☐ Water meter & sewer locations (from field observation)
- ☐ Driveway and walkway to street (include any special materials)
- ☐ Decks and patios
- ☐ Fencing and retaining walls (including fence detail if proposed)
- ☐ Service areas (include method of screening)
- ☐ Accessory buildings (if any)

Landscaping Plan (8-1/2" x 11")

- ☐ A Landscaping Plan is not required if a generic plan has been previously approved.

Architectural Plans (8-1/2" x 11" or copy of Approved Builder Cut-Sheet)

- ☐ Plan name
- ☐ Floor plans with finishable square footage
- ☐ Front, sides & rear elevations (with material indications)
- ☐ Special details (porch railings, columns, etc.)

Colors and Materials

- ☐ Color Selection Form must be attached

Reviewing is only for conformance with the Renaissance Park Architectural Guidelines. The builder / homeowner is responsible for compliance with the Renaissance Park Architectural Guidelines, Ordinance and other applicable codes, regulations, etc.

☐ **Approved** ☐ **Approved as Noted** ☐ **Not Approved** ☐ **Resubmit**

Reviewed By
Renaissance Park ARB Representative

Date



COLOR SELECTION FORM

Revised March 2006

Builder / Homeowner Name _____ Lot No. _____
Plan Name _____ Date Submitted _____
Street Address _____

Color Selection Guidelines

Recommended color schemes have been prepared by the developer and are available in the Renaissance Park Welcome Center for customer selection. A list of these color schemes is included in the Renaissance Park Architectural Guidelines (Guidelines). A color scheme must be selected and submitted to the Renaissance Park Architectural Review Board (ARB) for review and approval prior to painting house. In case of conflict with existing homes, another color choice may be required for ARB review and approval. Review the Renaissance Park permanent files and adjacent house colors for color coordination and prevention of color duplication prior to submittal. Color schemes outside of these recommended color schemes will be considered on a case-by-case basis and shall be submitted with color chip samples (minimum 1" square in size and larger samples may be required) for ARB review and approval. Colors should be submitted with the original house submittal to best assure your first choice selection. Note: Color selection approval based on a first-come first-serve basis.

Color Scheme No. Proposal _____ (Other Color Proposals samples attached)

Siding / Brick _____ Trim _____
Front Door _____ Garage Door _____
Shutters _____ Roof _____
Other (Shakes, fencing, etc.) _____

Reviewing is only for conformance with the Renaissance Park Architectural Guidelines. The builder / owner is responsible for compliance with the Renaissance Park Architectural Guidelines, ordinances and other applicable codes, regulations, etc.

☐ Approved ☐ Approved as Noted ☐ Not Approved ☐ Resubmit

Reviewed By _____
Renaissance Park ARB Representative

Date _____



Reviewed By
Renaissance Park ARB Representative

Date