

**SOUTH & MAIN HOMEOWNERS ASSOCIATION
ARCHITECTURAL STANDARDS, CRITERIA AND DESIGN REQUIREMENTS**

I. ARCHITECTURAL REVIEW BOARD

A. PURPOSE

The Declaration of Covenants, Restrictions, and Easements for South & Main Homeowners Association, provides for the establishment of the South & Main Homeowners Association Homeowners Association, Inc. (the “Association”) and attempts to ensure that the quality of the planned community known as South & Main Homeowners Association (the “Community”) will be maintained.

Pursuant to the Declaration, the Architectural Review Board (the “ARC”) shall seek to ensure that all Subsequent Lot Improvements (as hereinafter defined) in the Community comply with Article V of the Declaration and these Architectural Standards, Criteria and Design Requirements (“Architectural Guidelines”). The Association is responsible for administering the covenants of the Declaration and providing administrative support to the ARC. All capitalized terms used but not defined in this shall have the meanings given such terms in the Declaration.

B. AUTHORITY

The ARC is authorized to act under Article V of the Declaration.

C. MEMBERS

Declarant shall select the member(s) of the ARC and the powers, rights, and authority of the ARC shall be exercised by the Declarant or its designee as long as Declarant owns any portion of the Community, or until such time as Declarant has relinquished its rights under the Declaration. Thereafter, the ARC shall consist of three (3) members, and the Board of Directors of the Association (the “Board”) shall have the right, power, authority, and obligation to select members of the ARC. Notwithstanding anything herein to the contrary, the Declarant retains the absolute right to review and approve the Initial Lot Improvements (as hereinafter defined).

D. MEETINGS

The ARC shall meet as necessary to review Applications (as hereinafter defined), or, at a minimum, annually.

E. RESPONSIBILITIES

The ARC shall adopt and enforce standards:

1. Governing the form and content of an Application.
2. Establishing the procedure for the review of an Application.
3. Establishing guidelines for: design features, architectural styles, exterior colors and materials, details of construction, location and size of all structures, landscaping, and all other matters requiring ARC approval;

4. Establishing policies, procedures, guidelines governing use of the Common Area and Properties in accordance with the Declaration; and
5. Relating to any other responsibilities as determined by the Board from time to time.

F. LIMITATION OF LIABILITY

ARC approval is based only on the aesthetic features of the approved Application. The ARC and any member of the ARC assume no liability or responsibility for the engineering or structural design or quality of materials or any defect in any Subsequent Lot Improvements constructed from any Application and the plans and specifications and all other documentation submitted therewith. The ARC and its members make no representations or determinations regarding the structural adequacy, capacity, or safety features of any Subsequent Lot Improvements. Neither the ARC nor any member of the ARC shall have any liability to any person submitting an Application to the ARC for approval, or to any Owner by reason of a mistake in judgment, negligence, misfeasance, malfeasance or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such Application or for the exercise or non-exercise of any other power or right of the ARC provided in the Declaration and/or these Architectural Guidelines.

G. ARC POLICIES

The ARC seeks to foster thoughtful design so that there is harmony among surrounding structures, topography and the general plan of development of the Community. The ARC shall evaluate each Application on its own merits. However, ARC approval of Lot Improvements on any Lot shall not be deemed to be a waiver of the ARC's right to object to the same or similar improvements on another Lot.

H. ARC APPROVAL REQUIRED FOR IMPROVEMENTS

The Declarant retains the absolute right to determine the style and appearance of the initial construction on any Lot, including without limitation any 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 until the issuance of a Certificate of Occupancy for the Unit constructed on any such Lot (hereinafter individually and collectively referred to as the "Initial Lot Improvements").

After occupancy of a Unit as a residence pursuant to a Certificate of Occupancy, no Lot Improvements (including, without limitation, replacement of any Initial Lot Improvements) shall be commenced, erected or maintained upon any Lot, 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 Initial Lot Improvements), nor shall a building permit for such Lot Improvements or change be applied for or obtained, nor shall any landscaping (other than replacement of grass, plants or trees) or re- landscaping of any Lot be commenced or made (hereinafter individually and collectively referred to as the "Subsequent Lot Improvements") until an application in the form attached hereto as Exhibit A and incorporated herein by reference (the "Application Form") and all plans and specifications showing the nature, kind, shape, heights, materials, color and locations of the same, as submitted with the application or requested by the ARC (the Application Form and all plans and specifications and other documentation or material submitted in connection with the Application Form being hereinafter referred to singularly as, an "Application", and in the plural as, "Applications") shall have been submitted to and approved in writing by the ARC.

The ARC may disapprove an Application, and/or may require specific changes to an Application in order to provide approval for any reason (including, without limitation, purely aesthetic reasons) as determined in the sole discretion of the ARC. In addition, the ARC shall have the right to request additional information if, in its opinion, the original submission is incomplete or insufficient, and an Application shall not be deemed “submitted” or “complete” until such time as the ARC determines in its sole discretion.

Notwithstanding anything herein to the contrary, the ARC shall have no power or authority over any Subsequent Lot Improvements to any Lot or other portion of the Properties owned by the Declarant, and these Architectural Guidelines shall not apply to the development, improvement, maintenance and repair of any Lot or other portion of the Properties owned by Declarant.

I. TIME LIMITS

All Subsequent Lot Improvements shall be completed within thirty (30) days from approval by the ARC, unless additional time is allowed by the ARC. However, the ARC may also establish a more specific time for completion as a condition of its approval of an Application.

The ARC shall have sixty (60) days (or other such time period as may be determined by the Board) after receipt of a complete Application to present its findings regarding such Application. If the ARC disapproves an Application within sixty (60) days (or other such time period as may be determined by the Board) after receipt of a complete Application, the Owner may appeal said decision to the Board. In the event the ARC fails to approve or disapprove an Application within sixty (60) days (or other such time period as may be determined by the Board) after receipt of a complete Application, including all information requested for their consideration and review, the ARC shall be deemed to have rejected the Application.

The ARC shall have the right to charge a reasonable fee for receiving and processing each Application, including without limitation, a Compliance Deposit (as defined in the Declaration).

J. INSPECTIONS

The ARC may make inspections while construction is in progress to determine compliance with the approved Application, these Architectural Guidelines, the Regulations (as hereinafter defined) and the provisions of the Declaration. The submission of an Application shall be deemed to authorize the ARC or any agent of the ARC to perform such inspections.

K. JOB SITE CONDITIONS

1. All job sites shall be kept in a neat and orderly condition and in accordance with all rules, regulations, guidelines, policies, procedures or requirements as may be adopted, imposed, amended, modified, or established by the Declarant, Association and/or the ARC from time to time, and the local ordinances, with the more restrictive rules and regulations prevailing (collectively, the “Regulations”).
2. Construction hours are subject to and all construction operations must be performed in accordance with the Regulations.

L. ARC APPROVAL

Upon written approval by the ARC, a copy of an Application bearing such written approval shall be returned to the applicant. Approval of any Application shall be final, and the approval may not be thereafter reviewed or rescinded, subject to compliance with all terms and conditions of approval, these Architectural Guidelines, the Declaration and Regulations.

M. VIOLATIONS

Upon any non-compliance or violation of any of the terms and conditions of any approved Application, these Architectural Guidelines, the Declaration, and/or the Regulations, the ARC, the Board and the Declarant shall have the right to enforce its policies, as set forth in these Architectural Guidelines and Article V of the Declaration by means specified in the Declaration, including an action in a court of law, to ensure compliance.

N. APPLICATIONS

Applications must be submitted to the ARC and Elite Management Professionals, Inc. (“Elite”).

1. Site Plan. Each Application must include one (1) copy of the site plan and property survey showing the location of existing structures, easements, and the boundaries of the property. Proposed changes or additions should be indicated, including dimensions and distances from the house and adjacent properties.

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

3. Drawings and Photographs. A graphic depiction of the request should be provided. This may be in the form of manufacturer’s literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal.

4. Other Approvals. After receiving approval from the ARC, a permit may be required from the County of Wake, Town of Fuquay-Varina, or other governmental authorities. The applicant must determine whether this requirement applies to the requested modification. If any such permit is required, the applicant must procure the same before commencing any work.

5. Third Party Comments. Written comments from neighbors and other residents concerning proposed changes, if any, should be furnished to the ARC, but are not required. These comments will be considered during the review process.

O. AMENDMENT. The ARC shall have the right to amend these Architectural Guidelines from time to time upon the written consent of the Declarant (while the Declarant owns any Lot) or all the members of the ARC, as applicable.

II. ARCHITECTURAL STANDARDS, CRITERIA AND DESIGN REQUIREMENTS

The following are ARC-approved standards, criteria, and design requirements. No restrictions included in the Declaration and/or applicable zoning laws and not listed here have been waived by the Association. **Some of these standards will only apply to single family homes in the community and not to the townhomes.**

A. KEY ARCHITECTURAL GUIDELINES

The ARC evaluates all submissions based on the individual merits of the Application, which includes consideration of the characteristics of the individual site and Lot size. What may be an acceptable design for one Lot may not be acceptable for another. The following guidelines are general in nature and apply to all the Lots in the Community.

- 1. Conformance with Covenants.** All Applications are reviewed to ensure that the request is in conformance with all requirements of the Declaration and the requirements contained herein.
- 2. Validity of Concept.** The basic idea of the proposed alteration requested must be sound and appropriate to its surroundings and neighbors.
- 3. Design Compatibility.** The proposed alteration must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color characteristics, and construction details.
- 4. Location and Impact on Neighbors.** The proposed alteration should relate favorably to the landscape, the existing structure, and the neighborhood. Primary concerns are access, view, sunlight, and drainage. For example, fences or landscaping may obstruct drainage, or access to neighboring properties and decks or larger additions may infringe on a neighbor's privacy.
- 5. Scale.** The size of the proposed alteration should relate well to the adjacent structures and its surroundings.
- 6. Color.** Color may be used to soften or intensify visual impact. Parts of an addition that are similar to the existing house, such as roofs and trim, should match. Like colors of adjacent homes should not be used. No permission or approval is required to repaint, if applicant is keeping with the original approved color scheme.
- 7. Materials.** Continuity is established by use of the same or compatible materials as were used in the original house. For example, an addition with vinyl siding may not be compatible with a stucco house.
- 8. Workmanship.** Good workmanship is essential. The quality of work should be equal to or better than that of the existing improvements.

B. SPECIFIC ARCHITECTURAL CRITERIA AND REQUIREMENTS

The following criteria and requirements are more specific than the foregoing general guidelines and represent areas over which the ARC prefers to maintain more control.

1. Foundations

2. Square Footage. As may be required by local ordinance and/or applicable zoning laws.

3. Windows and Doors-

- a. Unless installed by Declarant at the time of original home construction, bright-finished or bright-plated (other than white) metal exterior doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted, without the prior consent of the ARC. Acceptable types of storm doors are list further in the guidelines.
- b. The use of reflective tinting or mirror finishes on windows is prohibited.
- c. Security bars on windows or doors are not permitted.

4. Exterior Walls- Single Family homes only

- a. Samples of all sidings must be submitted to the ARC for approval.

The use of the following materials may be approved to the extent allowed by local ordinance and/or applicable zoning laws:

- 1. Stucco
- 2. Stone (natural or synthetic)
- 3. Brick
- 4. Wood and Cementitious Siding
- 5. Dryvit

The following is a (non-exclusive) list of inappropriate materials:

- 1. Rough-Sawn Wood Siding
- 2. T-111 Siding
- 3. Aluminum Siding
- 4. Vinyl Siding

The ARC reserves the right to evaluate and approve or disapprove new materials as they are introduced to the market.

- b. In general, exterior colors should be muted. Most paint manufacturers have “traditional” color charts from which selections should be made. All exterior colors and materials must be approved by the ARC, unless conforming with original colors and color scheme of house. Exterior colors that, in the opinion of the ARC would be inharmonious, discordant and/or incongruous to the Community shall not be permitted. Like colors shall not be approved on adjacent houses.

5. Roofs- Single Family homes only.

- a. Roof colors shall be an integral part of the exterior scheme of a building.
- b. No change in color or existing roofing material shall be permitted without the approval of the ARC. Roofing material must be either architectural or fiberglass shingles, with a minimum 25- year warranty.

- c. Flat roofs are not permitted except as described in subparagraph (d) below. All roof pitches shall have a minimum ratio of 6:12 per Builders Guide.
- d. Flat deck first floor patio roofs, which also serve as second floor balconies, may be approved by the ARC.
- 6. **Chimneys.** Chimneys may be constructed with siding to match the house or otherwise shall be constructed with brick or stone.
- 7. **Solar Panels.** Solar water heating panels shall be reviewed on an individual basis, and if approved by the ARC, must be installed so as to be as unobtrusive as possible preferably the back of the home.
- 8. **Attic vents, Skylights, Gutters, and Downspouts- Single Family homes only.**
 - a. Attic vents or other improvements on the roof should be as small in size as functionally possible and should be painted to match the roof color. They should be located generally on the area of the roof least visible from the street, and not extend above the ridgeline, unless as may be required by building code. The ARC must approve all roof protrusions.
 - b. Gutters and downspouts shall either match or contrast the house and shall be as inconspicuous as possible. Run-off must not adversely affect the drainage on adjacent properties. All gutters and downspouts must be approved by the ARC.
- 9. **Patios, Patio Enclosures, and Decks**
 - a. Patio enclosures are an extension of a house and may have a significant impact on its appearance. All enclosures should be designed to conform to the architecture of the house. Color and materials should be compatible with the house to which it is attached and with surrounding houses. All patio enclosures must be approved by the ARC. Screened enclosures shall not be permitted on the front or sides of units.
 - b. The roof of the patio enclosure should conform to the roof of the house as closely as possible. Insulated aluminum roofs will not be permitted. All screen enclosures must have a roof compatible with the main structure.
 - c. All patios, patio slabs, and courtyards, not installed by Declarant at time of original house construction, must be approved by the ARC prior to installation.
 - d. All decks shall be constructed on the rear of the house. Material shall be pressure-treated lumber of grade 2 or better or approved composite decking in natural colors.
- 10. **Garages, Driveways, Walkways and Exterior Lighting-**
 - a. Any changes to an existing garage door must be approved by the ARC.
 - b. No curbside parking areas are to be created by altering existing curb or street paving. Parking is not permitted on lawns.

- c. All proposed exterior lighting should be detailed on a request for architectural modification. No exterior lighting including, without limitation, motion sensitive lighting shall be permitted that, in the opinion of the ARC, would create a nuisance to the adjoining property owners.
- d. Driveways and walkways for Lots shall be constructed of a hard-impervious material such as concrete, brick, pavers or stamped concrete and must be approved by the ARC. No asphalt drives or walkways will be permitted on Lots.
- e. Driveway aprons for Lots must be concrete and may not be widened without the approval of the ARC and local governing authorities.
- f. Any proposed walkway must be approved by the ARC and local governing authorities prior to installation. This includes concrete walkways, steppingstones or paver bricks. Walkways should be consistent with the grading of the property so as 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 Declarant. More flexibility of materials may be allowed for walkways on the sides and rear of the house (e.g. flagstone, slate, stone, or brick).
- g. Any addition to driveways, sidewalks, patios, etc. may be subject to impervious surface requirements, which are governed by local authorities. Their approval is a pre-requisite to ARC approval.

11. Awnings and Shutters- Guidelines apply to Single Family and Townhomes

- a. Any proposed awning must be approved by the ARC. Awnings will only be approved for the rear of the house to cover a deck or patio. Awnings should be canvas, nylon, or other fabric in the same color as either the sides or the trim of the house. Metal, fold-down awnings and canopies shall not be permitted.
- b. Permanent and fixed shutters are permitted. The design, location, and color of the shutters must be approved by the ARC.

12. Permanent Barbecues and Outdoor Cooking Areas- Guidelines apply to Single Family and Townhomes

- a. Permanent Barbecues and outdoor cooking areas may be permitted but should not be a dominant feature on the landscape and should be located so they will blend as much as possible with the surrounding area. Supplemental planting should be provided to soften the visual impact of the barbecue, particularly when little or no natural background or screening is available.
- b. No permanent barbecue or cooking area may be installed without prior ARC approval, unless included in the original construction of the house by Declarant.

13. Landscaping Guidelines apply to Single Family (may want to allow some of these for townhomes)

- a. Any proposed landscaping, including, without limitation, the following items that are commonly requested, must first be submitted to the ARC with a survey or plot plan prior to installation. Proposed landscaping must be shown on a Lot survey, which must include the house, all impervious surfaces, and existing landscaping. The following list is not all inclusive, and should there be a concern, please submit and ARC request prior to installation:

I. Tree Removal

- II. Gardens (flower, water, vegetable)
- III. Bushes and Shrubbery
- IV. Gazebos/Pergolas
- V. Planters
- VI. Retaining Walls
- VII. Landscape beds (natural areas)

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, 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.

- b. Tree Removal: The Association would like all Owners to preserve and protect the trees on the properties in the Community. 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 Owner without ARC approval, as the case may arise.
- c. Gardens (vegetable or water): These types of gardens should be located in the rear of the yard and out of view from the street and from neighboring properties to the extent possible. Vegetable gardens should be kept clean and clear of high-growing weeds and should be cut back during the off-season. Water gardens should be planned in such a manner as to limit the potential for accidents (e.g. drowning by small children or pets). Requests for water gardens will require that the rear yard also be fenced in.
- d. 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 ARC approval prior to installation.
- e. Bushes & Shrubbery: Accenting the home with bushes and shrubs can add to the street appeal of a home through color, massing and texture contrast. As with any landscaping plan, take into consideration the mature height and width of the plantings and their final placement in the yard. Provided that the mature height of the bushes or shrubs does not exceed 48' at maturity and they do not constitute a hedgerow along a property line or are not planted in the street right-of-way front the Lot, prior ARC approval is not required (hedgerows must have prior ARC approval).
- f. 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).
- g. All landscaping installed with approval by the ARC must be maintained to the standards set forth by the Association.

- h. No landscaping may be planted within any storm water management feature/facility, sight easements or utility easements.
- i. Each Owner is responsible for verifying the location of all underground utilities prior to installation.
- j. All plantings should be well within property lines so that, with growth, plants do not infringe on a neighbor's property.

14. Fences- Apply to Single Family homes only. No fences in Townhomes

- a. No fence may exist without prior ARC approval, unless installed at the time of construction by the Declarant. All applications for fence approvals must include: i) the materials to be used; ii) the proposed height of the fence; iii) a survey of the subject property that clearly identifies the area where the fence is to be erected; and iv) a description of the fences on any adjoining Lots, if any.
- b. No fence may be constructed within any storm water management feature/facility or sight easements.
- c. Fences that are installed in a storm easement are subject to removal by the HOA at the cost of the homeowner. Any private fences that are installed that block a part of the HOA fence are required to maintain a clean and neat appearance such as washing the fence. Failure of upkeep by the homeowner to the HOA fence can be subject to fines.
- d. The height of the fence shall not exceed five (5) or six (6) feet at the highest point depending on fencing style selected and shall have a four (4) feet wide gate opening.
- e. Black aluminum, wooden privacy and vinyl privacy fences are the only materials allowed. Chain link and split rail fences are prohibited. Please see attached acceptable fence styles and specifications. Acceptable heights for black aluminum fences are 4 ft or 5 ft. No other fence heights will be accepted for black aluminum. Acceptable heights for wooden or vinyl fences are 5ft or 6 ft only. No other fence heights will be accepted for wooden or vinyl privacy fences.
- f. Each Owner is responsible for obtaining permission of installing a fence located in any utility easements with the appropriate utility companies and/or governing agencies.
- g. Fencing is only permitted in the rear yard of a lot and shall not extend forward of the rear wall of the house. The fence must be a full enclosure. No partial fencing will be allowed.
- h. Freestanding dog runs and pens are not permitted.

15. Basketball Goals- Only applies to Single Family homes.

- a. All basketball goals, portable, and permanent pole-mounted, must be approved by the ARC.
- b. Lights for night basketball play shall not be permitted.
- c. Portable basketball goals are to 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.

- d. Permanent pole-mounted goals are to be placed to maximize child safety and to minimize impact to lawns and neighboring properties. Final placement will be determined by the ARC using the above guidelines. The pole structure is to be black in color and the back board is to be see-through clear.
- e. Goals permanently mounted to the house are not allowed.
- f. Worn nets shall be replaced or removed in order to maintain a neat appearance.
- g. Under no circumstances shall a homeowner place a basketball goal in the street, in a cul-de-sac or on common property.
- h. As basketballs can roll onto neighboring properties, please be considerate as to the placement of the goal and consider a means to keep a basketball on your property. Depending on placement of basketball goals, landscape screening maybe required prior to ARC approval.

16. Swimming Pools- Only applies to Single Family homes

- a. No private above-ground or in-ground pools.
- b. Hot tubs will be permitted only by ARC approval with the condition of privacy screening.
- c. Portable kiddie pools, not to exceed a diameter of 6 feet and a height of 18 inches, are permitted but must be emptied and removed from the yard daily.

17. Trash and Recycling Containers- Applies to Single Family and Townhomes.

- a. All trash and recycling containers shall be placed in the garage or an enclosed or landscaped area approved by the ARC so as not to be seen from the street except on days of garbage pick-up. Open storage refuse containers are prohibited.
- b. On the days of scheduled trash and recycling pick-up, refuse containers shall be placed near the roadway in trash and recycling receptacles.

18. Antennas, Flagpoles, and Mailboxes Applies to Single Family and Townhomes

- a. Exterior television and radio masts, towers, poles, antennas, aerials and satellite dishes may not be erected without ARC approval. Placement and landscape buffering requirements must be determined by the ARC. If at any time the ARC rules regarding the foregoing are more stringent than allowed by the Federal Communication Guidelines, then the more relaxed guidelines of the Federal Communication Commission shall prevail.
- b. A flagpole for display of the United States and North Carolina flags only shall not be permitted per the North Carolina Planned Community Act. The prohibition of model homes and sales flags does not apply to the Declarant or its assigns. No flagpole shall be used as an antenna unless approved by the ARC. No flag shall be mounted to the siding of the Townhomes as this will void the warranty.

- c. Satellite dishes may be no larger than 39 inches in diameter. If mounted on a roof, the dish must be painted to match the roof color. No wires may be exposed. No satellite dishes may be mounted on the roof of the townhomes as this will void the warranty on the roof.

19. Accessory Structures, Play Equipment, and Decorative Objects- Applies only to Single Family.

- a. Storage sheds are to 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.

Sheds are to be 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 Owner to check for easement or setback restrictions that may affect placement of the shed prior to application submission.

Sheds are to be constructed of the same materials as the house and be permanently affixed to the ground via a concrete slab floor or footings (or as prescribed in the building code for such structures). Prefabricated, store-bought shed will be reviewed by ARC on a case-by-case basis. Please submit a color picture or brochure and any other details describing the shed at time of application submission.

REMINDER: Please submit an application request and RECEIVE ARC APPROVAL FIRST before purchasing a prefabricated 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.

- b. No clotheslines or similar structures shall be permitted on any portion of a Lot.
- c. Above-ground fuel tanks are not permitted.
- d. All playground equipment or playhouses shall be subject to the approval of the ARC and shall be placed to the rear of the Lot with proper anchoring. Location on the Lot and screening requirements may be a condition of ARC approval.
- e. No decorative objects such as sculptures, birdbaths, fountains and the like shall be placed or installed on the street side of any Lot without the approval of the ARC.
- f. Firewood may be stored in rear yard only.

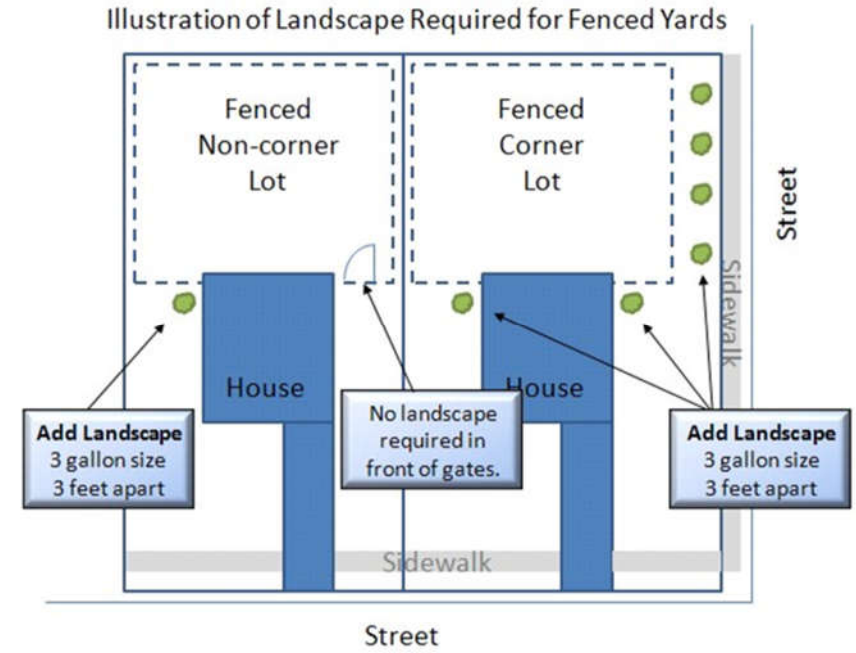
20. Major Exterior Alterations. - Applies to the Single-Family homes.

- a. The design of major alterations should be compatible in scale, materials, and color with the applicant's house and adjacent houses.
- b. The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.
- c. Roof pitch of additions to the main structure should match the type used in the applicant's house.

- d. New windows and doors should match the type used in the applicant's house and should be located so that they relate well with the location of exterior openings in the existing house.
- e. If changes in grade or other conditions that will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage. Notwithstanding the foregoing, the ARC assumes no liability whatsoever for any erosion, even if due to improvements that were approved by it.
- f. Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and debris should be promptly removed after completion of construction.

THIS DOCUMENT MAY BE REVISED
FROM TIME TO TIME WITHOUT PRIOR NOTIFICATION

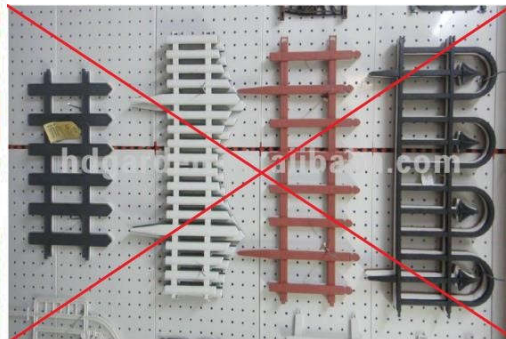
Acceptable South & Main Homeowners Association
Fence Styles
Black Aluminum Only



Materials: In order to maintain a uniform style of fencing throughout the Community, a **4-foot or 5-foot” Black Aluminum Avalon style metal fence (with an optional 18” Puppy Panel Picket Bottom)** All fasteners are to be galvanized.

*****CHAIN LINK, MESH, AND WIRE MATERIALS FENCING ARE NOT ALLOWED*****

****SMALL, DECORATIVE/LANDSCAPE BORDER FENCING IS NOT ALLOWED****



Approved Fencing Styles:

4- or 5-foot Black Aluminum “Avalon/Long Islander” Fence with optional 18” Puppy Panel Picket



Approved Fencing Styles:

5 or 6- foot Wooden Cannonball/Charleston Wooden Privacy

ALL STAIN COLORS- Semi-Transparent and Transparent, must be approved by the ACC prior to application.

Semi-Transparent-Allowed stain colors without ARC approval:

- *Sherwin Williams- Semi-transparent (SW 3518 Hawthorne), Sherwin Williams- Semi-transparent (SW 3532 Country Hill) & Sherwin Williams- Semi-transparent (SW 3542 Charwood)*



Approved Fencing Styles:

5 or 6- foot Vinyl Privacy fences



Appearance: Fencing is required to be cleaned of debris, dirt, mold/mildew, etc. on an as-needed basis to maintain the overall appearance.

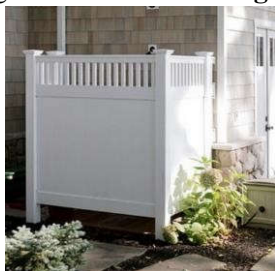
A Plot Plan / Survey Map of the property that reflects the property lines, easements, landscape buffers, and existing structures, must contain a drawing of the proposed location of the fence and gate(s) and acknowledgement signatures of the affected neighbors (adjacent to or in view of the proposed fence) are a requirement of the Application.

Acceptable South & Main Homeowners Association **Trash Can Corral**

Materials: Screens and enclosures shall be constructed of vinyl to match the aesthetics of the home. All fasteners are to be galvanized. Alternative materials will be considered by the ACC 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 ACC. All screening and 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 garage 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 are required to have shrubs 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, be a minimum of a 3-gallon size pot, be spaced 3' apart, and reach a minimum height of 3' within 2 years of planting. **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. Garage and/or recycling cans may be placed at the curb the evening (after 5:00 P.M.) 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 ACC.



Acceptable South & Main Homeowners Association
Storm Door