

WOODCREEK NEIGHBORHOOD ASSOCIATION
ARCHITECTURAL GUIDELINES
NEIGHBORHOOD LIVING STANDARDS
Revised 05-2023

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

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APPLICATION INFORMATION

1. The following exterior modifications, and only these modifications, do not require a Request for Modification Review Form ("Form") to be submitted if certain conditions are met. Referencing the guidelines in each section below is needed to determine if all conditions are met.

Patios (Standard 1)
 Exterior Lighting (Standard 2)
 Garden Plots (Standard 3)
 Play Equipment (Standard 4)
 Basketball Goals (Standard 5)
 Children's Wading Pools (Standard 6)
 Ornamental Trees and Shrubbery (Standard 8)
 Repainting with same color (Standard 12)
 Satellite Dishes (Standard 15)

2. A complete Form must be submitted for all types of exterior modifications and approved by the Association or its designee prior to start of the project(s) unless stated otherwise in this document. A complete Architectural Request should include the Architectural Request form in addition to a lot survey and supplemental project information, unless stated otherwise. Incomplete ARC Request will not be considered by the Architectural Review Committee for a decision. THE VERBAL APPROVAL OF ANY SALES AGENT, OR ASSOCIATION REPRESENTATIVE IS NOT SUFFICIENT. ALL APPROVALS MUST BE IN WRITTEN FORM. Homeowners have the option to submit through the online portal found on the Woodcreek Neighborhood Association website: www.woodcreekneighborhood.connect.com

ARCHITECTURAL GUIDELINE ENFORCEMENT

1. Apparent Covenant violations-as may be reported by any source – must be submitted in writing to the Association Manager to be referred for appropriate action.
2. If a violation cannot be resolved by the Association Manager the matter will be referred to the Board of Directors for resolution.
3. If necessary, follow-up correspondence requesting immediate action will be sent.
Possible sanctions include: (A) suspension of the right to vote; (B) suspension of the privilege of using the recreational facilities; (C) recordation of notice of Covenant violation with the Superior Court; (D) imposition of a fine on a per violation and/or per day basis; (E) commencement of legal proceedings; (F) correction of the violation by the Association with all costs charged to the violator; and/or (G) filing of a lien for all fines and costs to correct the violation.
4. No project may be started without formal approval by the Association or its designee unless stated otherwise herein. It is the sole responsibility of the applicant to ensure complete compliance with all relevant building and safety practices, building and other code permits, licensing requirements, etc. and compliance with all other details of the Association’s Covenants and Guidelines.

NEIGHBORHOOD LIVING STANDARDS

Single Family Detached Homes

STANDARD NUMBER 1

Patios, Walkways, and Driveways

1. Submission of a Form for a concrete patio is not required if:
 - A. The patio does not extend beyond the left and right sides of the house and does not extend to within ten (10) feet of the side property lines nor further than twenty (20) feet from the rear of the home, and
 - B. The patio does not exceed four (4) inches above the ground at any point.
2. Submission of a Form for a concrete walkway is not required if the walkway is located in the rear yard, and
 - A. The walkway does not extend beyond the left and right sides of the house and does not extend to within ten (10) feet of side property lines, and
 - B. The walkway does not exceed four (4) inches above the ground at any point.
3. A Form must be submitted for patio covers, awnings, trellises, permanent seating, railings, outdoor living spaces, fireplaces, fire pits and all other items not enumerated above prior to start of project. Raised or “vertical” projects should be located within the framework of the home, to limit visibility from street view.
4. The total maximum impervious surface, excluding the pool interior, allowed for any unit, for any combination of projects, must not exceed one thousand (1000) square feet or greater than 25% (whichever is the lesser area) of the rear yard.

5. Driveway extensions require a submittal. Material must be concrete to match the existing driveway. Standard driveway apron widths are a maximum of 12' for one car garages and 16' for 2-3 car garages. The curb must be tapered to finish flush with the sidewalk. Permit approval is required by the Town of Holly Springs, this is separate from the Association's ARC Submittal process. Pavers, rocks, gravel are not allowed.

STANDARD NUMBER 2

1. A Form must be submitted for all exterior decorative objects, both natural and man-made, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary, fountains, pools, antennas, flower pots, free-standing poles of any type and items attached to approved structures.
 - a. Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
 - b. Front entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower-pots (maximum of four (4)) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of a Form.
2. Flagpoles – A Form is not required to be submitted for a single attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area. Seasonal, sports, state or American flags may be displayed so long as the flag is no larger than three feet by five feet (3.0' by 5.0').
3. Non-Holiday Exterior/Landscape Lighting – Except as provided below, a Form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. A Form is not required if lights meet the following criteria:
 - a. Lighting does not exceed twelve (12) inches in height, **and**
 - b. The number of lights does not exceed twelve (12), **and**
 - c. The total wattage does not exceed 100 watts, all lights are white or clear, non-glare, a
 - d. and located so as to cause minimal visual impact on adjacent properties and streets.
4. Holiday decorations and exterior lighting may be installed in a reasonable manner, in the sole discretion of the Board of Directors or its designee, for the various recognized holidays. Holiday decorations and lighting may be in use for a period not to exceed thirty (30) days before the date of a nationally recognized holiday to be removed no later than fifteen (15) days after the date of a nationally recognized holiday. Holiday decorations and lighting must be placed to have a minimum sensory impact on neighboring properties.

STANDARD NUMBER 3 – Garden Plot

1. A Form must be submitted for garden plots unless **all** of the following conditions are met:
 - A. The plot is located behind the framework of the house;
 - B. The size of the plot is limited to one hundred fifty (150) square feet or 1/4 of the rear yard, whichever is smaller; and
 - C. The maximum height of plants is less than six (6) feet at full growth.
2. Garden plots for houses set on lots at angles, and houses on corner lots will be considered on an individual basis when a Form is submitted

STANDARD NUMBER 4 – Play Equipment

1. A Form is not required to be submitted for play equipment if the play equipment meets **all** the following conditions:
 - A. Located behind the framework structure of the house; not to extend past the left and right sides of the house.
 - B. In the rear yard;
 - C. Within a screened and fenced area of the rear of the house; and
 - D. Does not exceed fifteen (15) feet in height and will have a minimum visual impact on adjacent properties.
2. All play equipment, including, but not limited to trampolines, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) must be located behind the framework of the home. Play equipment, if applicable, will generally be required to blend into the surrounding environment through the use of earthen colors comparable to dark green or brown.
3. A baseball backstop or similar item is not considered as play equipment **and** must comply with the fence Standards.
4. A submittal is required for all sports courts.

Play Houses and Tree Houses

1. A Form must be submitted for all play houses and tree houses.
2. Play houses and tree houses must be located within the framework of the home, where they will have a minimum visual impact on adjacent properties. In most cases, material used **must** match existing materials of the home, and the tree house/play house may not be larger than one hundred (100) square feet and must be located within the extended right and left sides of the house (between the framework of the home).

STANDARD NUMBER 5 – Basketball Goals

1. A Form is not required to be submitted if **all** the following requirements are met:
 - A. Only one basketball goal is permitted per lot.
 - B. The backboard is perpendicular to the primary street on which the house is located;
 - C. The backboard is white, beige, light gray, or clear;
 - D. The backboard post is painted black; and
 - E. The homeowner obtains written acknowledgment of any neighbor who may be impacted by play.
2. One rectangle surrounding the hoop is permissible. Basketball goals may **not** be attached to the house. Portable goals may not be maintained for periods of more than twenty-four (24) hours in the street or at the curb.

STANDARD NUMBER 6 – Private Pools

1. A Form is not required to be submitted for children's portable wading pools (those that are emptied at night) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed thirty-six (36) square feet.
2. Pools exceeding thirty-six (36) square feet located above the ground are not allowed.
3. Pools and pool equipment must be located within the framework of the home or adequately screened from street view.
4. The total maximum impervious surface area allowed for any unit, for any combination of projects, excluding pool interior, must not exceed ONE THOUSAND (1000) square feet or greater than 25% (whichever is the lesser area) of the rear yard.
5. Light sources that have a visual impact, in the sole discretion of the Board of Directors on neighboring lots, are not allowed.
6. A Form must be submitted for all in-ground pools.
 - A. Detailed plans with all relevant pool specifications, dimensions, and description of project scope and material are required. Professional plans and/or renderings produced by the professional vendor and equivalent to the level of detail required for Town of Holly Springs approval.
 - B. Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house.
 - C. Include a picture of all proposed hardscape materials (pavers/stone)
 - D. Pool fencing must meet all requirements as defined by the Town of Holly Springs.
 - E. Landscaping enhancement of the pool area and screening with landscaping is required and must be included with the submitted Form and plan.
 - F. Location of the pool pump and any containment area for pool supplies must be screened properly and marked on the lot survey.
 - G. Note if any trees will be removed for the requested pool project.
7. A Form must be submitted for all exterior spas or hot tubs. Spas and hot tubs must be fully screened from adjacent properties and streets.

STANDARD NUMBER 7 – Fences

1. For any type of fencing to be considered, a Form must be submitted.
2. Fence types that may be approved for installation are attached as exhibits to this document. Please note that a vinyl fence example is not included in the “Exhibits” section of this document.
3. Temporary fences, chain link fences or chain link dog runs are not allowed. All fences constructed on any lot shall be of uniform style and construction.
4. **All Forms must include the following information:**
 - A. A picture example or detailed rendering of the fence type (see attached Exhibits for acceptable styles).
 - B. Dimensions - Maximum height is SIX FEET (6.0') (with potential exception of certain corner lots as set forth herein).
 - C. Site Plan - An exact site plan denoting the location of the fence, house, property lines, streetscape buffer and sidewalks/ street curbs, must be included.
 - D. Indicate if there are existing fences on adjacent properties. If so, please provide the style and if the new fence will match and /or tie in to the existing fence.
5. **Requirements for Fence Installation**
 - A. Fence posts for all fences must be set in concrete
 - B. Fencing cannot impede drainage from abutting properties. Privacy fences must be set a minimum of ONE INCH (1”) from the ground for drainage.
 - C. Type – Vinyl, wood, and wrought iron or aluminum fences are the only allowed fence types. Fences cannot exceed SIX FEET (6.0') in height, with potential exception of certain corner lots as set forth herein.
 - D. Color – Wood fences must be natural or stained a natural wood color. Vinyl fences must be white or match the exterior trim color. Wrought iron or aluminum fences must be black.
 - E. Dimensions – Maximum height is SIX FEET (6.0') (with potential exception of certain corner lots as set forth herein). The maximum span between posts shall be ten (10) feet. The minimum post size for wood and vinyl fences shall be 4 X 4 inches and must have two 2 X 8-inch rails or three 2 X 6-inch rails per section.
 - F. All fences must be installed at/off the rear corners of the home unless sated otherwise herein.
 - G. Fences must be placed a minimum of TWO FEET (2.0') inside the property line if not attaching to existing fences to allow for maintenance between the fence and property line. If there are no fences on adjacent lots, the fence must be located *on* the property line or at least TWO FEET (2.0') inside the property line. Fences must not encroach onto an adjacent lot or common area or onto the streetscape buffer. Lawn and landscaping space must be maintained by that property owner to their respective property line.
 - H. Interior Porches – Should the house plan include an interior, corner porch, the fence may begin at the front most corner of the porch in lieu of the rear corner of the house. An interior porch is defined as a porch located on the rear corner of the house, built into the first floor of the house, and

covered above by a second-floor heated living space.

- I. Crossbeam — Except for exterior lots backing up to non-residential property, crossbeam structure shall not be visible from any street (must face inside toward the yard).
- J. **Corner Lot Fences** — All fences on corner lots must (I) line up with the rear edge of the house and cannot project any closer to the side street than the rear edge of the home; or (ii) project beyond the rear edge of the house so long as the fence:
 - i. is no less than TWENTY (20) feet from the back of the side street curb, with best efforts being made for the fence to be parallel to the closest side street;
 - ii. is inside the existing streetscape buffer and any other street trees remain on the outside of the fence
 - iii. does not remove any existing trees or other landscaping and includes additional landscaping along the street side, as may be required by the ARC Committee and the Board and consistent with the landscaping throughout the neighborhood; and
 - iv. is no higher than FOUR FEET (4.0') along the street facing side(s) as required by the Town of Holly Springs Development Standards. Non-street facing sides can have fencing up to SIX FEET (6.0') maximum height.

STANDARD NUMBER 8 - Exterior Landscaping, Maintenance, and Composting

1. A Form is not required to be submitted for the addition of fifteen (15) or fewer ornamental trees or shrubs. However, a Form must be submitted for screen plantings (row or cluster style), property line plantings, and ornamental plantings of sixteen (16) or more.
2. A Form is not required to be submitted for landscape or hardscape modifications designed and installed as part of original construction by the builder.
3. General maintenance of the area from the front property line to the center line of the street (also applies to the side street for a corner lot) is the responsibility of the individual homeowner. Each owner is responsible for removal of debris, clippings, etc., from this area, and should report any problems that might be noted with the asphalt or drainage. All planting areas should be properly maintained at all times, and, after the first frost, affected material should be removed. At the end of the growing season, all dead plant material should be removed. The bare earth shall be covered with pine straw, mulch, or similar covering.
4. Forms must include a description of the types and anticipated mature sizes of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.
5. Landscaping should relate to the existing terrain and natural features of the lot, The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
6. Landscape Bedding: (in) pine straw, (ii) chopped pine bark mulch, or (iii) shredded

hardwood mulch. No other mulch or other bed covering may be used without specific approval by the Board of Directors or its designee, including but not limited to red-dyed mulch, artificial mulch, rocks, stones, or pebbles. Rock or stone material may only be used for necessary drainage measures and reviewed on a case-by-case basis.

7. Landscape bed edging shall be a neat four to six (4" – 6") inch deep trench. Other edging, if used, shall not exceed three (3") inches above the turf height and be of a uniform type. Any other style edging must be submitted for approval.
8. Artificial turf requests are considered and reviewed on an individual case-by-case basis. Artificial turf must be properly installed and screened with solid fencing or landscaping in the rear yard only, to limit visibility from street view.
9. Each owner shall keep his lot and all improvements thereon in good order and repair, including, but not limited to, seeding, watering, mowing, the pruning and cutting of all trees and shrubs, raking as necessary, and the painting or other appropriate external care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding neighborhood.
10. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.
11. Mailboxes initially installed by builder must be maintained in a neat and consistent manner. Mailboxes must be repainted with the same color originally painted. No mailbox covers will be permitted. Damaged mailboxes must be repaired or replaced in a timely fashion. See attached Mailbox Information Addendum for information to replace mailbox.
12. Composting shall be done with strict adherence to the following Standards:
 - A. All yard waste must be containerized. Only acceptable means of composting may be used. No dumping in wooded areas, cracks or holes in the ground, or other location is allowed.
 - B. Containers cannot exceed one (1) cubic yard in size.
 - C. The composting unit must be located behind the house and screened by hedges or similar greenery so that it does not affect the aesthetic appearance from the street or adjacent property.
 - D. Contents of composting units may consist of herein listed items **only**: grass clippings, leaves, shrub pruning's, flowers, weeds, sawdust, small limbs, and wood ash.
 - E. Unacceptable composting items include, but are not limited to: meat bones, dairy products, fish, greasy foods, animal feces, poultry, unchipped wood, wastes, and diseased plants.
 - F. Before installation, a Form must be completed and submitted for review.
13. Residential Rain Barrels
 - a. Rain Barrels are allowed but must be entirely screened from view of the street and neighboring lots.

STANDARD NUMBER 9 – Firewood Storage

1. Firewood piles are to be maintained in good order and must be located in the rear yard, within the framework between the right and left sides of the house.
2. Woodpile coverings are allowed only if the cover is an earthen color and the woodpile is screened from the view of the street.

STANDARD NUMBER 10 - Decks

1. A Form must be submitted for **all** decks.
2. The Form must include a detailed site plan denoting location, dimensions, materials, and color.
 - A. In most cases, the deck may not extend beyond the right and left sides of the home.
 - B. Materials must be wood rated for exterior use or recycled lumber material made to replicate wood-like appearance. Any other decking materials must be specifically approved by the Board of Directors or its designee.
 - C. Color must be natural, stained, or painted to match the exterior of the home.
3. Vertical supports for wood decks must be a minimum of four inch by six inch (4" X 6") inch wood posts OR metal poles, boxed in to give the appearance of wood columns.
4. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
5. Owners are advised that a building permit may be required for deck construction.

STANDARD NUMBER 11 – Exterior Building Alterations

1. A Form must be submitted for all exterior building alterations, including, but not limited to, storm doors or windows, removal or installation of shutters, construction of driveways or parking pads, garages, carports, porches, attached storage space, and room additions to the home. Repainting of the house or trim does not require a Form if the color(s) are not changed.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A paint color change requires that the following information be submitted along with the Form:
 - A. A list and sample of all colors to be changed and all colors that will remain the same and the proposed location of the colors.
 - B. A photograph of your home, six (6) homes across the street, six (6)

homes to the left and six (6) homes to the right. In the event there are not six (6) homes across the street or on either side, include photographs of all available homes and note the discrepancy on the Form.

C. Area of home to be re-painted.

4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house. The Form must contain the following information:
 - A. Picture or drawing of all windows or doors on which storm windows or doors will be installed;
 - B. Picture depicting the style of storm window or door to be installed; and
 - C. Color.
6. A Form must be submitted for all tennis courts. Lighted courts (other than the neighborhood courts) are not allowed.
7. Detached buildings (sheds, storage) shall be finished to match the main house with color and material (plastic, metal, etc. not permitted). Detached storage sheds are not allowed in front or side yards and must be located within the framework of the house. Detached buildings such as garages and carports are not permitted with exception to play equipment as stated herein.
8. Owners are advised that a building permit may be required for certain exterior building alterations.
9. A Form must be submitted for all dog houses, including a site plan denoting location, dimensions, materials, and color. All dog houses must be screened properly and located where they will have a minimal visual impact on adjacent properties.
 - A. Materials must be cedar, cypress, or #2 or better pressure treated wood.
 - B. Color must be natural, stained, or painted to match the exterior of the home.
 - C. No plastic or metal dog houses are allowed.

STANDARD NUMBER 12 – Trash Collection

1. All refuse must be placed in a trash receptacle (such as a trash can) with a lid to keep the garbage contained. Recycling and trash receptacles are to be guarded with some type of weighted material that will contain the materials until pickup. Trash receptacles and recycle bins must be stored out of view inside the garage or screened from street view with approved screening. Receptacles may be placed by the curb on the opposite side of the driveway from the mailbox **after 6:00 PM** the night before pickup and must be returned to storage by the end of the day it is picked up.
2. All additional refuse in excess of that which is within the designated container shall be the sole responsibility of the owner for removal and shall not be charged to the Association (I. e. furniture, appliances, carpet, etc.).
3. Trash Can/Recycle Bin Containment Areas: No submittal needed if the trash containment area is one of the approved styles or if landscape screening

is used, see attached addendum regarding Trash Can Enclosure Information addendum. All other types of screening require ARC Review and approval. Landscape screening must fully conceal visibility from the street year-round. The trash can corral must be permanently installed, adjacent to the house and appear as a natural extension of the home. Plastic screening or corrals, portable corrals, and temporary style fencing are not allowed.

STANDARD NUMBER 13- Signage

1. For Sale or Lease Signage: One professionally lettered directional sign stating "Home for Sale" or "Home For Lease" may be placed, by a realtor or by an owner, on common areas in the neighborhood from *Friday evening, not earlier than 6:00p.m. to Sunday evening, not later than 6:00p.m. only*. The size of the directional signs may be up to one (1) square foot and may have a maximum height of four (4) feet above ground level. These signs may be placed on common areas at the entrance(s) to the neighborhood and/or on common areas within the neighborhood. No more than one directional sign may be placed on any one common area. No directional sign may be placed in front of any neighborhood monument sign. Placement on private Lots will be between the requestor and individual homeowners. Potentially interested homebuyers would follow these signs to the particular house. The individual realtor sign may continue to be displayed in the front yard of the house, in accordance with the Covenants.
2. Garage Sale signage may be allowed. No more than three (3) standardized directional signs will be allowed for any one event but there may only be one Garage Sale sign at any one entrance. There may not be more than one garage sale per quarter per home.
3. Sign(s) should not be set out prior to twenty-four (24) hours before the day of the sale and should be removed by the responsible party not later than 6:00 p.m. the day of the sale. Any one sign may be up to four (4) square feet.
4. Political Signage: Signage representing, advertising or advocating any political candidate, party or issue may be allowed using the same general guidelines for "For Sale" or "For Lease" - Signage, allowing one sign only, except for time frame. Signs of a political nature may be displayed no sooner than thirty (30) days prior to an officially recognized election and must be removed within five (5) days after the election.
5. Event or Personal Recognition Signage: Signage, including but not limited to, graduation announcements, sports recognition, birth announcements, scholastic or other personal achievement signs will be governed following the same conditions as Political signage, except for time frame. These signs may only be displayed for a period not to exceed two (2) weeks.

STANDARD NUMBER 14 – Vehicles, Parking, and Traffic

1. Except for passenger, non-commercial vehicles, no boat, trailer, camper, recreational vehicle, or any other type vehicle may be parked or stored in open view on residential property for longer than a twenty-four (24) hour period.
2. All vehicles parked in open view and not in a garage must be operable and may not be unsightly.
3. No vehicle may be parked on any yard. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.
4. All vehicle operators should observe all local, Town, County and State traffic regulations at all times while in the neighborhood.
5. The operation of golf carts, motorized scooters, non-licensed mopeds or mini-bikes, and ATVs is not allowed on sidewalks, paths, or common areas.

STANDARD NUMBER 15 – SATELLITE DISHES/ANTENNAS

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

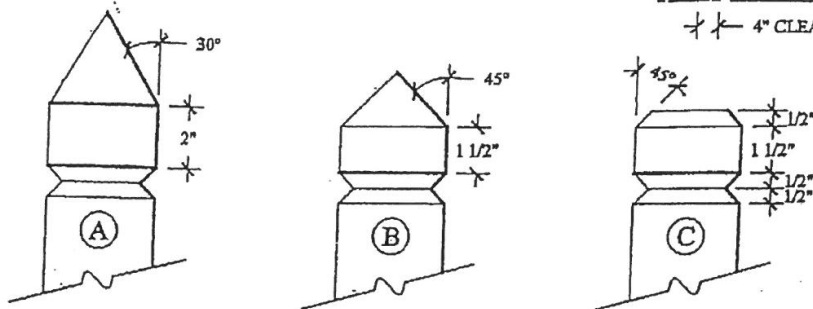
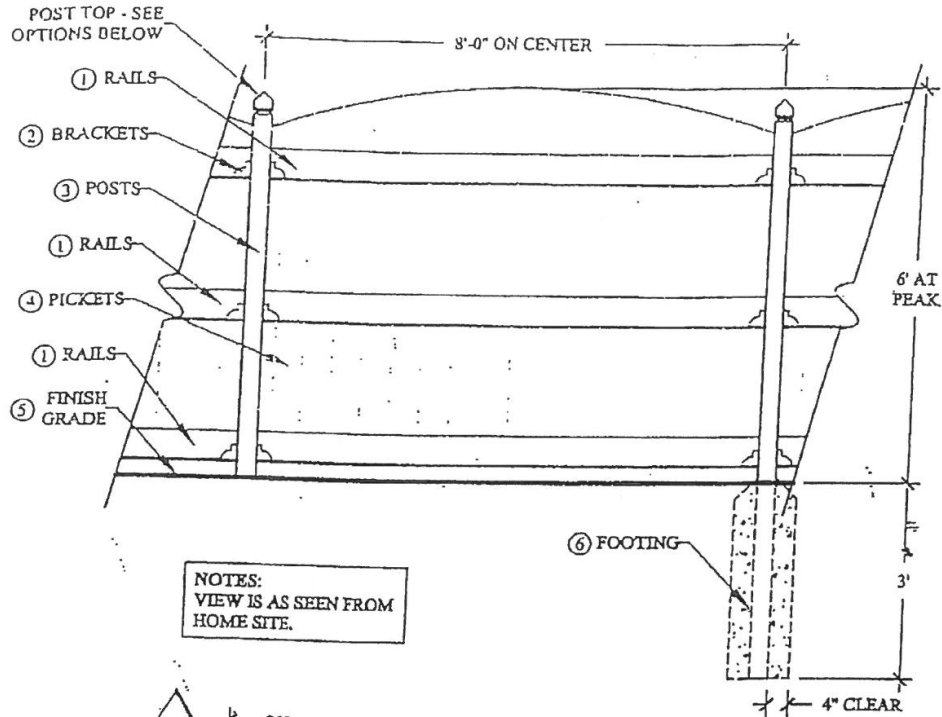
7. If a rear mounted location is not feasible due to poor quality of reception or the orientation of the house, a Form must be submitted, and is subject to official approval prior to installation. A sidewall location may be approved if the following Standards are met:
 - A. Located near existing air conditioning condensers, gas meter, and electric meter;
 - B. Mounted on the wall with the top of the device no higher than five (5) feet above grade;
 - C. Mounted on the ground within five (5) feet of air conditioning condensers, gas meter, and electric meter, and within two (2) feet of house sidewall.
 - D. Color of device shall be utility gray or similar color to match adjacent utility devices; and
 - E. Ground mounted devices shall be screened from street view by adequate and approved landscaping materials.

STANDARD NUMBER 16 – SOLAR COLLECTORS

1. An Architectural Request Form must be submitted for all Solar Panel installations and will go to the Board of Directors for review.
2. **Requirements for Solar Panels:**
 - a. Solar panels must be attached to the roof, not free standing or ground mounted. All Panels must remain flushed and laid flat on the roof.
 - b. Solar Panels must be installed in a uniform manner (not scattered) on the roof. Panels should be non-reflective material and match the color of the roof.
 - c. Every effort must be taken to camouflage the electrical, plumbing, equipment, and supports of the collectors.
 - i. The cabling, and/or conduit must be depicted in the rendering.
 - d. Any tree removal must be included along with the solar panel submittal.

END OF STANDARDS

EXHIBIT 'A' 6 FOOT WOOD PRIVACY FENCE DETAILS

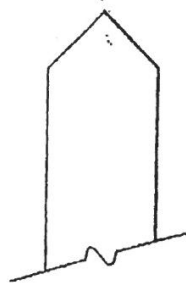
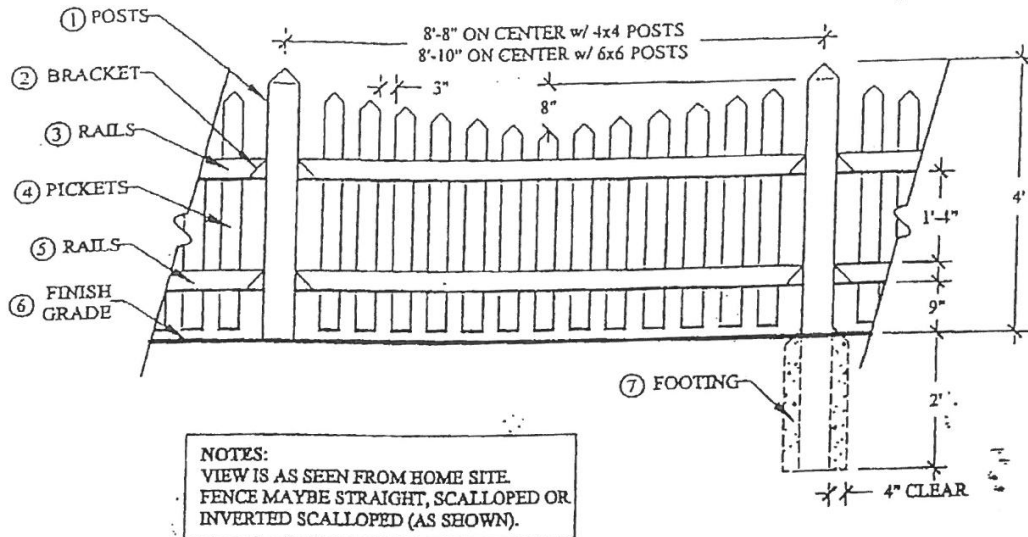


POST TOP OPTIONS

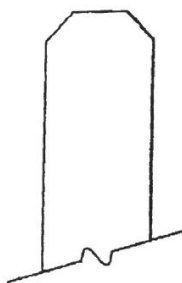
NOTES:

1. 2x4 OR 2x6 CEDAR, CYPRESS OR PRESSURE TREATED RAIL.
2. FENCE RAIL BRACKET CENTERED ON POST.
3. 4x4 OR 4x6 OR 6x6 PRESSURE TREATED POST.
4. 1x6 SMOOTH PICKETS WITH SMOOTH SIDE FACING OUT. PICKETS MAY BE PLACED WITH NO GAP OR WITH ONE INCH OVERLAP SHADOWBOX STYLE.
5. FINISHED GRADE WITH 3 INCH CLEARANCE BETWEEN GRADE AND BOTTOM RAIL. MAINTAIN 12 INCH WIDE PINE STRAW BED (6 INCHES EITHER SIDE) UNDER ENTIRE LENGTH OF FENCE.
6. CONCRETE FOOTING.

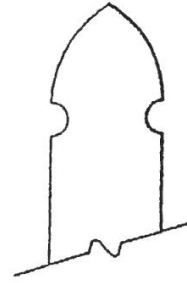
EXHIBIT 'B' PICKET FENCE DETAILS



45° CUT



DOG EAR



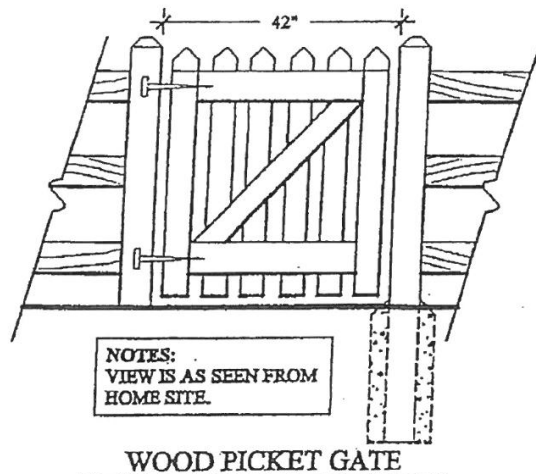
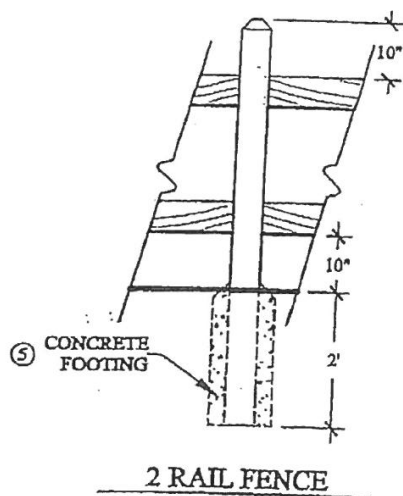
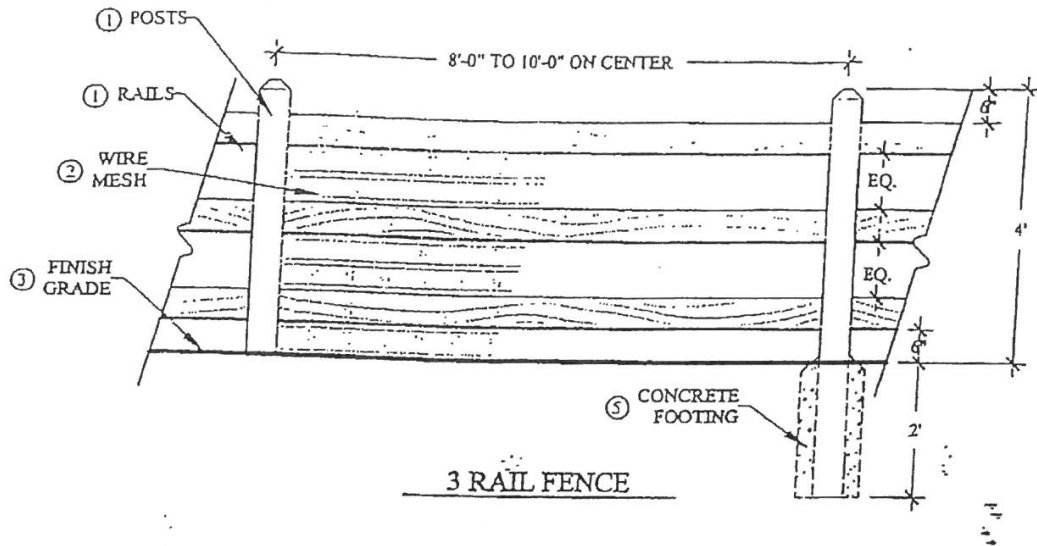
GOTHIC

PICKET TOP OPTIONS

NOTES:

1. 4x4 OR 4x6 OR 6x6 VINYL OR PRESSURE TREATED POST.
2. FENCE RAIL BRACKET CENTERED ON POST.
3. 2x4 CEDAR, CYPRESS, VINYL OR PRESSURE TREATED RAIL.
4. 1x4 PRESSURE TREATED PINE OR SMOOTH CEDAR (SMOOTH SIDE FACING OUT) OR VINYL PICKETS.
5. 2x4 OR 2x6 PRESSURE TREATED PINE OR VINYL BOTTOM RAIL.
6. FINISHED GRADE WITH 3 INCH CLEARANCE BETWEEN GRADE AND BOTTOM RAIL. MAINTAIN 12 INCH WIDE PINE STRAW BED (6 INCHES EITHER SIDE) UNDER ENTIRE LENGTH OF FENCE.
7. CONCRETE FOOTING.

EXHIBIT 'C' SPLIT RAIL FENCE DETAILS



NOTES:

1. CEDAR, CYPRESS OR PRESSURE TREATED PINE SPLIT RAILS.
2. 6x6 OR 2x4 GALV. WELDED WIRE MESH w/ BLACK VINYL COATING STAPLED TO HOUSE SITE SIDE OF FENCE.
3. FINISHED GRADE. MAINTAIN 12 INCH WIDE PINE STRAW BED (6 INCHES EITHER SIDE) UNDER ENTIRE LENGTH OF FENCE.
4. 4x4 OR 6x6 PRESSURE TREATED POSTS.
5. CONCRETE OR TAMPED EARTH FOOTING.

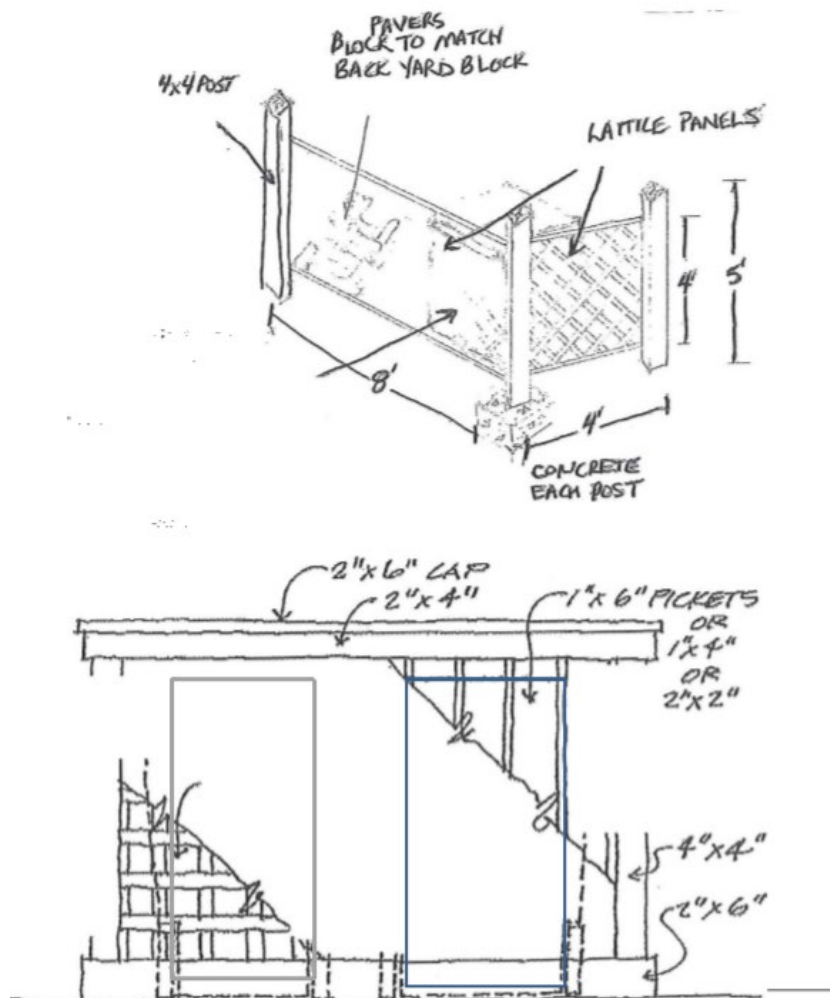
TRASH CAN ENCLOSURE INFORMATION

In order to maintain community aesthetics, all trash and recycled bins must be stored *completely* out of view when not in use, per HOA guidelines. The options are for storing the receptacles are:

Stored within a compliant style of trash can corral, behind the home in an area not visible from the street, in the garage or screened with evergreen landscape plantings.

If evergreen plant screening is used, the plants must *fully* screen (width and height) from street view and neighbors view. Corrals must be a permanent installation, professionally installed in appearance. Trash enclosures must blend with the house; as a natural extension of the home.

*Temporary bins, plastic storage units/shed, temporary style fencing and other similar screening are not allowed. Please submit an arc request form if installing anything other than a permanent "L" shaped corral similar to the styles pictured below. Corrals should be painted or stained to best match and blend with the exterior of the home or match existing fence if applicable. Trashcans should not be highly visible to your neighbors.



Approved Enclosures include a wooden or white vinyl that matches existing fence, or one of the following:

1. Basic Lattice Enclosure:



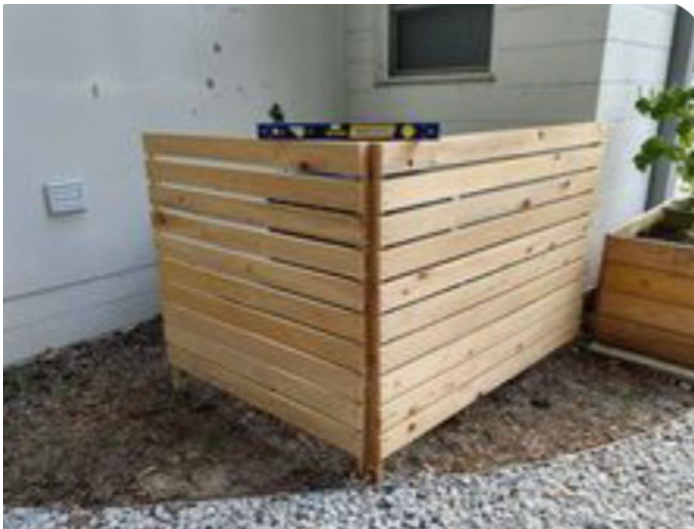
2. Alternative Lattice Enclosure:



3. Vertical Plank Enclosure:

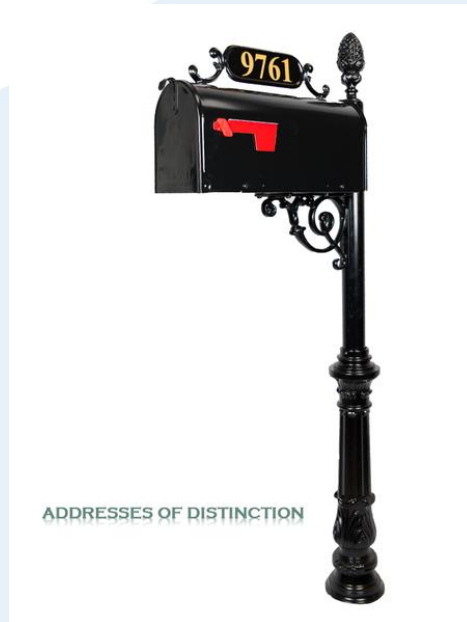


4. Horizontal Plank Enclosure:





Mailbox Information



As an update, many single-family homes in Woodcreek have their own mailboxes which are the required Woodcreek custom mailbox. These were installed before federal requirements for planned communities to install mail kiosks. As a result, these homeowners must maintain their custom mailboxes as required by the development's design. The provider of these custom mailboxes recently let us know that they were no longer in that line of service (due to supply issues). As a result, the search has been on to find a mailbox provider with an "As close as possible" custom box and post befitting Woodcreek.

Mailboxes will now need to be ordered from **Addresses of Distinction** and Woodcreek has their own landing page to order from.

Please use this link <https://addressesofdistinction.com/woodcreek-neighborhood/> when ordering to ensure that the correct model is purchased.

Please note that the mailbox purchase does not include installation, and it is the homeowner's responsibility to facilitate the installation. Although neither the HOA, nor FirstService Residential, make any referrals or recommendations on whom a homeowner engages to install your mailbox, one vendor that has provided that they will install and is familiar with Woodcreek has been provided. Homeowners can contact C&J Contracting to arrange installation at 919-650-9988 or cjcontract@aol.com. Homeowners choose their own vendor and work out the arrangements and payment directly with their vendor. The HOA is not responsible for the replacement, installation, or costs associated with personal mailboxes.

If you have any questions, please contact Amber at amber.farrell@fsresidential.com