

FALCONERS RIDGE ARCHITECTURAL REVIEW GUIDELINES

ADOPTED 07-07-2026

The Regency Hills Homeowners Association (RHHA) Board of Directors has appointed a Falconers Ridge Architectural Control Committee (ACC) that enforces its architectural community standards to keep our community uniform and visually standardized to a reasonable extent. *Reference Covenants, Conditions & Restrictions (CC&Rs) Article VII Architectural Control and Inspection.*

The Falconers Ridge ACC ensures that modifications to a residential property should not only meet safety standards but also ensure that any changes to the exterior of your home conform to the standards set by the RHHA CC&Rs. The architectural review process is the main way to ensure that exterior additions and modifications will not have a negative impact on the appearance of the community. The duties of the ACC include the evaluation, processing, and approval or disapproval of architectural review applications.

The primary guidance for the consideration of all architectural review requests is to:

- protect Falconers Ridge and the owners of each lot against improper use of surrounding lots
- preserve the natural beauty of the neighborhood
- guard against the construction of poorly designed or proportioned structures or structures built of improper or unsuitable materials
- maintain the proper setbacks from streets and adequate free space between structures

The following information is provided to help homeowners understand the specific requirements for a successful Architectural Review decision. Questions or clarifications should be addressed to the Falconers Ridge ACC Chair at regencyhillshoa@gmail.com.

Structural

All changes and/or additions to existing structures on the lot of any home require ACC approval. Structural modifications should match the residence in color, style, and materials as closely as possible. Generally, structural work will require submission of a more detailed application for review. Along with the standard Architectural Review Form, include a plot plan “top-down view” on a copy of your lot survey marked up to illustrate the following:

- The location of existing structures on the property.
- Proposed changes or additions including the kind of windows, doors, or skylights.
- Elevation “side view” drawings, sketches, illustrations, or representative pictures that clearly illustrate the appearance and overall dimensions of the completed structure.
- Description of construction materials to be used, along with color samples and physical samples of any siding and trim, roofing, decking, paving, or any other construction materials if different from what exists.
- Description of any landscape changes that significantly alter the appearance of the property from the street, RHHA Common Areas, the view from a neighbor’s windows, or create any form of visual screen or barrier.
- Town of Cary may require permit(s) and inspection(s).

Alterations should not change existing water flows or divert water to an adjacent property without the agreement of all parties affected. Adjacent structures such as patios, pools, hot tubs/spas, or storage sheds must have ACC approval.

Fences will be reviewed on a case-by-case basis and must comply with Town of Cary requirements. Front yard fencing on Tiercel Court or Talon Drive is not permitted. Fences must be 5-foot tall, flat double-top, black metal, rust-free, vertical, and maintained in good condition. A boundary survey will be required.

New decks and patios, expansions to the existing structures, appearance changes and under-deck enclosures require ACC approval. Decks of the same size, material and color do NOT require ACC approval.

Decorative structures such as gazebos, archways, arbors, and pergolas should not exceed 15 feet in height.

Roof mounted devices have a significant visual impact on residences. Small satellite dishes and antennas do not require approval. Small dishes must be installed as inconspicuously as possible.

Solar collectors require ACC approval and must be installed to be as inconspicuous as possible.

Exterior Surfaces

Any repairs, repainting, refinishing, and re-roofing with the same material and color do not require ACC approval. Replacement roofing in an earth tone, grey or black also does not require approval.

Any color changes that will be visible to others with a direct view of the structure requires ACC approval. This includes color changes to siding, roofs, gutters, trim, shutters, doors, and other prominent exterior features. Samples of pre-finished materials should be provided to illustrate the color, thickness, and overall quality of the materials.

To encourage a harmonious color scheme in Falconers Ridge, only exterior color palettes that are earth tone, neutral, and/or warm gray will be approved. The homeowner is strongly advised to work with a major paint distributor to view their recommendations for neutral exterior color schemes and must submit the paint color (brand and color code number) with the application for architectural review. For *reference purposes* only, the ACC may provide examples of homes that meet the criteria. Highly pigmented colors such as black or primary colors will NOT be approved for siding. The ACC may require a sample of the proposed color be painted on the siding to properly evaluate the requested color(s).

Awnings require ACC approval and should be part of the structure. The colors and materials should complement the structure. Samples of the materials under consideration and a color photo of the existing structure should be included with the architectural review request.

Landscape

Minor landscape changes, such as changing type of natural grass turf or adding trees, shrubs and flowers do not require ACC approval.

Landscaping that is structural in nature, changes the contour of the land, obstructs a neighbor's view, creates a visual screen or barrier, or creates an abrupt and highly distinctive transition in the overall neighborhood requires ACC approval. This includes the installation of timbers, railroad ties, and similar materials used for curbing.

All retaining walls, storm drains, or significant drainage changes require ACC approval. Preferred materials for retaining walls are stone, brick, or treated wood with a natural appearance. Contour changes must consider potential erosion problems and any potential impact on adjacent properties.

Proposed changes in driveways, including expansions, must be submitted for approval. Detailed location and materials information must be included with the submittal. A boundary survey will be required. Driveways and driveway extensions must be constructed of Portland cement concrete to match the existing driveway material, earthtone rock or pavers, or other materials proposed by the homeowner, and must comply with Town of Cary requirements and be maintained in good condition. Samples of proposed materials other than Portland cement concrete must be submitted with the application. All vehicles must be parked in the driveway, driveway extension, or garage. No vehicles may be parked on any other surface of the property.

Low voltage landscape lighting, accent lighting and normal wall mounted lighting fixtures that do not flood or extend light beyond the property lines do not require approval. All other types of lighting including post lamps, security, or special purpose lighting require ACC approval. Lighting should be installed so that it does not shine directly at a neighbor's windows or constitute a nuisance to adjacent property owners.

Temporary holiday decorations and lighting do not require ACC approval. For consideration of other neighbors such decorations should only be displayed in the related holiday season for a reasonable and appropriate time. Lawn ornaments that significantly alter the appearance of the property require ACC approval. These ornaments include but are not limited to ponds, water features, and free-standing flagpoles.

When appropriate for more complex landscape issues, the Falconers Ridge ACC will consult with the RHHA Landscape Committee. Homes adjacent to the Regency Hills brick wall/sign must consider the possibility of erosion or tree root issues in that area. Consideration of these changes may require an additional review process.

Tree Removal

Tree removal is taken very seriously. Trees are an important part of our community. Any proposed removal of a tree over 6 inches in diameter as measured 4.5 feet above ground level (diameter at breast height or DBH) must be submitted for review. For trees with multiple stalks such as crepe myrtles, the diameter of the largest stalk will be measured. The tree should be visibly marked for identification purposes. An on-site inspection will be done by an ACC member.

Removal of trees that have been damaged and pose imminent harm to the integrity of your house do NOT require ACC approval. The homeowner should notify the Falconers Ridge ACC Chair of the situation and submit photos of the affected tree(s) and placement on the property.

Upon notification by the RHHA Board that an owner's tree poses an imminent threat to the Common Area property, the owner is responsible for the cost and timely removal of the tree to avoid damage to the common area property.

Tree stumps should be cut to no more than 6 inches above ground level. Stumps that are visible to the street must be removed. All debris must be removed from the homeowner's property in a timely manner. Tree removal vehicles cannot utilize RHHA Common Areas without prior written approval by the ACC.

Visual Improvement

There are many ways a neighborhood can be visually appealing day-to-day. The following items are considered general community standards:

- All homes and lots are to be maintained in a visually appealing manner, particularly those areas visible from roadways and common areas. If, however, in the opinion of the RHHA Board any owner who fails to maintain any lot or living unit in a reasonable condition may be cited by the Board. *Reference RHHA CC&Rs Article VIII Exterior Maintenance.*

- Trash and recycle bins should be stored inside the garage whenever possible, preferably out of sight of the roadways. The Town of Cary website or their mobile app “Cary Collects” carync.recollect.net provides information on pickup schedules or changes due to holidays. If you are unable to remove your trash cans from the pickup area in a timely manner, please ask a neighbor to help.
- Temporary signs do not require approval. Please display them only as needed and remove them promptly when an event is over. A State of North Carolina or American flag no greater than four by six feet may be appropriate on an approved flagpole.
- Parking rights are in part governed by the RHHA CC&Rs Article V, Section 4. No boats, trailers, trucks, or recreational vehicles shall be parked within the right-of-way of any public or private street in or adjacent to Regency Hills.

ARCHITECTURAL REVIEW PROCESS

Step 1

While the application is straightforward, it must be very detailed to ensure that the ACC has the information necessary to make an informed decision. Contact the Chair of the ACC at regencyhillshoa@gmail.com for detailed instructions and a copy of the Architectural Review Form that must be submitted with the request.

In general, the following information should be provided:

- Type of alteration proposed.
- Type and purpose of an addition being proposed.
- Materials to be used.
- Paint color or finish to be used, if applicable.
- Detailed plans or drawings of the work.
- Installer or contractor credentials.
- Schedule for completion.

Step 2

After receiving a homeowner’s architectural review request, the ACC will make every attempt to review it within seven (7) days. All requests must be submitted to the Chairperson of the Falconers Ridge ACC. Please note, that an “acknowledgement” of your request does not mean approval or disapproval. The ACC will work with the homeowner to clarify questions and move their request forward.

In the unlikely event that the ACC fails to approve or disapprove the site or design of any improvements within forty-five (45) days after the plans and specifications have been submitted and received, approval will not be required. *Reference CC&Rs Article VII.*

Step 3

The ACC will discuss the request and determine one of the following actions:

- Approve as submitted.
- Approve subject to conditions.
- Disapprove due to an incomplete request.
- Disapprove.

If a request is denied, the ACC will notify the homeowner in writing of its decision. The letter will include a reason for the denial so that adjustments to the request may be made. Note: a majority of the ACC, no less than two members, must sign off on the committee recommendation. The homeowner has the right to appeal an ACC disapproval request to the ACC Chair who will then take it back for Committee review, if appropriate. The ACC and your neighbors appreciate your cooperation to ensure that no unapproved exterior modifications will have a negative impact on the appearance of our community.

ADMINISTRATIVE PROCEDURES

Pre-project Consultation

It can be more efficient to work with the ACC before submitting an Architectural Review Request rather than having to resubmit modified requests after receiving a Disapproval. Do not begin work without an ACC approval in writing. Please contact the Falconers Ridge ACC Chair to arrange a preliminary review.

Submission of the Architectural Review Request Form

- Use the official Falconers Ridge Architectural Review Request Form. Email regencyhillshoa@gmail.com for a copy of the Form. Provide a detailed narrative description of the proposed structural alterations, changes in exterior colors or materials, and any significant landscape changes particularly proposed tree removal. Include the estimated start and completion dates for all or individual parts of the proposal.
- Any special requirements or unique situations related to the request should be described in the narrative. The property owner may meet with the ACC to provide a further explanation.
- To support your Architectural Review Request, at minimum, submit photos, product specifications, physical samples of any construction materials, color samples, descriptions of types and sizes of plant materials that significantly alter the appearance of the property from the street or the RHHA Common Areas. Any physical samples will be returned to the homeowner upon completion of the process.
- The architectural review process requires at least two acknowledgement signatures of every property owner with shared property lines, or who have an unobstructed view of the improvement. Any property owner with reservations or concerns is encouraged to contact the Falconers Ridge ACC Chair with a detailed summary within a timely manner. This acknowledgement is to ensure that the neighbor is aware of your proposal. If signatures are missing, the request will be denied as incomplete. ONLY THE ACC CAN APPROVE OR DISAPPROVE.
- Submit the Request to the Falconers Ridge ACC Chair by email to regencyhillshoa@gmail.com.
- The ACC Chair will assess the application for completeness and acknowledge receipt within three business days. All applications without sufficient documentation or required signatures will be returned to the requestor promptly and will not be considered submitted.

ACC Review

- The ACC will make every attempt to review the application within seven days after acceptance of the application.
- The ACC will view all applications with the intent that the project will enhance the appearance and/or usefulness of the property and contribute to the overall property values in the neighborhood.
- ACC requests may on occasion be denied or denied with recommendations to improve the proposal. Homeowners are welcome to work with the ACC to submit a modified or new request. Interaction between the ACC and the owner of the property can occur through emails, phone calls, or onsite meetings.
- In more complex reviews, the ACC may take up to thirty days to complete their study. The homeowner will be notified in writing within two business days after an ACC decision.