

Architectural Guidelines and Architectural Review Committee Procedures

April 2015



“Cary Park brings back many of the best loved elements found in classic neighborhoods, elements such as tree-lined streets, front porches, sidewalks on both sides of the streets, village shopping and neighborhood parks. We have combined these elements with a wide range of architecturally diverse homes. Amenities include a 28 acre lake, walking trails, hiking trails and a swim club and recreation center, just to name a few. In summary, Cary Park will not only be a place to live, but a place to recreate, shop, even work. Welcome to Cary Park, a better way of life.”

Roger Perry, East West Partners

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Architectural Review Committee Procedures

Architectural Guidelines Introduction

The following Architectural Guidelines (Guidelines) embody the preceding description of what Cary Park is and should continue to be in the future. These Guidelines will be the primary vehicle for establishing and maintaining the architectural correctness and diversity for any and all residential development that is unique to Cary Park. The Guidelines may be periodically updated as required by the Architectural Review Committee (ARC).

Architectural Review Committee Procedures

- The Cary Park ARC shall enforce the Guidelines. Building or alteration proposals should be submitted via hard copy or Adobe .pdf files.
- All proposals and questions shall be submitted to the Karen Bayless, Elite Management Professionals, Inc., 1401 Ste 116 Sunday Drive, Raleigh, NC 27607, Phone (919) 233-7660, Fax (919) 233-7661, karenbayless@elite-mgmt.com
- Submittals shall include the ARC Submittal Checklist (on the ARC application), Site Plan, Floor Plans, Elevations (front, sides and rear) color proposals (Color Selection Form) and any alternate / special details (i.e. handrails, columns, etc.). All submittals shall be one copy, 8-1/2" x 11", one-side only format. Concept drawings or preliminary plans may be submitted to the ARC for review, comment and approval to proceed before more detailed plans are completed.
- The ARC meets on a monthly basis. The ARC will review each proposal and determine if the proposal is either approved, approved with exceptions, disapproved or re-submit. Applications received after the submission deadline (one week prior to the ARC meeting time) may not be processed until the following month.
- ARC meeting summaries will be completed within seven days after the ARC meetings and inserted in the permanent files. If responses are required sooner than seven days, please attend the ARC meeting in person for immediate response and / or make such a request in writing. Final responses to ARC decisions (i.e. approved with exceptions and re-submittals) shall be resubmitted to the ARC for final review, approval and record prior to proceeding with construction.
- No project may be started without formal ARC review and approval. It is

the sole responsibility of the applicant to insure complete compliance with all relevant building practices, code permits, and licensing requirements.

Failure to comply with ARC requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc.

Architectural Review Committee Procedures for Alterations and Additions

After plans are initially approved, as noted in the preceding section, or after homeowners have closed on their property, the procedures of this section must be followed and completed for any alterations and additions.

The Architectural Review Request form must be submitted to the ARC for review of all exterior changes or additions to your residence or property. The list of changes, alterations or additions includes, but is certainly not limited to the following:

- Attached or Detached Garages
- Any addition to an existing dwelling Awnings
- Decks/Front or side Entrance
- Porches
- Dog Houses/Dog runs
- Exterior color changes
- Fencing
- Landscaping projects
- Patios
- Retaining Walls
- Screened Porches
- Storage Sheds/Playhouses
- Satellite TV Dishes
- Play sets & play equipment
- Solar panels
- Rain barrels
- Composting bins
- Basketball goals

Please refer to the ARC guidelines for guidance on these items.

All proposals and questions shall be submitted to Karen Bayless, Elite Management Professionals, Inc., 1401 Ste 116 Sunday Drive, Raleigh, NC 27607, Phone (919) 233-7660, Fax (919) 233-7661, karenbayless@elite-mgmt.com

The Guidelines are in total effect concerning any alteration or addition.

Copies of the Guidelines are available for reference on the Cary Park Website www.carypark.org.

Hardcopies can be provided upon request for the cost of printing from the management company.

The Application submittal should include the following as required to communicate the scope of the proposed new construction:

- A plot plan (site plan, or reasonable facsimile) showing the location of the proposed alteration, addition, existing building, and property lines.
- Detailed construction drawings to scale, including a full view of the addition, with elevations, as it will look attached to the existing structure. A view of the entire structure is necessary to help determine balance.
- Drawings or photographs showing the existing conditions before the proposed changes. Samples of colors and materials, if different from existing building.
- A landscape plan and plant schedule, if applicable or required.
- Perspective drawings of complex projects.
- Concept drawings or preliminary plans may be submitted to the ARC for review, comment and approval to proceed before more detailed plans are completed.
- All submittals shall be one copy, 8-1/2" x 11", one-side only format.

Major additions often have an impact on neighboring property. Plans must be well thought out to minimize any adverse impact. Applicants should consult with neighbors while making plans.

The design must be compatible in scale, massing, character, materials, and color with the original house.

New windows and doors should match, and be located to relate well with existing windows. The roof pitch should match the original roof.

The location of the addition should not have an adverse impact on neighboring properties or impair the view of neighbors. Changes in grade or drainage must not adversely affect adjacent property.

Additions should be located to minimize the removal of trees and the destruction of natural areas. The ARC may require supplemental landscape treatment to compensate for the removal of vegetation, or to soften the addition visually.

If access is needed via **common property** owned by the Cary Park Property Owners Association, then access may be granted upon written request from property owners to allow improvements to adjacent properties. Property owners shall be held responsible for common properties to be returned to the

previous condition before work commenced or better as judged solely by the Board of Directors of Cary Park POA and/or their selected agent.

The property owner, as well as the contractor, shall be held responsible for all underground utilities, inlets, culverts, drainage devices, easements and access ways, etc. that are or may be affected by accessing the common property of the POA. It is strongly suggested that **Call 811 Before You Dig** be contacted to mark underground utilities.

In the event that the Board of Directors is not satisfied with the work to return the property to its previous condition the BOD will, at its discretion, engage a contractor to perform the necessary work. The cost of this work plus any penalty will be assessed to the property owner directly for what the BOD deems is fair compensation for the corrective measures.

Architectural Guidelines

Architecture

1. Architectural diversity is very important to Cary Park. Craftsman and Prairie style detailing is strongly encouraged along with other architectural styles such as Colonial Revival, Greek Revival, Neo-classical, and Queen Anne, which are reflective of the local historically compatible architecture. These varied details and architecture help achieve the diversity and classic older neighborhood features which is a highest priority at Cary Park.
2. Architectural correctness is strongly encouraged and required with all architectural applications. See the "Architectural Style Reference" sections in the Appendix for appropriate and inappropriate uses of forms, materials, etc. It is strongly encouraged that each applicant references "A Field Guide to American Houses" by Virginia & Lee McAlester and other similar architectural style reference books prior to submittal to the ARC.
3. Large Craftsman style dormers (i.e. shed, gable, hipped, etc.) are encouraged and may be required on some 1 and 1-1/2 story houses. Craftsman style architecture is required on certain restricted lots. See site restriction plan.
4. Diverse roof styles, building massing and materials are emphasized. Roof brackets and roofs with wide overhangs (1'-8" to 2'-6" wide and 1'-0" to 1'-4" wide at dormers) are strongly encouraged. Roof brackets shall be constructed of 4" x 4" wood members minimum and as approved by the ARC.
5. Continuous horizontal trim at the base of siding and above window / door heads is a primary element in Craftsman style architecture. This style also includes simple square edged exterior trim including wide window and door trim.
6. Textured finish materials such as shakes or a different width and orientation (i.e. board and batten, etc.) siding is emphasized at gable ends of roofs and around dormers. The emphasis also applies to trim detailing at gable ends and dormers.
7. Various muntin configurations should be used in windows (i.e. no muntins in lower sashes, 2 over 1, 4 over 1, 6 over 1, etc., prairie style muntins, etc.). Various shaped windows are encouraged (i.e. cottage style windows, special shape windows such as rounds, ovals, etc.). Various special window configurations are encouraged (i.e. triple window including one 6 over 1 center window with 4 over 1 side windows). Half glass doors (with various muntin configurations matching the window muntins) and doors with sidelites contribute to the architectural correctness of the Craftsman style houses.

8. Shutters are not allowed on Craftsman style architecture. Shutters are allowed on other styles of architecture where appropriate. However, shutters are only allowed on single windows and shall be sized appropriately to the size of the window. Shutters may be allowed on double windows, however shutters shall be sized to cover the entire window opening and reviewed and approved on a case-by-case basis. Shutters shall be painted wood or fiberglass. Vinyl shutters are allowed. *The ARC is aware that the shutter guideline was not followed by all Cary Park builders. Shutters will be reviewed and approved on a case-by-case basis.*
9. Brick veneer and other exterior materials (stone, shakes, etc.) “wallpaper” are not allowed. Brick veneer and other materials as listed above shall return around corners to rear of house or around to a major element and will be reviewed on a case-by-case basis. Brick veneer on entire house is strongly encouraged and will be required where visible from public areas, streets, etc. (i.e. all corner lots, lake lots, public park and green space lots, etc.).
10. Vinyl siding and trim, aluminum siding and trim, concrete masonry block units and prefabricated metal buildings and similar siding materials are not allowed.
11. Framed chimneys are not allowed. Masonry chimneys are encouraged. Direct vented units are allowed, however, they must be integrated into the architecture (i.e. gable or shed roofs over fireplace boxes). Exposed spark arrestors are not allowed.
12. Synthetic stone veneer and synthetic stucco are not allowed. Natural stone and hard coat stucco are allowed. Some synthetic stone may be allowed as reviewed and approved on a case-by-case basis.
13. All exterior siding shall be finished, painted, stained or otherwise protected from the elements of nature.
14. Flat roofs are not permitted.
15. Roof top mechanical equipment must be so located to reduce or eliminate its visibility from streets, lake, sidewalks of adjacent properties. Any roof-mounted equipment that changes the exterior of the roof must be approved by the ARC. All roof penetrations shall be painted to match roof color.
16. Windows shall be double paned insulated glass. True divided lites are encouraged.
17. Entrance doors shall be compatible with the house design. Craftsman style doors with upper glazed panels and sidelights are strongly encouraged on Craftsman style houses. Leaded glass, beveled glass, stained glass, etc. is also strongly encouraged. Door material shall be solid wood, fiberglass or

metal insulated exterior. Screen doors are allowed and shall be compatible with the design and color of the house.

18. No screened or greenhouse type enclosures shall be permitted on the front of the house. Patio or pool enclosures are permitted as reviewed and approved by the ARC on a case-by-case basis. All detailing shall be consistent with the main house (i.e. match siding, trim and roof detailing, match colors, etc.). Exterior attached or detached enclosures, which obstruct the view of the lake or other natural areas by adjacent properties, are not allowed.
19. No window or wall air conditioning units will be allowed on elevations visible from the street, lake or adjacent properties and is subject to ARC approval on a case-by- case basis.
20. All solar collectors require ARC approval. A drawing showing location of the unit on the roof showing visibility from streets and neighboring lots must be submitted to the ARC.

Solar collectors shall be located as inconspicuously as possible. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure. Collectors should be attached only to the roof, not free standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the collectors. This camouflage may require completely encasing the collectors. All metal parts should be painted to match the roof color. There should be a minimum exposure of piping with no piping running down the side of the dwelling. The ideal installation is one that is laid flat on the roof. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines. No topping or removal of trees on association common areas and/or greenways shall be allowed.

21. See the following sections for additional specific architectural recommendations.

Building Massing and Restrictions

1. A lot designation plan has been implemented to assure additional architectural diversity in Cary Park. All lots shall be classified by the ARC including designations for Craftsman style architecture, 1-1/2 story, porches, wrapped porches, etc. and shall not be altered without the written approval from the ARC. Under this designation plan a maximum of 60% of the homes may be 2 stories with no more than three (3) 2-story houses allowed in a row.
2. Some lots are designated for Craftsman style houses. A Craftsman style house is typically a 1 or 1-1/2 story house with Craftsman style detailing such as low sloped roofs with roof brackets and knee braces, wide porches,

brick pier based tapered wood columns, etc. See Appendix for additional Craftsman style detailing. The Craftsman style houses shall be classified by the ARC prior to submittal for construction or pre-sale.

3. Additional lots may be classified as 1-1/2 story houses.
4. One story houses are the least restricted and may be built on any lot.
5. The same or similar elevation will not be approved to be built within 5 lots on the same side of street or same distance opposite side of street (i.e. 4 lots between same or similar elevations). Same or similar detailed elevations on the same street will only be reviewed and approved on a case-by-case basis.
6. All houses visible from a street including but not limited to corner lots, lake front lots and lots with rear property lines adjoining a street shall have all four elevations finished consistently with the same detailing, colors, materials and attention as the front elevation. This consistency of architecture on all elevations is strongly encouraged on all other houses.
7. Wrapped porches are required on all corner lots for additional massing diversity. See porch section for additional details and requirements.
8. Build-to lines are established for each lot on the architectural plat. Houses are to be built as close to the minimum front yard setback (25'-0" typically) as possible unless steep topography or narrow lot width at street (i.e. cul-de-sac lots) require otherwise.
9. House locations on atypical sites including difficult topography shall be verified on site including finish floor elevations with ARC prior to proceeding with construction.

Square Footage Requirements

1. Maximum and minimum square footage requirements have been established for single family detached housing as noted below:

Over 75' Wide Lots: No Max.
SF 75' Wide Lots: 3,250 SF Max.
50' Wide Lots: 2,600 SF Max.
32' Wide Lots: 2,000 SF Max.

1 Story: 1,800 SF Minimum
1-1/2 Story: 2,200 SF Minimum
2 Story: 2,400 SF Minimum

2. NOTE: All "finishable" floor area is counted. Basements and third floor walk-up attics are not included in "finishable" floor area.

3. Square Footage Maximums and Minimums may also be implemented on other product types.

Porches and Decks

1. Front porches will be required on two (2) out of three (3) lots with frontage along the collector roads. On other lots, porches will be required on one (1) out of three (3). See lot designation plan for specific porch locations. Porches are recommended on all lots.
2. Porches shall be functional with the main area of the porch to have a minimum of 7'-0" minimum (8'-0" recommended) between the face of the house and the outside face of the porch column and / or handrail (whichever is most critical). The intention here is to provide ample space for furnishings (swing, glider, chairs, etc.) and circulation. Porch space that is used for circulation only may be smaller and will be reviewed on a case-by-case basis.
3. Houses on corner lots shall be designed to architecturally address the corner and both street frontages. Therefore, houses on corner lots shall have porches that wrap the house corner (facing the intersection) at least 8'-0" around the side elevation. It is suggested that additional doors be located on the wrapped porch where appropriate (i.e. private door from a living, dining or bedroom area).
4. All porches, decks and stair risers must be enclosed. Lattice shall be wood and painted or stained to match the trim color. Lattice must be framed between structural members and trimmed out in wood. Lattice may be held off ground approximately 6" maximum to prevent staining from soil.
5. All exposed vertical wood trim, risers, stringers, etc. must be painted to match the trim color.
6. All rear decks, porches, screened porches, etc. must be finished to match the front porch detailing (columns, trim, handrails, horizontal lattice, etc.) and colors. Additional detailing (i.e. brick piers with concrete cap and tapered wood columns, tapered round columns, triple and double square columns at corners and major elements such as steps, etc.) may be required by the ARC where located on a lake lot, corner lot and visible from a street, or other public space. Lattice is not required on porches where the finished floor level is less than 4'-0" above finished grade and if additional landscape screening is provided for a solid screen to provide a visual barrier below the deck or porch. Evergreen shrubs are required for decks over 4'-0" above grade. See photographic examples in Appendix.
7. Exposed vertical pickets attached directly to deck framing is not allowed. Horizontal trim is required to cover such conditions. Deck railings shall match front porch railings.

8. Metal porch roofs are encouraged and shall be consistent with the house's design detailing.

Patios

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

Garages and Carports

1. Elevations must be designed to subordinate garages to the house to the greatest extent possible.
2. Front load projecting garages are not allowed. Front load garages shall not project in front of the main house front façade or porch. It is strongly recommended that front load garages be located a minimum of 2'-0" back from the front façade of the house (the porch or stoop is not considered the front facade of the house).
3. Garages shall be located opposite the main direction of vehicular traffic where possible.
4. Side-load garages are required where feasible.
5. Detached and rear load garages are strongly encouraged. Rear and side load garages are especially encouraged on corner lots and may be required in most cases.
6. All front load garages and garages facing street on corner lots shall have single car width doors in lieu of a double width door. Single car width doors will be required on side load garages where the garage has high visibility from the street. Single width garage doors shall be 9'-0" wide. Doors less than 9'-0" are not allowed.
7. Glass panes in upper garage door panels are required on Craftsman style houses and encouraged on all others.
8. Garages shall be designed and constructed properly for sufficient space for storage of vehicles and comfortable circulation around vehicles into the

house. Steps, mechanical equipment, storage shelving, etc. shall not prohibit vehicle storage and circulation.

9. Garage finished floor elevations shall be coordinated with the main house finished floor elevation a maximum of 2'-0" difference to minimize amount of steps (3 risers maximum) from garage to main house and minimize the amount of siding and trim above the garage doors. Additional attention and detailing is required over garages where large areas of siding exist (i.e. use of roof elements, trellis, etc.). Finished floor elevations on lots with questionable (i.e. moderate to severe) topography shall be reviewed and approved on site by the ARC on a case by case basis prior to beginning construction.
10. All detached garages, carports and storage buildings shall be finished to match the main house detailing and colors. Detached structures are not allowed in front or side-yards, or locations that obstruct the view of the lake or other natural areas by adjacent properties.

Sheds

1. Sheds must be approved by the Approving Party.
2. The goal is to incorporate the architectural detail and color scheme of the existing home into any shed design.
3. In addition, it is the goal of these Guidelines to limit the size of any shed to no larger than 10' X 10' with a recommended roof peak height of 8 feet.
4. Large over hangs are not allowed. Metal sheds are not allowed.
5. In some instances the Approving Party may deem it necessary to require the use of "earth tone" colors which will be decided on a case-by-case basis. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss/trees and rocks.
6. Sheds must be kept in good condition and kept in good repair – just as one would maintain their home.
7. Sheds must be kept behind the 'backline' of the home, and no closer than 5' from any property line and no closer than 25' from the main home.
8. Sheds must be constructed on a foundation that is level, stable, and secure. The ARC recommends a slab foundation for the shed, in accordance with the guidelines, but concrete foundation blocks will be accepted as a substitute. Sheds should be appropriately landscaped to maintain the character of the neighborhood.

Exterior Colors and Materials

1. A list of these color schemes and a Color Selection Form are included in the Appendix.
2. One color scheme must be selected and submitted to the ARC for review and approval prior to painting house. In case of conflict with existing homes, another color choice may be required for ARC review and approval. Review the adjacent house colors for color coordination and prevention of color duplication prior to submittal.
3. Color schemes outside of the recommended color spectrum will be considered on a case by case basis. Colors other than those selected from the color selections at the Cary Park Sales Office shall be submitted with color chip samples (minimum 2" square in size) for ARC review and approval. Larger color samples or actual samples painted on the house may be required.
4. Colors should be submitted with the original house submittal to best assure your first choice selection. Note: Color selection approval based on a first-come first-serve basis.
5. Various exterior colors are encouraged on the same house (i.e. siding, siding in gable ends, dormers, doors, shutters, window sashes, etc.).
6. Brick colors shall be in the red / brown range only and shall be submitted for ARC review and approval with the formal lot submittals / proposals.
7. Garage doors shall be painted to match the trim or siding color as directed and approved by the ARC to minimize the impact of the garage doors on the streetscape. The garage door color shall be designated / requested on the Color Selection Form.
8. Fences in side and rear yards may remain unfinished (see Walls and Fences section below). However, fences in locations visible from street (i.e. side yard fences facing street, corner lot fences facing and visible from streets and the lake, etc.) shall be painted to match the house trim color.
9. Asphalt shingles and metal roof materials are allowed and the color and texture shall be consistent with the house's design and detailing. Shingles colors other than the black, gray or brown range shall be submitted to the ARC for review and approval prior to beginning construction.
10. All roof mounted equipment and penetrations (i.e. plumbing vents, HVAC vents, ridge vents, skylights, attic fans, etc.) shall be painted or finished to match the roof color.

11. Gutters and downspouts may be exposed only if painted to match the color of the adjacent trim, wall, column, etc. color.
12. Accent colors on doors, window sashes, upper gable ends and dormers, etc. are strongly encouraged.

Walls and Fences

1. Fencing can detract from the open character of Cary Park property and may have both a visual and a physical impact on adjoining property. Careful consideration must be given to the fencing concept and execution. In Cary Park, the only acceptable reason for yard fencing is to restrict the movement of children or pets to or from their property. Privacy is not a reason for fencing. If the desired end is privacy, this should be addressed with landscaping. A “open” type fencing is preferred. See acceptable fence types and details in the Appendix.
2. Whenever possible, alternatives to hard fencing should be used. The use of landscaping and plant material or combinations of plants and short segments of fencing, or fencing hidden in plant material may achieve the sought-after goal.
3. All fences visible from streets (side and rear yards) shall have additional landscape screening as directed by the ARC and shall be painted to match the house trim color.
4. Fences are not allowed in the front yard. This is a Cary Park restrictive covenant.
5. Certain lots, due to street grades, may require masonry retaining walls to accommodate the grades. Retaining wall material(s) shall match that of house. Where walls abut at property corners the ARC shall review plans and elevations.
6. Solid fences are not allowed (minimum 1” spacing between pickets).
7. Fence height shall not exceed 5’-0” (4’-0” recommended). The lower section may be “solid” (i.e. 1” spacing between pickets) up to 4’-0” and the upper remaining 1’-0” section shall be horizontal or diagonal lattice, vertical pickets, or other approval open screening detailing.
8. Fences shall not align with or project in front of the front edge of house and shall be set back a minimum of 10’-0” from front face of house or align with a major element or the rear of house. Fences in side yards of corner lots shall not project any closer to street than the face of the house or a major element (i.e. porch, deck, etc.) as approved by the ARC on a lot by lot basis.

9. Fences in rear yards of houses on lots whose rear or side yards are adjacent to the lake shall not exceed 4'-0" in height and shall be screened with plant material. Fences for rear yards facing the Boulevard or Parkway shall be screened from view with evergreen shrubs that will mature to a height of 5'-0". Open metal or wood fencing is encouraged.
10. Fences along rear yards, facing the Boulevard or Parkway, shall be screened from parking with evergreen shrubs that will mature to a height of 5'-0".
11. Fencing shall be a visual extension of a building and should relate to the materials, colors, and architectural style of the building.
12. Fencing finished on only one side must be constructed with the finished side facing out.
13. The fence's structural integrity must be maintained. Fencing must be regularly maintained by power washing, painting, and/or staining with clear or colored finish. Changing of the colors must be submitted for approval.
14. Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the ARC on an individual basis.
15. Property owners are cautioned that building a fence that infringes on easements, buffers, or access of right-of-ways, may result in destruction or removal of fence.
16. Existing topography, drainage, and landscaping shall not be disturbed for the construction of a fence except with the approval of the ARC.
17. Wherever possible, fences should be located so that trees do not have to be removed.
18. Cottage homes within Cary Park are those homes bounded by the following streets: Cary Glen Boulevard, Waverly Hills Drive, Alden Bridge Drive and Weldon Ridge Boulevard. Homes in this area are permitted to have fences up to a six (6) foot maximum height provided such fence is the same style and material as existing fencing and dividers. Any replacement or construction of fencing must be approved by the approving party.
19. Chain-link fences are not allowed.
20. Split rail or horse farm type horizontal railing fences are not allowed.
21. All fence details and locations must be reviewed and approved by the ARC on a lot by lot basis.

22. Low stone and brick masonry walls are allowed and encouraged. See Appendix for examples.

23. Photographs and details of approved fences are included in the Appendix.

Driveways and Walkways

1. "Carolina" divided driveways are encouraged to give visual relief to longer driveways. The dimensions for the Carolina drive shall be 2' - 6" wide concrete on each side of a 2' - 6" wide sod strip for a total width of 7' - 6". Carolina drives should begin and end allowing required turning radius to avoid driving on center sod strip. Carolina drives should only be used where proper turn arounds are provided to allow for driving forward into and out of drive area to avoid damage to sod infill. Carolina drives should also be avoided where extreme topography may exist and therefore hindering proper vision up and down drive. Brick pavers, textured concrete, stone, etc. are encouraged as an alternative infill in the sod strip area.
2. Parking will not be permitted on areas where the subdivision's drainage flow may be interrupted.
3. Driveways and vehicle parking pads shall be paved with a hard surface material such as concrete, exposed aggregate in concrete, concrete stone or brick pavers. Any type of pad other than naturally colored concrete shall be reviewed and approved by the ARC on a case-by-case basis. Asphalt driveways are not permitted. The aggregate base, thickness, reinforcement, etc. should comply with good construction practices. Close attention must be paid to driveway, garage, carport, etc. placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots. Curb cuts/aprons shall be built to Town of Cary standard specification and detail.
4. Reduce width of drive at the street to single car dimension.
5. Additional driveways will not be permitted for parking purposes except in front of the garage or as approved by the ARC.
6. Parking and storage of trailers, camping trailers, boats, recreational vehicles, etc. will not be allowed on site unless screened totally from view from the street (i.e. landscaping, fences, garage storage, additional storage building, etc.).
7. Walkways (minimum of 36" in width) are required to extend from the front door to the street sidewalk in a perpendicular or curvilinear orientation. This may be waived on lots that require the house be set back a substantial distance from the street (i.e. cul-de-sacs) and where existing trees prohibit. Where the grade and length allow, steps and multiple landings within stringers in the walkway to street are encouraged. Stringers, brick paver

detailing, textured concrete, etc. are also encouraged on all walkway steps. Walks shall be constructed of poured-in-place concrete, brick pavers, concrete pavers or stone. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the principal structure and design detailing. Any material other than naturally colored concrete shall be reviewed and approved by the ARC on a case-by-case basis. Extension of walk into "Tree Lawn" between public sidewalk and curb shall be naturally colored concrete, unless approved by the ARC on a case-by-case basis.

Exterior Lighting

1. Post lights are encouraged and must be approved prior to installation.
2. Site lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not desired, or allowed by Town of Cary Code. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings.
3. Exterior lighting shall be shielded from adjacent properties.
4. Building-mounted floodlights shall be provided with shields for the lamps. Lights shall be aimed downwards, and away from adjacent properties. No floodlights shall be allowed on the front elevation or the front corners of any house.

Mailboxes

All single family homes built at Cary Park are required to have a standard mailbox and pedestal. The mailbox structure shall be installed at the front of the lot, at the edge of the road pavement, as seen from the street. A standard mailbox design has been selected as noted in the Appendix.

Dog Houses and Runs

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

Play Equipment

1. Play equipment shall be placed in rear yards. Consideration should be

given to lot size, equipment size, material, design, amount of visual screening, and relationship to neighboring property.

2. Equipment constructed from natural materials is encouraged.
3. Painted metal play equipment, not including wearing surfaces (e.g. slides, sliding poles, and climbing rungs) shall be painted dark green or brown to blend with natural areas. Further, playsets must be placed on level, firm ground and appropriately landscaped so that they will be visually unobtrusive to the rest of the neighborhood.
4. Tree houses are generally discouraged because of their visibility from neighboring property and are reviewed on a case by case basis. Detailing shall be consistent with the house's design, detailing and colors.
5. Playhouses must be placed in rear yards and must be in scale with the size of the yard and existing buildings. The playhouse must be painted to blend with the natural open space or with the colors of the house if the house is located nearby. Natural vegetation or additional landscaping should screen playhouses, as well as play equipment.
6. Skateboard, bike, and other type ramps are not allowed.
7. Above-ground swimming pools will not be approved. In ground swimming pools are allowed and will be reviewed on a case by case basis prior to beginning construction. Pools shall comply with all local, state, etc. safety codes and requirements.
8. Basketball goals and other similar equipment are not allowed to be mounted on the house or located in yard where visible from the street, and will be reviewed on a case-by-case basis.

Basketball Goals

1. The intent of these regulations is to minimize the visual impact of Basketball goals on the neighborhood while allowing homeowners and their children the freedom to enjoy the popular activity.
2. Common sense dictates that not every property is suitable for placement of a basketball goal. Homeowners are implored to exercise common sense when considering placement of a basketball goal on their property.
3. All basketball goals must comply with the Declarations:

VIII.C. Basketball Backboards. Only professionally manufactured basketball backboards are permitted, which must be installed on black poles, with a white or clear backboard, and must be approved by the Approving Party. No garage or roof mounted basketball backboards are permitted.

4. All basketball goals must comply with Town of Cary Ordinances:

Sec. 28-6. Placing objects on streets, sidewalks, greenways, etc.

No person shall maintain, place or cause to be placed any brick, stone, wood, vehicular gate or other substance or material which will obstruct the free passage of persons and vehicles in any public street, alley, sidewalk, greenway, or bicycle path, nor shall any person, place, or cause to be placed, on or in any street, alley, sidewalk, greenway, or bicycle path or in any portion of the right of way, any structure, boxes, crates, casks or barrels of any description, or any other obstruction of any kind. However, vehicular gates may be allowed on greenways or off-street bicycle paths to limit access to vehicles.

(Code 1976, §§ 10-19, 14-29; Code 1982, § 17-59; Ord. No. 87-106, § 3, 12-10-1987; Ord. No. 02-017, 6-27-2002)

It is important to note that the right of way does not end at the road. Typically it extends from the road to the home's water meter. This is true whether or not a sidewalk exists on the side of the road.

Any violations of the Town's ordinances will be referred to the Town for action.

Protective padding, if used, shall be black in color.

All basketball goals must be maintained in excellent condition as determined by the ARC. This maintenance includes replacing worn or missing nets as well as removing and repainting rust and peeling paint.

Portable basketball goals

1. The weight bases of portable goals should be filled with water, sand or other suitable, non-toxic material. The failure or malfunction of weight bases is considered a maintenance issue and should be repaired immediately. If immediate repair is not possible the damaged goal must be removed from sight until proper repair can be achieved. At no time will the use of external or additional weight sources to add weight or stability to a portable goal be allowed.
2. All goals will be kept in an upright and vertical position. The only exception would be within 24 hours of a major wind event (40 mph+ wind expected) where it would be acceptable to lay a portable style goal on its side to protect it from the wind. In this event the base must remain filled with water or sand to minimize unwanted or unsafe movement by the elements.

Permanently installed basketball goals

1. Homeowners are encouraged to install permanent basketball goals instead

of portables, as the permanent goals have less of a visual impact.

2. All permanently installed basketball goals must be approved by the ARC. Submissions must indicate where the goal will be positioned.
3. Ideally, basketball goals will be situated behind the front-most line of the home and take advantage of a level (or nearly level) playing surface.
4. If locating a basketball goal behind the frontline of the home is impossible, the goal should be placed closer to the home than to the street along the driveway.
5. At no time will a permanently installed basketball goal be located closer than 15' from any street or sidewalk.

**As mentioned above in Town of Cary Ordinance Sec 28-6, USE OF BASKETBALL GOALS IS NOT PERMITTED ON THE STREET.*

Composting

1. The Cary Park POA encourages responsible composting. Composting is a natural decomposition process that turns organic materials into a rich soil amendment which reduces waste. Leaves, grass clippings, weeds, small twigs and other yard and vegetable trimmings, fruit scraps, egg shells, coffee grounds and straw can all be effectively composted. Meat, human or animal feces and chemicals are examples of unacceptable materials.
2. Any Compost Receptacle must be approved by the Approving Party. Composting in Cary Park requires the use of an enclosed compost receptacle with a lid in order to maintain a neat appearance. This will also serve to discourage larger animals from scavenging in the pile. Receptacles should be constructed to allow for "breathing" or air circulation – a must to ensure proper conditions for decomposition of material.
3. Compost receptacles require approval of the Approving Party and may be made of plastic (similar in nature to tan or black trash receptacles) or constructed of natural wood. In rare cases, other colors/materials may be required or deemed acceptable as determined by the Approving Party on a case-by-case basis and as proven technology and methods for composting evolve.
4. The dimensions of any compost receptacle shall not exceed 5'Wx5'L. Efforts should be made to construct piles in a square or cylindrical shape for best composting results. The maximum height of 40" with the lid closed shall not be exceeded. The device should be level.
5. Composting is regulated under section VIII.L. Garbage Containers, Oil and Gas Tanks, Air Conditioners of the Declarations. Accordingly composting apparatus must be "placed in walled-in or landscaped areas, and shall be

appropriately landscaped, as approved by the Approving Party so that they will be substantially concealed or hidden from any eye-level view from any street or adjacent Property.”

6. Composting receptacles must be kept behind the rear-most line of the home and between the 2 imaginary lines created by extending the outermost side walls of the home towards the rear of the property. Further, said receptacles shall be located no closer than 3’ from any property line.
7. The Board of Directors and ARC reserve the right to require further screening, if necessary.
8. Proper composting will result in an earthy aroma which is not unpleasant. Malodorous compost is an indication that undesirable byproducts are being produced. Such byproducts defeat the whole purpose of composting as they are not healthy for plants. Those who are composting need to take immediate steps to remedy the source of any bad odors so that they don’t become a nuisance to their neighbors.

Rainwater Harvesting

1. The Cary Park HOA encourages Rainwater Harvesting. Rainwater Harvesting can be as simple as catching rain in a barrel or as elaborate as collecting rain from gutters, filtering, and storing it in an underground cistern or tank.
2. As with any permanent structure added to the property, an underground rain water collection device or system must be approved by the Approving Party.
3. The dimensions of any above ground rain water collection device shall not exceed 65” wide by 65” tall. Rain Water Collection devices exceeding these dimensions must be approved by the Approving Party.
4. Like trash receptacles, the goal is to keep rain water collection devices out of sight and visually unobtrusive. For that reason acceptable colors for any above ground device must be of the “earth tone” variety. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss/trees and rocks. For example, bright colors such as white, light gray, yellow and royal blue are not allowed.
5. Rain water collection devices are treated as personal property, therefore they must be kept in the rear of the Lot and must be neat appearing and in good condition as specified in the Declarations *Section VIII.Y. Outside Storage of Personal Property*. Accordingly, rain water collection devices must be kept level, on firm ground, a concrete pad or other appropriate hard surface and be placed in a walled-in area or shall be appropriately landscaped so that they will be concealed or hidden from any eye-level view from any street or adjacent Property. However, containers or barrels

that emulate wood, clay or terra cotta may be placed in a visible area of the front of the house provided that they are integrated into an approved landscaping plan.

**It is important that any water collection devices be maintained in excellent working condition per manufacturer's instructions. Uncontrolled overflow or runoff from any device is unacceptable. Care must be taken to minimize stagnation in order to inhibit breeding of mosquitoes or other nuisance pests.*

Retaining and Screen Walls

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

**Trash can enclosures will be approved on a case by case basis and must meet the following criteria:*

- Trashcan screens must be of sufficient width so as to allow all trashcans and recycle bins to fit inside completely. Screen must extend from ground level to a minimum of 4" taller than the highest point on the trash receptacle.
- Screens must be straight and level with gates closed at all times. A concrete or paver-like pad is highly recommended.
- 3 sided screens may be acceptable if the open side faces towards the rear of the home; this will apply in most cases but will be reviewed on a case by

case basis. In cases where this would allow the receptacle to be seen by neighbors, a 4 sided screen will be required.

- In most cases mechanical screens should match the architectural style and color scheme of the home. The screen should be a continuation of the architecture of the home whenever possible; this is especially true when said screen is adjacent or very near-to the home.
- In some cases where a Homeowner wishes the trashcan and screen to be away from the home, the screen must be at least 10' from any property line. Furthermore, the Approving Party may require that said screening be in colors of the "earth tone" variety. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss/trees and rocks. For example, bright colors such as white, light gray, yellow and royal blue are not allowed.
- Any landscaping or mechanical screen or enclosure must be maintained in excellent condition at all times. At no time should refuse or containers extend beyond screening.

Tree Removal

1. When people think of Cary Park, they see trees. Please, protect and preserve them.
2. No live ornamental trees (e.g. holly, dogwood, and redbud) may be removed without specific written approval.
3. No live deciduous or evergreen trees, the trunks of which are four or more inches in diameter as measured three feet above grade, may be removed without specific written approval.
4. Removal of live trees will be approved if their continued existence would be detrimental. In many cases, the ARC may require replacements. "Detrimental" conditions include physical intrusion by trees, roots, and branches on buildings or other structures in a way that could cause damage, excessive shade, or could block paths and sight lines from vehicles. Overgrowth may also be considered detrimental.
5. Trees damaged by storms or other events may be removed without approval.

Awnings

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

dominant color of the house.

Satellite Dishes

1. Provide specifications on size and color of dish and proposed location.
2. The ARC reserves the right to deny the request if it is determined that the location of the dish would make it unsightly from the street.
3. Dishes larger than 2'-0" in diameter are not allowed.
4. Satellite dishes shall be located at the rear of the home when the sight lines to the satellite are feasible in order to provide proper reception. Installation poles in the yard and on the front facade of the building is strongly discouraged unless no other location will allow proper reception.

Signage

Construction and builder/subcontractor signage is restricted to the format as noted in Appendix.

Utilities

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

Port-A-Johns

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

Landscaping and Site Development

1. Nothing herein shall be construed to be less than nor to reduce the requirements of those documents. In particular, streetscape and buffer requirements shall be adhered to.
2. A landscaping plan is required. Indicate types of plants, sizes and locations. The plan shall be a minimum of 1" = 30'-0" or greater. Landscape design should be integrated into the design of the property. All landscaping will be in accordance with the requirements of the Town of Cary Unified home, from its inception. The use and preservation of native and

naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.

3. The ARC may require additional landscaping to create adequate screening and privacy from the street and adjacent lots. The following minimum landscaping requirements shall apply (see Cary Park Minimum Landscape Requirements below).
4. The paving and drainage design for Cary Park, including curb and gutter, shall not be altered in any way. Homebuilders and homeowners shall refer to site development drawings for any information of these areas.
5. Buildings and landscape material shall be placed on the site so the maximum number of desirable trees and other natural features are preserved. The site shall be finish graded to prevent ponding or soil erosion on the site or adjacent property.
6. Encroachment Permits are required by the Town of Cary for irrigation systems located in the public R/W. Irrigation coverage of yards is encouraged. The irrigation system shall be permitted by, and constructed to, Town of Cary Standards. The irrigation system shall be automatically controlled by a time clock. Pop-up sprinklers or drip system shall be used. No permanent risers shall be allowed. An irrigation plan shall be submitted with the landscape plan. It shall be at the same scale as the landscape plan. All head locations, pipe sizes, valve locations shall be shown. All equipment shall be identified on the plan.
7. Landscape lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not desired, or allowed by Town of Cary Code. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings. Exterior lighting must be shielded from adjacent properties.
8. Rear decks that are visible from the street or adjacent lots must be underpinned with horizontal lattice and/or landscaped for screening. Evergreen shrubs are required for decks 4'-0" or more above grade.
9. For initial lawns, sod is required for all homes in Cary Park. Bermuda & Zoysia are encouraged. Fescue is acceptable. There must be a minimum 2 foot buffer installed (approved mulch, pine straw, etc.) at any location where the non-fescue grass meets a fescue lawn. Homeowner agrees to carefully maintain the non-fescue lawn so it does not "creep" in to natural areas, sidewalks and other lawns. This must be installed prior to closing and shall extend from the back of curb to the front of the house and a minimum of 10' along the side yards. Corner lots must also sod side yards. However,

mulched natural areas are permitted on up to 60% of the side yard.

10. Included below is a list of the minimum amount of landscape material required for each lot. Many situations will require additional large evergreen shrubs to soften the impact of blank walks and/or garage entries. Evergreen shrubs may also be required to create privacy between homes.
11. Any plant material that dies or becomes unsightly after installation will be replaced by approved plants within 30 days of notification by the ARC.
12. Screening shall be provided for all service areas, meters, HVAC equipment or as otherwise specified by the ARC. Screening shall consist of one or more of the following methods: A planting screen consisting of a minimum of two staggered rows of evergreen shrubs with a minimum height of four feet installed and spacing that will form an effective visual screen or a wall or fence of a material specifically approved by the ARC.
13. No fence, wall, hedge, shrub planting or grades, which may obstruct vehicular sight distance, shall be permitted at any driveway turnout or intersection. No fence, wall, hedge, shrub or trees may be planted on any street right of way except as approved by the ARC.
14. Permanent exterior clotheslines are not allowed.
15. Lawn ornaments, freestanding flagpoles and lantern poles, flood lights and security lights, and fishponds require approval of the ARC.
16. Items not requiring approval of the ARC include holiday decorations, and for sale, for rent, garage sale, yard sale, and political campaign signs provided that such signs are in accordance with standards set forth by the ARC and are temporary in nature.
17. These types of signs are also regulated by the Town of Cary, and those code standards shall also be honored. On the items which don't require approval, the ARC reserves the right to request a homeowner to remove an item if surrounding homeowners complain and if, upon inspection, the ARC considers the item unsightly or a nuisance.

Cary Park Minimum Landscape Requirements

Foundation Shrubs-Low Growing
Quantity Size Spacing
12 1 8"-24" 30" o.c. Max
(more if
needed)
Dwarf Buford, Nandina, etc.

Notes
Azalea, Laurel, Holley,
Boxwood, Hawthorn,
Abelia, Euonymus,

Foundation: Accent Shrubs-Medium Growing
8 3'-4' 5'-0"

Holly Boxwood, Acuba,

(more if needed)		Camella, Ligustrum, screen is Cleyera, Elaeagnus, Juniper,
Wax Myrtle, Osmanthus, Pyracantha, etc.		
Large Evergreen Screen or Accent		
2	7'-8'	8'-0" to -10'-0" O.C. Magnolia, Wax Myrtle, Ligustrum, Osmanthus, Pines, Pyracantha, Viburnum, etc.

Flowering Accent Shrubs		
4	24"-30"	N.A. Quince, Hydrangea, Jasmine, Rhododendron, Rose, Spirea, Azelea, Camellia, Forsythia, etc.
Flowering or Accent Tree		
1	1.5"-2"	N.A. Dogwood, Plum, Cherry, Serviceberry, Redbud,
(7-8)		
Japanese Maple, etc.		
Street Tree		
1,2, or 3	2.5"-3"	N.A.
Placement to be determined by the ARC.		

Review neighborhood requirements as described in the next section and coordinate with Town of Cary Community Appearance Manual:
http://www.townofcary.org/Departments/Planning_Department/Community Appearance_Manual.htm.

Street Tree Requirement (min 2 1/2" - 3" Cal.):

1. Street yard trees shall be installed outside of the public right-of-way, or, at least 15' behind the back of curb to avoid conflict with Town of Cary sidewalk and utility corridor standards.
2. The ARC shall approve and/or flag the location for all street trees.
3. The street trees in the sections identified below were defined in the original Architectural Guidelines.
4. The ARC recognizes that some lots may not have the street tree defined below. The ARC will work with the homeowner to identify the proper tree for replacing a homeowner's street tree if that becomes necessary.
5. Homeowners shall not remove or replace a street tree without ARC approval.
6. The street tree requirements are as follows per the specific parcels and streets:

Palmwood, Mintawood, Orangewood, Grahamwood, Birdwood, Hedgewood Courts

These lots are approximately 80' in width, and require one (1) street yard tree installed for each lot. Corner lots shall require a street tree for each 80'-0" in length along the side street elevation in addition to the tree in the front street elevation. The specified tree shall be:

- Quercus phellos 14' height min. 2.5-3.0" caliper min. B&B (Willow Oak)

Parcel SF-2

These lots are approximately 90' to 100' in width, but are primarily cul-de-

sac lots and require two (2) street yard trees installed for each lot. Proximity of right-of-way may be adjusted to suit conditions. Corner lots shall require a street tree for each 80'-0", or portion thereof, in length along the side street elevation in addition to the tree in the front street elevation. The specified tree shall be:

- Acer saccharum 14' height min. 2.5-3.0" caliper min. B&B 'Legacy' (Legacy Sugar Maple)

Morris Branch, Belles Landing, Grannon Courts

*Builder shall use trees from specified source. Source determined by Jerry Turner & Associates.

These lots are approximately 90' to 100' in width, and require two (2) street yard trees installed for each lot. Corner lots shall require a street tree for each 80'-0" in length along the side street elevation in addition to the tree in the front street elevation. The specified tree shall be:

- Acer rubrum 14' height min. 2.5-3.0" caliper min. B&B 'Red Sunset' (Red Sunset Maple)

Poplin, Creekbury Courts

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require two (2) street yard trees installed for each lot. Proximity to right-of-way may be adjusted to suit conditions. Corner lots shall require a street tree for each 80'-0", or portion thereof, in length along the side street elevation in addition to the tree in the front street elevation. The specified tree shall be:

- Acer saccharum 14' height min. 2.5-3.0" caliper min. B&B 'Legacy' (Legacy Sugar Maple)

Walford Way; Hollowridge Ct

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require two (2) street yard trees installed for each lot. Proximity to right-of-way may be adjusted to suit conditions. Corner lots shall require a street tree for each 80'-0", or portion thereof, in length along the side street elevation in addition to the tree in the front street elevation. The specified tree shall be:

- Acer rubrum 14' height min. 2.5-3.0" caliper min. B&B 'Red Sunset' (Red Sunset Maple)

Parcel SF-8a

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require two (2) street yard trees installed for each lot. Proximity to right-of-way may be adjusted to suit conditions. Corner lots shall require 3 street trees. The specified tree shall be:

- Acer saccharum 14' height min. 2.5-3.0" caliper min. B&B 'Legacy' (Legacy Sugar Maple)

Parcel SF-10

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require one (1) street yard tree installed for each lot. Proximity

to right-of-way maybe adjusted to suit conditions. Corner lots shall require 3 street trees. The specified tree shall be:

- Acer rubrum 14' height min. 2.5-3.0" caliper min. B&B 'October Glory' (Red Maple)

Cary Glen Blvd: Cottage Home Section Boulevard Application

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require two (2) street yard trees installed for each lot. Proximity to right-of-way may be adjusted to suit conditions. Corner lots shall require a street tree for each 80'-0", or portion thereof, in length along the side street elevation in addition to the tree in front street elevation. The specified tree shall be:

- Acer saccharum 14' height min. 2.5-3.0" caliper min. B&B 'Legacy' (Legacy Sugar Maple)

Interior Street, Not Boulevard

Bridgegate (cottage home section), Naperville, Alden Bridge (cottage home section), Frontgate (cottage home section).

- Acer Ulmus 14' height min. 2.5-3.0" caliper min. B&B 'Allee'(Allee Elm)

Lantern Ridge, Troycott, Kennondale, Lynden Valley

- Maple tree-type unknown.

Grogan's Mill, Millgate

- Mostly maple tree of unknown type with a few other trees.

Frontgate Drive(400-500 section), Oak Harbor

- Mixture of Maples, Pin Oaks & Willow Oaks.

Cary Glen Blvd House & Cottage home area

- Mostly Maple of unknown type and Pin Oak with other trees mixed in.

Cottage Home Section-Bridgegate, Alden Bridge, Naperville, Frontgate

- Various mixture of trees.

Alden Bridge(600+), Greenfield Knoll, Brookbank Hill, Briargate Terrace

- Mixture of Maples of unknown type, Pin Oaks and Willow Oaks.

Waverly Place, Oxford Creek, Highwood Pines

- Mixture of Maples of unknown type, Pin Oaks and Willow Oaks.

Bellemont

- Maple & Schumard Oak

Wrenhurst

- Crepe Myrtle, Plumb, Cherry.

Construction Maintenance and Miscellaneous

1. During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) to assist in keeping the debris from being scattered. This barrier shall also include a large waste can with a top that has a sign indicating misc. paper waste (i.e. lunch waste).
2. Weekly (Fridays required) and after construction is completed, no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto. No excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the Cary Park Property Owners' Association. Failure to comply with the request will cause removal of the debris by action of the Cary Park Property Owners' Association and all related costs will be charged to the homebuilder or the homeowner.
3. During construction, all streets shall be kept clean of mud and trash and all broken curb or paving shall be promptly repaired.
4. It is the primary responsibility of each homeowner to maintain their property in a way that it does not detract from the overall beauty of the Cary Park Community. Following is a list of areas that should be reviewed on a regular basis to ensure that your home is in good repair:
 - a. Shrubbery, trees, and lawns
 - b. Driveways and sidewalks
 - c. Decks
 - d. Fences
 - e. Play equipment
 - f. Roofing
 - g. Wood
 - h. Paint and stain
 - i. Garbage can storage
5. If at any time the ARC or the Cary Park Property Owners' Association is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the Cary Park Community, representatives of the Association will make a site inspection. Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Association may be forced to take more strenuous action and all related costs will be charged to the homebuilder or the homeowner.
6. There are many changes and additions that property owners can make to their property. The ones described in these Guidelines are the most

common. If the project is not included in the Guidelines, refer to the one that is closest in concept to your project and use it as a guide for preparing an application to the ARC.

7. Most of all, in all that is proposed; consider the neighbors and neighborhood to provide the best aesthetic and quality project possible.