

SEDGEFIELD POA
ARCHITECTURAL GUIDELINES
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APPLICATION FOR ARCHITECTURAL REVIEW AND APPROVAL

APPLICATION INFORMATION

1. The following exterior modifications, do not require an Application for Architectural Review and Approval (“Application”) to be submitted, if certain conditions as described herein are met:

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

2. A complete Application for Architectural Review and Approval must be submitted to the Architectural Review Committee for all other types of exterior changes and modifications. When Plans are required, they must be submitted with the Application.

COVENANT ENFORCEMENT PROCEDURES

1. 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 after notice and opportunity to be heard include: (A) suspension of the right to vote; (B) recordation of notice of Covenant violation with the Superior Court; (C) imposition of a fine on a per violation and/or per day basis; (D) commencement of legal proceedings; (E) correction of the violation by the Association with all costs charged to the violator; and/or (F) filing of a lien for all fines and costs to correct the violation.

STANDARD NUMBER 1

Patios and Walkways

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, and all other items not enumerated above.

STANDARD NUMBER 2

Exterior Decorative Objects, Features, and Lawn Ornaments

1. A Form must be submitted for all exterior decorative objects, features, and lawn ornaments not explicitly excluded below in A through C. This includes items both natural and man-made, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary, fountains, flowerpots, free-standing poles of any type, flag poles, and items attached to approved structures.
 - A. Up to 4 neatly maintained flowerpots that are visible to the street and 10 neatly maintained flowerpots in the back of the house that blend with the exterior architectural scheme of the house
 - B. Up to 2 small yard flags or decorative items up to 2 square feet each, clean and in good shape
 - C. One tasteful bird bath or fountain up to 9 square feet in size
2. 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 3' by 5'.
3. 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. This includes string lighting that is used decoratively on screened-in and/or fully outside porches and decks. A Form is not required if lights meet the following criteria:

- A. Path 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, and located so as to cause minimal visual impact on adjacent properties and streets.
4. 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 flowerpots (maximum of four (4) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of a Form.

* **Examples of some acceptable flowerpot arrangements are shown below.**



5. Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
6. Holiday decorations and 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 the holiday to be removed no later than fifteen (15) days after the date of a holiday. Holiday decorations and lighting must be placed so as to have a minimum sensory impact on neighboring properties.

STANDARD NUMBER 3

Garden Plots

1. A Form must be submitted for garden plots unless **all** of the following conditions are met:
- A. The plot is located behind the rear of the house and must be located between the right and left sides of the house and in the rear yard.
 - B. The size of the plot is limited to 150 square feet or $\frac{1}{4}$ of the rear yard, whichever is smaller; and
 - C. The maximum height of plants is less than four (4) feet at full growth.

2. Garden plots set on lots at angles, and houses on corner lots will be considered on an individual basis when a Form is submitted.

*** The area between the sides of the house is shown in the picture below as the area between the two red lines.**



STANDARD NUMBER 4

Play Equipment

1. A Form is not required to be submitted for play equipment if the play equipment is located:
 - A. Within the extended right and left sides of the house.
 - B. In the rear yard.
 - C. Within a screened and fenced area of the rear of the house, if yard is fenced; 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, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) 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.

Playhouses and Tree Houses

1. A Form must be submitted for all playhouses and tree houses.
2. Playhouses and tree houses must be located 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/playhouse may not be larger than 100 square feet, and must be located within the extended right and left sides of the house

STANDARD NUMBER 5

Basketball Goals

1. 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 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. A Form must be submitted for all in-ground pools.
 - A. Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house.
 - B. The pool must have adequate fencing.
 - C. The maximum allowable pool area is 1000 square feet.
 - D. Light sources that have a visual impact, in the sole discretion of the Board of Directors on neighboring lots are not allowed.
 - E. Any landscaping enhancement must be included with the submitted Form and plan. The intent of landscaping is to provide privacy for the owners and their neighbors, and to ensure that the plan does not encroach on easements or other adjacent properties.
 - F. Town of Cary permit is required prior to submitting to ARC and/or Board.
4. A Form must be submitted for all exterior spas or hot tubs. Above-ground spas or hot tubs should not be visible from streets. They should be reasonably screened from neighbors' houses.

STANDARD NUMBER 7

Fences

1. For any type of fencing, including invisible fences, to be considered, a Form must be submitted.
2. Fence types that may be approved for installation are attached as exhibits to this document.
3. Wrought iron or aluminum fences are the only allowed fence types. The fence must be black and cannot exceed 5' in height.
4. All Forms must include the following information:
 - A. Dimensions – Maximum height is 5'.
 - B. Site Plan – An exact site plan denoting the location of the fence, house, and property lines must accompany the Form. Fences, including invisible fences, shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of the lot.
 - C. Indicate if there is existing fencing on any abutting property; if so note the style on the request form.
5. All fence posts for all fences must be set in concrete.
6. 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.

STANDARD NUMBER 8

Exterior Maintenance, Landscaping, and Composting

1. A Form is not required to be submitted for the addition of fifteen (15) or fewer ornamental trees or shrubs that flower or add aesthetic value to the surroundings. However, a Form must be submitted for screening 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 modifications to landscape or hardscape 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, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
6. All mulched landscape beds must be covered with natural pine straw, chopped pine bark mulch, or wood shavings. No artificial mulch, rocks or other bed covering may be used without specific approval of the Board of Directors or its designee.
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. 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.
9. 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.
10. Composting may be done by individuals or communal groups. If desired, 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 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**: raw produce scraps, grass clippings, leaves, shrub prunings, 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, unchopped wood, wastes, and diseased plants.
 - F. Before installation, a Form must be completed and submitted to

the ARC and/or Board for approval or disapproval.

11. Residential Rain Barrels

A. Rain Barrels must be entirely screened from view of the street and neighboring Lots.

12. The sodded area between the curb and sidewalk must remain sod. All areas intended to be grass shall be Bermuda sod.

*** Examples of good landscaping ideas**



*** Examples of how your yard should not look like**



- * Before and After pictures to show what a difference a little bit of work can make for your home



STANDARD NUMBER 9

Firewood

1. Firewood piles are to be maintained in good order and must generally be located between the right and left sides of the house and in the rear yard, in order to preserve the open space vistas.
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 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 cedar, cypress, or #2 or better pressure treated wood. 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 by six (4" X 6") inch wood posts OR painted 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 is required for deck construction.

STANDARD NUMBER 11

Alterations to Exterior Buildings and Improvements

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, four (4) homes across the street, four (4) homes to the left and four (4) homes to the right. In the event there are not four (4) 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 finishes 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.
5. If the town permitting authorities make any changes to the Plans as approved by the Board and/or ARC, the owner must submit an updated Application for review and approval of such changes prior to construction.
6. A Form must be submitted for all tennis courts. Lighted courts (other than the neighborhood courts) are not allowed.
7. Detached buildings are not allowed.
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 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. Residents must ensure that trash receptacles and recycling bins are stored so that items contained within do not spill prior to pick up.
2. Trash receptacles and recycle bins shall be stored inside the garage or in an area not visible from any street. Acceptable screening includes wooden fences that are permanently installed (not portable) and landscaping. Fencing should match the exterior color of the home. As of April 1, 2021, all residents with alternate screening are grandfathered into the prior policy until the screening needs to be replaced.

*** Acceptable examples of trash bin enclosures are shown below.**



* Homeowners on corner lots are required to enclose the trash bins on all sides like in the example shown below.



3. Additional landscape screening may be required to produce an acceptable visual screen for garbage receptacles.
4. Receptacles may be placed by the curb **after 6:00 PM** the night before pickup and must be returned to storage by the end of the day it is picked up.

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 6:00 p.m., to Sunday evening, not later than 6:00 p.m., only*. The size of the directional signs may be up to two (2) square feet 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.
 - A. For Sale or Lease signs from neighboring neighborhoods are allowed if they meet the specifications above.
2. Garage Sale signage are allowed if they meet the following requirements. 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. 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.
3. **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 per lot and signage may not be located in common areas. Signs of a political nature may be displayed no sooner than forty-five (45) days before the date of the election in question and ending seven (days) after the date of the election.
4. **Event or Personal Recognition Signage:** Signage, including but not limited to, graduation announcements, sports recognition, birth announcements, scholastic or other personal achievement signs are allowed. These signs may only be displayed for a period not to exceed two (2) weeks.
5. Signs/notices are not allowed to be posted to mailboxes, lamp posts, or any other common area property without the permission of the HOA.

STANDARD NUMBER 14

Satellite Dishes

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. 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.
2. A standard modification Form must be submitted for any installation of more than one satellite dish or antenna
3. A 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.
4. Placement should be between the right and left sides of the house and behind the centerline or peaks of the roof of the house.
5. In all cases, the satellite dish or antenna shall be located so that it is not visible from the street.
6. 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 approval by the ARC and/or Board 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.
 - F. No device may be mounted on a pole/post.

STANDARD NUMBER 15

Solar Panels

1. Solar collectors must be installed to be as inconspicuous as possible.
 2. Where possible, collectors should be placed on the rear of the home or on the side that has the least public exposure.
 3. Collectors must be attached to the roof, not free standing or ground mounted.
 4. No support structures should be visible on rooftops.
 5. No plumbing, piping or conduits should be run on the exterior of the roofs.
- * **Some examples of acceptable installations are shown below.**



* **An example of an unacceptable installation**



6. Piping running down from the attic or roof to the side electric panels, or from lower-level roofs to the attic, should be camouflaged along the corners of the house – in a way similar to the rain gutters. Where possible, piping should be placed behind gutters. The piping should be painted to match the exterior of the house.
7. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines.

STANDARD NUMBER 16

Outside Furniture

1. All outside furniture that is visible from streets or neighboring properties must be clean, tasteful, well-maintained, and fit with the architectural scheme of the house. This includes any furniture accessories.
2. Outside furniture should be kept on porches, patios, decks, or specially designed pads. A Form is required for any exception to this placement.

STANDARD NUMBER 17

Fire Pits

1. Fire pits – both permanent and portable – are allowed but should always be used in a safe manner that does not create a fire hazard.