



Renaissance Cottages at Regency
Owners Association, Inc.

Architectural Guidelines

Revised May 2024

Renaissance Cottages at Regency Architectural Guidelines

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Introductory Information

Welcome Homeowners!

Renaissance Cottages at Regency is a community governed by rules & regulations and architectural guidelines. When you closed on the purchase of your home, you received a copy or were made aware of the Declaration of Covenants, Conditions and Restrictions ("the Covenants") and you agreed to abide by them for the betterment of the community.

These Architectural Guidelines, along with the Association's Maintenance Responsibility Chart posted on the HOA website, are intended as user's guides to make the Covenants easier to understand. These documents are in no way intended as a replacement for the recorded Covenants, and the original documents will always take precedence over these user's guides.

The Architectural Control Committee (ARC) consists of members appointed by the Association's Board of Directors and is authorized to review all aspects of construction, modifications, alterations, and improvements to the community. The Committee's responsibility is to ensure that the visual integrity of the community is maintained through a consistent focus on harmonious appearance, owner pride, and community safety.

Based on Article V of the Covenants, all exterior changes, whether to the structure or the landscape, are subject to these Architectural Guidelines and shall not commence until the ARC has approved the plans and specifications. The homeowner is solely responsible for obtaining required building permit(s) from the Town of Cary and other authorities to ensure compliance with all applicable codes and requirements. Absentee Owners are responsible for providing these guidelines to their tenants. The board recommends that these guidelines be attached to the lease agreement.

Key Terms:

The following terms will be used throughout this document:

- **Association or HOA** – Renaissance Cottages at Regency Owners Association, Inc.
- **Board** – Board of Directors of the Association
- **Management Company** – company contracted by the Association to manage day-to-day operations
- **Owner or Homeowner** – Property owner of a Lot or Unit
- **Covenants** – Declaration of Covenants, Conditions and Restrictions
- **ARC** - Architectural Review Committee
- **Property** – All Unit exteriors, landscaping, and Common Areas within Renaissance Cottages at Regency
- **Common Areas** – All real property owned by the Association and the easements granted thereto for the common use and enjoyment of the Owners.
- **Lot** – Parcel of real property owned by a Homeowner(s)
- **Unit** – Dwelling unit that has been completed and is ready for occupancy upon a Lot

Architectural Guidelines Summary Table

	Planned Improvement	HOA Approval Required	Notes
Plants			
	Flowers, flower pots, and hanging baskets	NO	See p. 11
	Shrubs < 24"	NO	
	Shrubs > 24"	YES	
	Planting, removal, or substantial pruning of trees	YES	See p. 11
Hardscape			
	Lawn or planter bed edging	YES	See p. 9
	Extending width of driveway < 24" on either side	NO	
	Extending width of driveway > 24" on either side	YES	
	Decorative or retaining walls < 12" high	YES	See p. 10
	Decorative or retaining walls > 12" high	YES	Back yard only – See p. 10
	Landscape lighting	NO	
	Flag poles attached to the home	NO	See p. 6
	Bird baths, bird houses, feeders	NO	Back yard only; see p. 11
	Fountains	NO	
	Yard art (e.g., garden figurines, ornaments < 24")	NO	Maximum of 3; see p. 11
	Yard art (e.g., garden figurines, ornaments > 24")	YES	Back yard only; see p. 11
	Patios and walkways	YES	
Home Exterior			
	Painting exterior surfaces (including doors, trim, or walls)	YES	
	Larger roof gutters and downspouts – same color	NO	
	Larger roof gutters and downspouts – different color	YES	
	Porch railings	YES	Must match existing
	Solar panels, solar tubes, and skylights	YES	
	Visible projects not previously covered	YES	
Structures			
	Freestanding structures (e.g., pergola, privacy fence, deck, gazebo, small hot tub, outdoor kitchen, wading pool, etc.)	YES	Prohibited in front yards
	Additions/modifications to home	YES	
	Satellite dishes	NO	See p. 7
	Visible structures not previously covered	YES	
Other			
	Drainage improvements	YES	See p. 9
	Electric vehicle (EV) charging stations	NO	Allowed only in garage

Refer to page 8 for a list of prohibited items.

Structural Standards

Additions:

Additions, alterations, improvements, or construction of any exterior surface or structure is prohibited without prior written approval by the ARC.

Air Conditioning Equipment:

Window air conditioning units are prohibited.

Awnings:

Awnings are prohibited on exterior windows, porches, and patios.

Bee Hives and Chicken Coops:

Bee hives (including any form of beekeeping) and chicken coops are prohibited.

Curtains:

Owners may not place newspapers, bed sheets or blankets on any window. Metallic foil, or other coating, substance or material that similarly acts as a reflector of light shall not be used on or about any window. Curtains, blinds, and window treatments are recommended to be white in color when viewed from the exterior. With the exception of seasonal decoration, nothing other than curtains, liners or window blinds shall be visible in windows.

Doors:

Installation or alteration of any door or door hardware shall require prior written approval by the ARC.

Entry Doors

- All hardware including lock and door handle must be brushed nickel or pewter in color.
- The door may have glass of your choice, but the door glass coming must be brushed nickel or pewter in color.

Garage Doors

- A replacement door must be of the same design as the current garage door.

Storm Doors

- Storm doors may be installed at the rear exit and the color must match the home's trim. Storm doors may not be installed in the front of the home.

Electric Vehicle (EV) Charging Units:

Placement of EV charging units is governed under Article V of the Covenants. EV charging stations are to be placed inside the garage.

Exterior Space:

Exterior living space may include porches, patios, and decks and shall only contain appropriate outdoor furniture and accessories. These areas shall not be used for storage of any materials or laundry.

Fences:

No fence or wall of any type may be erected, except for those installed by the developer/builder or approved by the ARC. Fences shall not be altered with decorations, screening, or paint in any way. Only aluminum fencing is allowed and must be of matching color and design with the rest of the community. See Appendix B for more information regarding fences.

Flags:

Flags may be displayed using a bracket or other device mounted to the dwelling as long as the size of the flag does not exceed 3 feet by 4 feet in size. One small landscape flag (not exceeding 12 inches by 18 inches) may be placed near the home's front entrance. All flags shall not be offensive, and the small landscape flag shall be inconspicuous and blend with the surrounding landscape.

Grills and Fire Pits:

Grills must be used with extreme caution and only in open air spaces. Grills should be placed at least ten feet from building surfaces, and they should be located on a nonflammable surface. Fire pits or outdoor stoves may only be installed with prior written approval by the ARC.

Holiday Decorations:

The Owner may place holiday decorations on the Unit or in the yard as long as the decorations are not excessive or annoying to neighbors. Decorations shall not be in place more than five weeks prior to the holiday and shall be removed within three weeks after the holiday. The ARC may request removal of inappropriate or excessive decorations.

Laundry:

No drying or airing of any clothing or bedding shall be permitted outdoors on any Lot and no clothes hanging devices shall be stored or kept outdoors.

Lights:

Exterior lights must be replaced with same/similar type fixtures and color. String lights shall be allowed during the holiday season.

Noxious Behavior:

No offensive behavior or noxious activity shall be done within the Property or on the sidewalks, streets, or common areas that is an unreasonable annoyance or inconvenience to the residents or that interferes with the quiet enjoyment of occupants.

Paint:

Individual Owners may not repaint any exterior surface of any Unit or improvement without prior permission from the ARC.

Pets:

No animals shall be raised, bred, or kept on any Lot or Common Area, except dogs, cats, or other household pets. Dogs and/or cats may not exceed a total of three per Unit. As per Town of Cary Ordinance, all pets (including cats) must be on a leash and accompanied by the owner. All animal waste (both in yards and common areas) must be picked up and properly disposed of. Outdoor dog boxes, pens, or runs are prohibited. Owners shall not allow dogs to bark for more than fifteen (15) minutes at a time, per Town of Cary Ordinance.

Privacy Screens:

Privacy screens may be installed on rear decks but only with prior ARC approval.

Satellite Dishes /Antennas:

Placement of satellite dishes is governed under federal regulations. While an HOA can place reasonable restrictions on the placement of satellite dishes, these restrictions cannot unduly delay the installation and use of the dish, unreasonably increase the cost of dish placement, or interfere with signal quality. To comply with these regulations and remain consistent with Article V of the Covenants, the Association has established pre-approved locations for the installation of satellite dishes. If the Homeowner chooses one of these locations, then no prior approval by the ARC is required.

The pre-approved locations for satellite dishes are as follows:

- Installed on the rear roofline of the home such that the dish is not visible from the street view of the home. If the rear roofline of the home is readily visible to a neighboring street, the homeowner is asked to select another pre-approved.
- Installed on the ground in the rear yard plant bed and screened from view with plantings.

Satellite dishes shall not be installed on the front or side of any home where an adequate signal may be obtained by installation in one of the pre-approved locations. Satellite dishes shall not be installed in any Common Area nor in any location that, in the sole opinion of the Association, poses or could pose a safety hazard.

Signs:

Pursuant to Article VIII, Section 9 of the Covenants, no Owner shall display, hang, or exhibit any sign outside the dwelling on any Lot or inside any dwelling so as to be visible from outside the Lot except one sign of not more than six square feet advertising the Property for sale or rent.

Pursuant to the Town of Cary Sign Ordinance a sign of not more than five square feet or forty-two (42) inches in height, expressing support or opposition to political candidates or other issues which will appear on the ballot of a primary, general, or special election. Consistent with the North Carolina Planned Community Act, political signs shall not be placed on a Lot earlier than forty-five (45) days before such election and shall be removed within seven (7) days after the election.

With the exception of political and real estate signs displayed in accordance with the Town of Cary Sign Ordinance, no signs advertising a business or signs for any other reason are allowed on Lots or Common Areas at any time.

Solar Collectors:

Placement of solar collectors, both photovoltaic and thermal, is governed under Article V of the Covenants. Solar collectors should be placed on the rear roofline of the home such that they are not visible from the street view of the home. If the rear roofline of the home is readily visible to a neighboring street, the Homeowner is asked to select another location.

When requesting approval for installation of solar collectors, in addition to the ARC application, the Homeowner must submit a completed and executed copy of the **"Solar Collector Installation and Maintenance Agreement"** posted on the [Architectural and Landscaping](#) page of the HOA's website.

Trash Cans:

Trash cans and recycle bins must be stored out of sight inside the garage, except on trash pickup days, and shall be promptly returned to storage on the same day after trash pickup. No trash, rubbish, debris, or any other material shall be kept or permitted to accumulate upon any Lot.

Tents:

Tents may not be used as temporary or permanent residence or be permitted to remain on any portion of the Property.

Wading Pools:

Wading pools shall be allowed during appropriate weather but must be emptied and stored daily. The maximum pool size shall be two feet tall by ten feet wide. Wading pools can be located in the rear yard only.

Water Hoses:

All water hoses shall be stored in a container and/or out of sight from the street. Hose holders shall not be mounted to the unit's exterior structure.

Other:

Structural changes that affect the outer appearance of a home will be reviewed on a case-by-case basis by the ARC. These include, but are not limited to:

- Adding, removing, or altering windows, doors, gutters, or downspouts
- Installation of small hot tubs, outdoor spas, or fire pits
- Solar collectors or other rooftop equipment

Prohibited Items:

The following items are prohibited and will not be allowed or approved by the ARC:

- Plastic or faux plants in front or side yards or garden beds
- Clotheslines or other clothes drying equipment
- Exposed/above-ground tanks or underground storage tanks
- Outdoor dog pens or runs
- Chicken coops
- Bee hives or other bee-keeping equipment
- Permanent flag poles installed in the ground
- Basketballs hoops/ goals
- Playground equipment
- Storage sheds, out buildings, or temporary structures
- Back-up generators
- Energy storage units
- Geothermal equipment
- Wind turbines
- Swimming pools other than wading pools as described herein
- Large hot tubs and outdoor spas that hold more than 4 people
- Any signs other than real estate and political signs as described herein

Landscaping Standards

Landscaping is an essential element of design in the community and is also an integral part of neighborhood continuity. Preservation of existing shrubs and trees must be considered in establishing and maintaining the landscape design. Owners should seek professional assistance when planning extensive landscape projects. Owners shall be responsible for maintenance of all improvements to the landscaping of their Lot.

Changes or additions to the landscape shall require prior HOA approval.

(Owners should consult the Table on page 4 of these Guidelines for certain limited landscaping exceptions to this prior approval requirement.)

Digging Guidelines:

Prior to any digging in the yard, it is strongly recommended that Owners call 811 to have utility lines properly located (e.g., electrical, gas, cable, and communication lines). Please allow several days for all utilities to be marked. Any damage to buried utilities will be the Owner's responsibility to repair.

Drainage:

All drainage improvements must be pre-approved by the HOA. The plans submitted as part of the Architectural Application must address the water flow to and from the Lot in question and the neighboring Lots as well as the impact of the water flow on those Lots. The location of covered drainage pipe exit points must also be addressed. The applicant will be required to restore any existing landscaping and/or structures outside of the applicant's fence line and/or on any Common Area that were removed or damaged in order to complete the requested drainage project.

Landscape Beds:

Turf and landscape areas on the front, side, and rear of the Unit shall not be installed, removed, or altered without prior approval. The Management Company will coordinate the weekly mowing and maintenance of the turf areas and will coordinate pine straw replenishment once per year. At the Owner's expense, pine straw may be replaced with natural-colored hardwood mulch, which becomes an ongoing responsibility of the homeowner. Red colored mulch is prohibited.

Lawn or Planter Bed Edging:

Lawn or planter bed edging that extends no more than one inch above the surrounding turf does not require prior approval from the ARC.

All other lawn and planter bed edging must be prior approved by the ARC before installation and must meet the following criteria:

- Only natural materials, such as stone or brick, may be used; no artificial colors and no concrete keystone blocks are permitted.
- The edging must be no higher than six (6) inches above the level of the surrounding turf. It must be installed in a manner such that it is level, blends seamlessly with the landscape, and is consistent with the appearance of the neighborhood, at the sole discretion of the Board.
- Installations that are unrefined, such as laying loose stones, bricks, or blocks, are not permitted.
- Installations that have deteriorated to such an extent that they become unsightly, at the sole discretion of the Board, must be repaired or removed promptly by the homeowner.

Decorative or Retaining Walls:

All Decorative and/or Retaining Walls, whether located in the front, side or back yard of a home require prior approval from the ARC and must comply with any Town of Cary permit and/or setback requirements.

Decorative or Retaining Walls must be prior approved by the ARC before installation and must meet the following criteria:

- Only natural materials, such as stone or brick, may be used; no artificial colors and no concrete keystone blocks are permitted in front yard installations.
- Decorative and/or Retaining Walls located in the front or side(s) of a home shall be no more than 12" in height.
- Decorative and/or Retaining Walls located in the back yard of a home may exceed 12" in height upon ARC approval.
- A wall must be installed in a manner such that it is level, blends seamlessly with the landscape, and is consistent with the appearance of the neighborhood, at the sole discretion of the Board.
- Installations that are unrefined, such as laying loose stones, bricks, or blocks, are not permitted.
- Installations that have deteriorated to such an extent that they become unsightly, at the sole discretion of the Board, must be repaired or removed promptly by the homeowner.
- Decorative or Retaining Walls shall not alter the drainage in such a way that it impacts any adjacent lot(s).

Exterior Furniture:

All exterior furniture in the front and rear of the house shall be appropriate outdoor furniture. Furniture in the front and rear of the unit shall remain on the deck, concrete porch, stoop, or patio.

Hunting:

Hunting and trapping of wild animals and birds, and the discharge of firearms or bows and arrows is prohibited.

Patios:

All patio plans will be reviewed with respect to their visual impact on the adjacent property and must have prior permission from ARC before work begins. The size of the patio should be consistent with the size of the Unit and yard and must comply with any Town of Cary setback requirements. Bricks, pavers, flagstone, and textured concrete are suggested for patios.

Plantings:

Plants beautify the landscape and make the neighborhood more harmonious with nature. If Owners install plants and trees, they shall be responsible for their upkeep and maintenance.

➤ **Evergreen Shrubs:**

Evergreen shrubs shall be maintained as an essential element along the front, side, and rear foundation of the Unit, so as to display a vivid appearance throughout each season of the year. Damaged shrubs planted by the developer/builder will be replaced by the HOA. Any extensive foundation shrub removal and replanting shall be submitted for prior approval by the ARC. Owners who do landscaping redesign without prior written ARC approval may be required to remove unacceptable plantings by the Association.

- **Trees:**
Planting, removal, and significant pruning of trees requires prior written approval from the ARC. Minor trimming of lower branches and dead branches is allowed without ARC approval.
- **Hedges:**
Natural privacy screens of hedges or other plants may be installed with prior written approval from the ARC. Natural privacy screens shall be maintained and pruned to stimulate growth and beauty in the Property.
- **Climbing plants and other invasive plants:**
Climbing plants, vines, ground cover, and other invasive plants shall be limited in the landscape. These plants can invade the lawn, damage exterior wall surfaces, and increase the cost of maintenance. Growing these plants in pots and away from the Unit is preferred. Any damage caused by these plants will be at the Owner's expense and the plants will be removed from the building.

Pruning and Trimming:

Pruning and trimming of evergreen shrubs, trees, hedges, and vines is essential to rejuvenate the plant, increase root growth and thicken the plant. The Management Company shall coordinate the pruning of all plants twice per year so that plants do not become overgrown. The landscape company will be expected to maintain shrubs, trees, and hedges installed by the developer/builder or the HOA in a neat, attractive manner.

Pots and Planters:

Decorative pots or planters may be used for plants, and a maximum of three may be placed in the front of homes and shall be located in any combination on the front porch, walkway, driveway, or natural area. Pots may not be placed on the turf areas, nor hung from the unit, nor used as a substitute for evergreen landscape shrubs. All dead plants shall be immediately removed from pots. Pots shall be strategically located so that the natural landscape is enhanced.

Yard Art:

Yard art may include, but is not limited to, fountains, figurines, statues, bird feeders, bird houses, bird baths, gazing balls, wind chimes, string lights, small landscape flags, plant hangers and other yard ornaments. Yard art shall be allowed in the rear of the unit and may be allowed in the front of the unit, at the sole discretion of the ARC. Yard art in the front yard will be limited to no more than 3 items, each no more than 24" tall. Yard art is best appreciated as an individual expression of beauty where the art presents an unobtrusive accent within the landscape. It shall also be controlled and possibly prohibited if it is deemed inappropriate or excessive when viewed from neighbors' perspectives or by the ARC.

The ARC will closely examine the location, size, and scope of the yard art to determine if it satisfies the Association's architectural goals, meets the above criteria, and subtly blends into the landscape. The ARC may prohibit inappropriate yard art.

For additional information, please see [Landscaping Policies and Procedures](#) on the HOA's website.

Vehicular and Parking Standards

Safety:

All vehicles shall be operated cautiously at the local speed limit and shall obey all traffic signs to ensure the safety of drivers, pedestrians, and children in the community.

Motorized Vehicles:

All motorized vehicles, including motor bikes or four wheelers, are prohibited from being used or operated anywhere other than on the streets, roads, parking spaces and driveways. All motorized vehicles operating within the Property shall be properly muffled so as to eliminate noise which may be offensive to others.

Parking:

These rules shall be followed pertaining to parking within the community:

- No parking is allowed on any portion of the sidewalks or grass.
- No trailers, boats, campers, tents, recreational vehicles, or large commercial vehicles are allowed on any Lot unless they are stored inside the garage and completely out of sight.
- No inoperable vehicles or vehicles without current registration and inspection are allowed on any Lot unless they are stored inside the garage and completely out of sight.
- No vehicle repairs or maintenance may be performed on the driveway or street, except in case of an emergency.
- Any vehicle parked on the sidewalk or grass, or blocking a driveway may be towed without any prior notice at the Owner's expense.
- Homeowners are encouraged to park in the garage or on the driveway.
- When available, parking adjacent to Common Areas is preferred for visitors that cannot be accommodated within the driveway.
- Per North Carolina statute, there shall be no parking within 15 feet in either direction of a fire hydrant at any time.

Recreation Vehicles and Campers:

Recreational vehicles and campers may not be used as temporary or permanent residence or permitted to remain on any portion of the Property other than within a garage and completely out of sight.

Maintenance by the Association

The Association shall repair and maintain the Common Areas in a safe, neat, and attractive manner. This responsibility shall also include, but not be limited to, maintenance, repair, and replacement of builder installed landscaping and turf, fencing, retaining walls, and signage.

The Association shall also provide exterior maintenance upon each Lot which is subject to assessment hereunder as follows: paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, mailboxes, and fences installed by the Declarant/Builder or approved by the Association. The Association shall also provide maintenance for the following builder-installed items: landscaping, turf, trees, exterior light fixtures, and certain other exterior improvements. Such maintenance shall include the mowing and trimming of grass and removal of fallen leaves.

The homeowner shall maintain, repair, and replace, at his or her expense, all homeowner-installed light fixtures, screens for windows and doors, any improvements contained within courtyards or areas secured by the owner, entry doors and garage doors (including their hardware), and all exterior glass including windows and patio doors.

Exterior maintenance required by the Association shall not include cleaning of patios, walkways, stoops, or driveways, all of which shall be the responsibility of the Owner. In addition, the Homeowner shall be responsible for maintenance and repair of all lateral utility lines serving his/her Unit that are not the responsibility of a governmental entity or public utility. The Homeowner is responsible for such lateral utility lines even in cases where they may cross HOA-owned Common Areas.

Architectural Review Process

Purpose of the Process:

The Association regulates the external design, appearance, and improvements of the community and the properties thereon in such a manner as to foster the attractiveness and functional utility of the community as a place to live. This includes assuring the harmonious relationship among structures, vegetation, and topography. This regulatory function is conducted by the ARC as appointed and authorized by the HOA Board.

Owner Requirement:

No exterior alterations shall be commenced, erected, maintained, improved, or altered, nor shall any grading, excavation, shrub or tree planting, change of exterior color or other work which in any way alters the exterior appearance of any Lot or improvement be done without the prior permission from ARC regarding (a) the harmony of its exterior design and location, (b) the character of the exterior materials, and (c) the quality of the exterior workmanship.

Procedure:

An [Application for Exterior Change](#) reflecting plans and specifications for all proposed improvements to the structure or landscaping of the Property shall be submitted online via the HOA's website, along with a site plan (when needed). The ARC will have up to thirty (30) days to provide the Homeowner with notice of either approval or disapproval of the application. Such notice may be in the form of an email, a written letter, or both. Incomplete applications will be denied. The applicant may appeal an adverse ARC decision to the Association's Board of Directors, who may sustain, reverse, or modify such decision by a majority vote of those directors present at a meeting at which a quorum is present.

Note: Homeowners requesting only a change in color of their front door and/or shutters are asked to complete a simplified [Front Door/Shutter Color Change](#) request.

Enforcement:

The Association shall be authorized to impose sanctions for violations as set forth in Article VIII of the Covenants. Sanctions may include warnings, hearings, suspension of voting rights, towing or fines. Reasonable monetary fines may not exceed \$100 per day. In addition, the Association, after a hearing, shall have the right to exercise self-help to cure violations and shall be entitled to recover from the Owner the costs of enforcing compliance. If the Owner is more than thirty days delinquent in paying any assessment or other charge due to the Association, the Board has the power to seek relief in court. Violations will be communicated through the Management Company.

Notice and Opportunity of Hearing:

Notice and opportunity of a hearing means giving at least 10 days prior notice of a proposed action and an opportunity to be heard by the Board, orally or in writing, not less than 5 days before the effective date of the proposed action.

Please see the [Architectural Review Application Instructions](#) for more detailed guidance regarding the Architectural Review process.

Appendix A: Varying Lot Layouts for Renaissance Cottages at Regency

The Renaissance Cottages at Regency community was developed in phases, beginning in 2007, with two primary developers and four different builders. Development of the Lots and construction of homes differ between the two main parts of the community, as described below. Because the property lines of Lots frequently are not located where residents might expect them to be, it is important for Homeowners to understand the unique layouts of their respective properties.

ANGELICA CIRCLE, ENGLISH COTTAGE LANE, BRAMANTE PLACE AND MEDICI COURT

Homes built by Forever Home and Lennar came with a back yard fence as a standard feature of the home. For the builders to make efficient use of the small lot sizes and to provide landscape crews with ready access to the back yards, most fences were not installed in alignment with the property lines. As indicated on the lot surveys residents should have received upon home closing, fences were installed within the property lines of some Lots – in some cases over 3 feet within the property line. This means that for certain homeowners, a portion of their back yard is located on the other side of a neighbor's fence. Moving fences is not an option, so homeowners must accept this unique situation. This may also be the same case for the Premier Homes as well.

REGENCY COTTAGE PLACE

Stanley Martin did not include backyard fences as a standard feature of their homes. Thus, homeowners along Regency Cottage Place are responsible for installing their own fences, if desired. The layout of lots located along Regency Cottage Place differs from the rest of the community in that each lot is separated by a roughly 6-foot strip of HOA-owned Common Area property. Thus, there are no shared property lines between lots on Regency Cottage Place as is the case elsewhere in the community. This provides for unique situations with regard to installation of fences. When considering the installation of fences, Homeowners on Regency Cottage Place should refer to the fence installation guidelines detailed in Appendix B of these Architectural Guidelines before submitting an Architectural Application.

Appendix B: Guidelines for Fence Installation for Regency Cottage Place Lots

Effective March 10, 2020

Any Homeowner wishing to install a fence or modify an existing fence must seek prior approval from the Association by submitting an Architectural Application as required by the Association's Covenants and these Architectural Guidelines.

As described in Appendix A, lots along Regency Cottage Place have a layout unique to that found in the rest of the Community in that there is a strip of Common Area property between each Lot. The width of that strip of property varies from Lot to Lot. In order to create a uniform and aesthetically pleasing look, the Association will, upon prior approval by the ARC, allow side fences to encroach on this strip of Common Area property. No fence will be allowed to encroach beyond the midline between each house running rearward until it intersects with rear property line.

On each side of the home, beginning either at the rear corner of the house in question (or on a straight line from the rear corner of the adjacent house, whichever point is closest to Regency Cottage Place), the fence must proceed out from the house in question on a line that is parallel to the back wall of the house. This portion of the fence can extend to the midline between the homes. From that point the fence must proceed rearward down the midline, defined above, and parallel to the side lot boundary until it intersects with the rear property line. The fence at the back of the lot must follow the rear property line and must connect to the side fences. A gate with an opening width of at least forty-eight (48) inches (measured post-to-post) must be installed on each side fence approximately midway between the back of the house and the rear property line and in-line with any neighboring fence gates if any already exist. In cases where adjoining lots do not contain fences or where there is no shared side fence, gates must open towards the inside of the homeowner's yard. For all fence installations, there should be a minimum of one front gate for each property located on either side of the property.

Homeowners with existing fences originally installed on the property line will have the option (but not an obligation), at homeowner expense and with prior HOA approval, to relocate their side fences to the midline, as defined above.

In cases where a homeowner is installing a new fence and the adjoining property already has an existing fenced yard installed on the property line, both homeowners should discuss how best to proceed. There are two options.

Option 1: If the adjoining homeowner does not wish to relocate their existing side fence, the applicant may install the fence pursuant to the guidelines above. This will result in having two (2) parallel side fences with a portion of the Common Area between the two (2) fences.

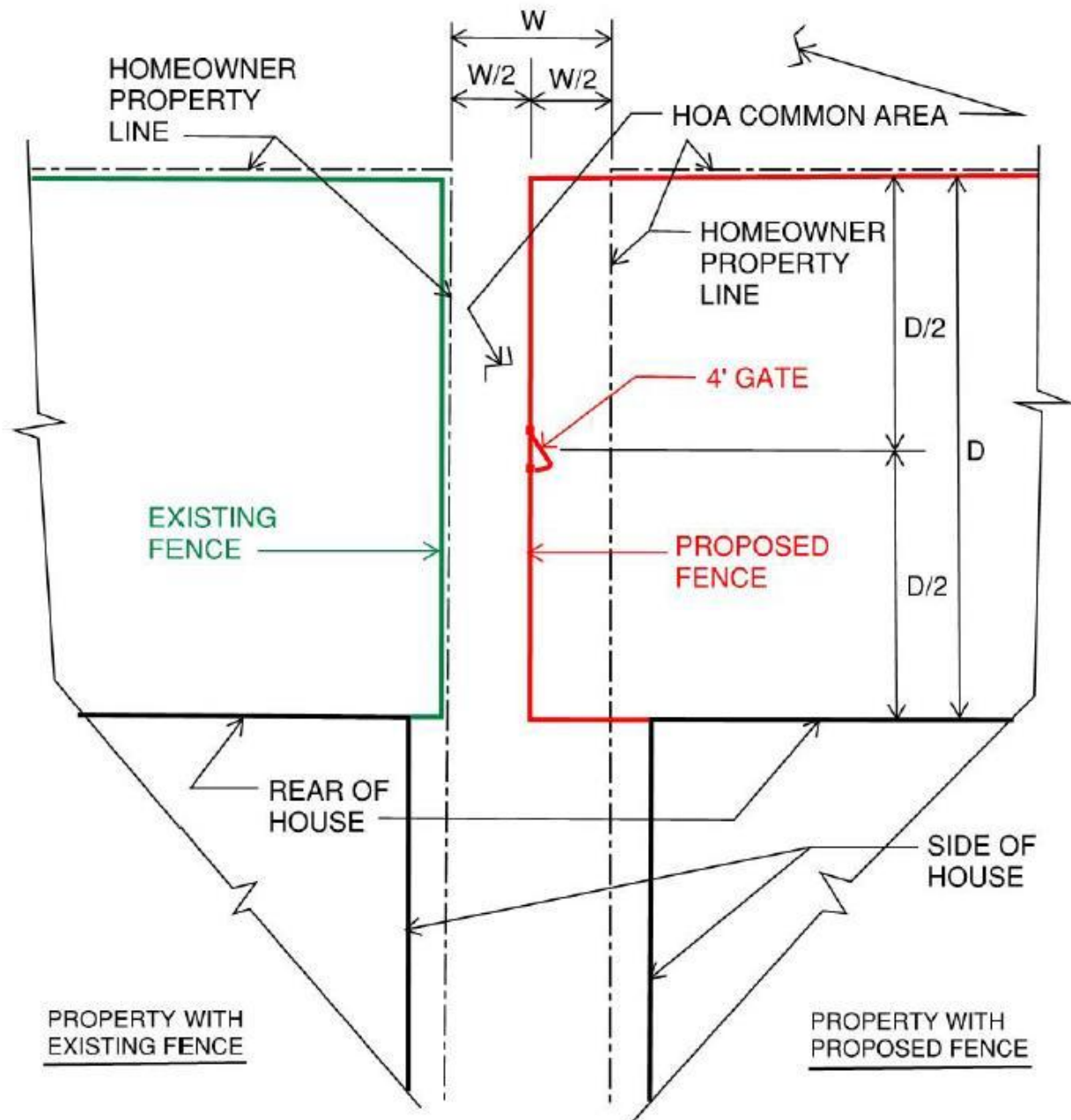
Option 2: Both homeowners work out an arrangement between themselves to relocate the adjoining homeowner's existing side fence to the center line of the Common Area. This will result in a single shared fence between each property with at least one (1) side gate measuring at least forty-eight (48) inches post-to-post.

The above-referenced options are illustrated on pages 17 and 18.

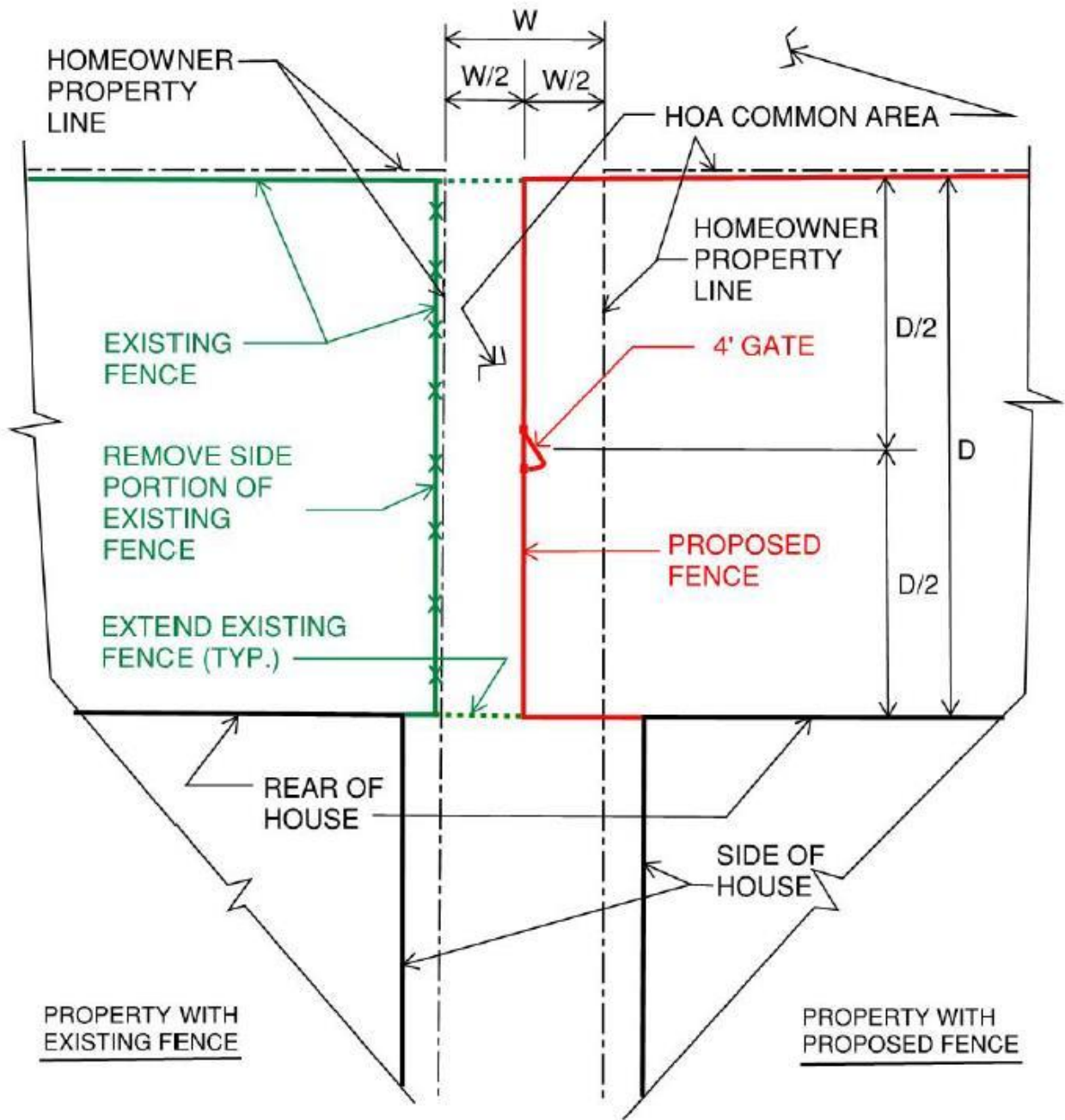
These guidelines do not apply to any common area that is subject to a utility easement. In those cases, the fence(s) must follow the property line(s) and the gate requirement remains.

All Architectural Applications for fence installation, regardless of lot layout and house placement, must include a copy of a survey identifying the property lines and location of the house and the proposed fence. The Association reserves the right, consistent with its governing documents, to inspect the property before, during, and after installation or modification of fences.

In addition to the installation guidelines, all proposed fences must conform to the design, color, material, and size specifications of similar fences (including gate size and location) installed in the Renaissance Cottages at Regency community.



OPTION 1
(NOT TO SCALE)



OPTION 2

(NOT TO SCALE)