

Green Hope Crossing Town Homes

ARCHITECTURAL GUIDELINES

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Architectural Guidelines for the Green Hope Crossing

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Architectural Review - Introduction

Whether you are an original owner of a home in Green Hope Crossing or you are the second or third owner, WELCOME to the community. Green Hope Crossing is an exciting and vibrant place in which to live and the people here wish to make it an even better place to call home through their continuing efforts to protect, maintain, and enhance their property values.

Green Hope Crossing is a planned community with its own homeowners association and set of protective covenants that each property owner must abide by; see the Master Declaration of Covenants, Conditions, and Restrictions, for Green Hope Crossing that are recorded at the Wake County Register of Deeds at Book 15865 Pages 475-539. The conditions and restrictions were set so the aesthetics, appearance, and safety guidelines would be defined and the homeowners could live in harmony and have some assurance that the actions of other property owners in the community would not adversely impact the quiet enjoyment of their homes or their property values.

This document outlines the guidelines and procedures for making an application for changes to the exterior of your Green Hope Crossing Townhome or yard. All exterior changes must be submitted in writing to the Architectural Committee for approval prior to the beginning of any work, including any exterior changes that are not covered in this booklet. These guidelines may be amended from time to time and if a topic is not covered in these guidelines or if you have any questions please contact Charleston Mgmt. at (919) 847-3003.

In the event of a conflict between these Architectural Guidelines and the Declaration of Covenants, Conditions, and Restrictions, the Declaration shall prevail and take precedence.

Procedure for Requesting Architectural Approval

Prior to beginning any alteration, addition, or improvement to the exterior of a lot the homeowner must complete an Architectural Review Form. This form may be obtained by calling the association's management company (Charleston Mgmt) or copied directly from this handbook. The completed form is to be sent to the management company at:

Charleston Management
PO Box 97243
Raleigh, NC 27624
Phone (919) 847-3003 -- Fax (919) 848-1548

Be sure to complete the Architectural Review Form, obtain the necessary signatures, and attach any required supporting documents before submitting your request for approval. Incomplete forms may cause delays in review of your request. The Architectural Committee (comprised of Green Hope Crossing Board of Directors) will review your submittal and within 30 days of receipt you will receive a written response.

The Architectural Committee may approve a request, conditionally approve a request with specifically stated conditions for approval, deny an application, or return a request for additional information. Any homeowner that is not satisfied with the Architectural Committee's decision may submit a different Architectural Review Form to begin the process again or appeal the decision. In order to appeal the decision the homeowner has 30 days from receipt of the response to submit a written appeal that sets forth the basis for the appeal and a copy of the Architectural Review Form. Please call the management company if you wish to appear at the next monthly meeting.

General Landscaping

Primary landscaping of the Green Hope Crossing is maintained through the Green Hope Crossing HOA. However, if you would like to add annual/perennial flowers and/or plants to accentuate what is already there (at your own cost and maintenance), you may do so as long as you do not disrupt the main landscaping design already in place.

It is the homeowner's responsibility to check for easements, setback restrictions, or regulations that may affect the project. Any permits or inspections that the Town of Cary or Wake County may require are also the homeowner's responsibility. When planning any of the projects listed below, be sure to include as much information on your Architectural Review Form as possible, including the materials specifications and intended location on your plot plan.

Patios or Decks	Screened in Porches
Adding Screen/Storm Doors	Storage Sheds
Gardens (water or vegetable)	Modifying covered porches

Patios, decks and sheds should be accented with flowers or shrubs (at your own cost) to soften the view and blend the structure into the landscaping.

Antennas and Satellite Dishes

Satellite dishes of one meter or smaller for receiving direct broadcast video service or antennas designed and intended to receive customary television transmission or radio reception signals are allowed. No exterior antenna, receiving dish or similar apparatus of any kind for receiving or transmitting CB or Ham radio or video signals shall be allowed. Satellite dishes should be attached at the rear of the home unless an acceptable quality signal cannot otherwise be obtained.

Buffer Maintenance

The buffers on townhome lots were installed by Meritage Homes as required by the Town of Cary on the approved subdivision plans. These buffers will be maintained under the Green Hope Crossing HOA.

****An Architectural Review Form must be submitted and approved prior to removing or altering the buffers.**

Decks and Patios

When contemplating adding a wooden deck or concrete/brick paver patio to the rear of your townhome it is important that you consider several factors:

1. Water or drainage pattern under or around the deck/patio. Improper final drainage can damage the house foundation as well as create an area for insects (for example – mosquitoes) to breed.
2. Distances of deck/patio to property lines and easements. Ordinances may require that such structures not encroach into easements or to within certain distances from property lines.

3. Any permits or inspections that the Town of Cary or Wake County may require are the homeowner's responsibility.

All requests for decks/patios will be reviewed by the Architectural Committee in context to the particular house and lot as well as surrounding lots and easements. Please be specific on the details of the size, location, and type of deck/patio on your Architectural Review Form.

Fences

Fencing in your rear yard is subject to architectural approval. Only the approved vinyl paneling or black aluminum fencing shall be used to fence in rear yards. If a resident chooses to fence in their rear yard with the vinyl paneling option, the association will no longer maintain that backyard. However, the association will continue to maintain your rear yard if you choose to fence using the black aluminum option.

Homeowners are required to plant shrubs along the side(s) of the fence that face the street or side yard to help the fence blend with the landscaping. The shrubs must be planted within 3 months of installing the fence, be a minimum of a 3 gallon size pot, be spaced 3' apart, and reach a minimum height of 3' within two years of planting.

The fence posts must be anchored in the ground with concrete. If a fence is installed prior to obtaining Architectural Committee approval the homeowner may be required to remove or relocate the fence at his/her own expense. Chain-link and barbed wire fences are strictly prohibited.

There will need to be 6' of clearance behind the fence to allow the landscaper access to adjacent lots.

Flower Gardens

Flower gardens in existing flower beds or around trees are highly encouraged (at your own cost and maintenance) and do not require Architectural Committee approval. Any extensive plantings should be detailed on your plot plan and submitted for Architectural Committee approval. No artificial flowers or plants are to be used for landscaping.

Garbage Cans and Recycle Bins

Garbage cans and recycle bins are to be kept out of street view or must be screened from view with landscape plantings. If you wish to build a trash can screen you will need to submit an Architectural Review Form with detailed information about materials and intended location for Architectural Committee approval. To add visual interest, consider planting shrubs along the screen.

On trash collection day homeowners should place their trash and recycling bins in front of their own property. All garbage cans should be removed from the curb the evening after the scheduled pickup.

Irrigation Maintenance

The HOA landscaper will take care of the annual backflow checks for the properties that are maintained in

Pets

No pets are to be left outside for extended periods of time. Please do not allow your pet to bark or whine while outside as this may disturb the neighbors and be a nuisance.

The Town of Cary's Leash Law requires that all dogs and cats be on a leash or lead if they are not on the owner's property. This leash law also protects animals from injury. Pet owners are responsible for picking up all pet waste when walking their pets.

Screened Porches and Deck Enclosures

All screened porches must be located on the rear of the home, be of a permanent nature, and will be reviewed on a case by case basis. The screened porch should match the color scheme of the home, preferably made from the same siding and roofing materials as the home.

It is the homeowner's responsibility to check for easements or setback restrictions that may affect placement of the porch. Any permits or inspections that the Town of Cary or Wake County may require are also the homeowner's responsibility.

Please submit color chips, material samples, and a picture or brochure (if available) with your Architectural Review Form. Please do not purchase materials or begin construction before receiving written approval from the Architectural Committee.

Seasonal Decorations

Seasonal decorations are permitted but must be removed within 30 days after the holiday date. October 15th to January 15th for year-end holidays (Halloween through New Year's)

Storage Sheds

Sheds must be placed in the back yard, be of the same color scheme as the house, and be built with similar materials, and matching shingles. Prefabricated or store-bought sheds will be reviewed by the Architectural Committee on a case by case basis. It is the homeowner's responsibility to check for easements or setback restrictions that may affect placement of the shed.

The maximum shed size is 8' x 3' with a gabled (sloped) roof, and wood or hardiplank siding painted to match the home. The floor should be made of wood or cement. The door should be located on the long side of the shed with the door and gable facing the home owner.

Please submit color chips, material samples, and a picture or brochure (if available) with your Architectural Review Form. Please do not purchase materials or begin construction before receiving written approval from the Architectural Committee.

Exterior Painting

This is covered under maintenance responsibilities of Green Hope Crossing and will be reviewed and decisions made when required.

For more information about additional architectural guidelines please review your community's restrictive covenants on the Association's website through Charleston Mgmt (www.charlestonmanagement.com). If you need an additional copy of the homeowners association's restrictive covenants you can obtain them through the website or by calling Charleston Management.

REMEMBER: Please do not purchase materials or begin construction on your exterior project before receiving written approval from the Architectural Committee.