

WOODRIDGE COMMUNITY ASSOCIATION

**ARCHITECTURAL GUIDELINES
AND
CONTROL SPECIFICATIONS**

August 2014

TABLE OF CONTENTS

1. INTRODUCTION	5
1.1 Association Address.....	5
1.2 Letter of Introduction.....	5
2. SUBMITTAL AND APPROVAL PROCESS.....	6
2.1 Items to be submitted	6
2.2 Review Process	6
2.3 Reminders	7
2.4 Appeal Process.....	7
2.5 Disagreement Process	7
3. CLOTHESLINES	8
4. MAILBOXES	8
4.1 Items requiring architectural approval	8
4.2 Additional information required with architectural request form.....	8
4.3 Guidelines for approval.....	8
5. IN-WINDOW AIR CONDITIONERS	8
6. PARKING.....	8
6.1 Items Requiring Architectural Approval:	9
6.2 Information Required on Submittal:	9
6.3 Guidelines:	9
7. STORAGE	9
8. SHEDS.....	9
8.1 Items Requiring Architectural Approval:	9
8.2 Information Required on Submittal:	9
8.3 Guidelines:	9
9. AWNINGS.....	9
9.1 Items Requiring Architectural Approval:	9
9.2 Information Required on Submittal:	9
9.3 Guidelines:	9
10. BASKETBALL GOALS	10
10.1 Items Requiring Architectural Approval:	10
10.2 Information Required on Submittal:	10
10.3 Guidelines	10
11. SWING SETS, PLAY HOUSES, JUNGLE GYMS	10
11.1 Items Requiring Architectural Approval:	10
11.2 Information Required on Submittal:	10
11.3 Guidelines	10
12. VEGETABLE AND FRUIT GARDEN PLOTS.....	10
12.1 Items Requiring Architectural Approval:	10
12.2 Information Required on Submittal:	11
12.3 Guidelines:	11
13. PETS, PET HOUSES AND PENS	11
13.1 Items requiring architectural approval	11
13.2 Information Required on Submittal:	11
13.3 Guidelines for the Housing of Animals:	11
14. PAINTING OF EXTERIOR OF HOUSE	11

Architectural Guidelines and Control Specifications

14.1 Items Requiring Architectural Approval:	11
14.2 Information required on submittal:	11
15. SKYLIGHTS AND ATTIC FANS.....	12
15.1 Items Requiring Architectural Approval:	12
15.2 Information Required on Submittal:	12
16. SWIMMING POOLS AND HOT TUBS	12
16.1 Items Requiring Architectural Approval:	12
16.2 Information Required on a Submittal:	12
16.3 Guidelines:	12
17. SOLAR COLLECTORS.....	12
17.1 Items Requiring Architectural Approval:	12
17.2 Information Required on Submittal:	12
17.3 Guidelines:	12
18. LAWN ORNAMENTS, DECORATIONS, OUTSIDE LIGHTING, SIGNS, FLAGS ...	13
18.1 Items Requiring Architectural Approval:	13
18.2 Information Required on Submittal:	13
18.3 Guidelines:	13
19. MAJOR LANDSCAPING.....	13
19.1 Items Requiring Architectural Approval:	13
19.2 Information Required on Submittal:	13
19.3 Guidelines:	14
20. TREE REMOVAL.....	14
20.1 Items Requiring Architectural Approval:	14
20.2 Items Required When Submitting for Approval:.....	14
20.3 Guidelines:	14
21. RADIO/TV ANTENNAS AND SATELLITE DISHES	14
21.1 Items Requiring Architectural Approval:	14
21.2 Items Required When Submitting for Approval:.....	14
21.3 Guidelines:	15
22. ADDITIONS AND CHANGES TO HOMES	15
22.1 Items Not Requiring Approval:	15
22.2 Items Requiring Architectural Approval:	15
22.3 Information Required on Submittal:	15
22.4 Guidelines:	16
23. DRIVEWAYS AND PARKING PADS.....	16
23.1 Items Requiring Architectural Approval:	16
23.2 Location and Restrictions:	16
23.3 Information Required on Submittal:	16
24. DECKS, PATIOS, ARBORS AND SCREENS	16
24.1 Deck Materials	16
24.2 Patio materials.....	16
24.3 Height of decks, arbors and screens.....	16
24.4 Location and Restrictions	17
24.5 Information Required on Submittal:	17
25. FENCES.....	17
25.1 Permitted Styles	17

Architectural Guidelines and Control Specifications

25.2 Color	17
25.3 Materials	18
25.4 Height.....	18
25.5 Location	18
25.6 Setback.....	18
25.7 Landscaping.....	18
25.8 Construction Details.....	19
25.9 Maintenance.....	19
25.10 Process	19
26. MAINTENANCE	19
27. Appendix A: Submittal form	Error! Bookmark not defined.
28. Appendix B: Disagreement form	19

1. INTRODUCTION

1.1 Association Address

WOODRIDGE COMMUNITY ASSOCIATION, INC.
c/o Omega Association Management, Inc.
160 NE Maynard Rd Suite 210
Cary, NC 27513
919-461-0102

1.2 Letter of Introduction

Dear Homeowner:

Enclosed is your copy of the Woodridge Community Association Architectural Guidelines and Control Specifications. This booklet is the end result of the efforts of the Board of Directors to advise you of the procedures and specifications for architectural control within the association as called out in section 18 of the Declaration of Covenants. The primary goal of these Architectural Guidelines is to ensure a high quality of life in Woodridge, while offering the flexibility and open-mindedness to individual creativity to changes in the community.

Please take time to review the booklet, which outlines the procedures to be followed when making either an exterior change to your home or property.

At the back of the booklet are two Architectural Request Forms, and a Homeowner Disagreement Form. Homeowners must submit all forms to Omega Association Management, Inc. at the address listed above.

The homeowner will receive an approval or disapproval letter in the mail within 30 days. Please be aware that no changes can be made until the review process has been completed.

Feel free to contact Omega for additional copies of the forms or with questions you may have in completing the necessary steps of the architectural process. You may also download the ARC Guidelines from the web at <http://www.omegamgmt.com>.

2. SUBMITTAL AND APPROVAL PROCESS

Each homeowner has the responsibility to complete an Architectural Request Form prior to making any changes to the exterior of their home or property. The process will be the same for all submittals with the required details varying depending upon the type of change. Please remember all structures (i.e. fences, fountains, basketball goals, etc...) must have detailed plans submitted to the homeowner's association for approval. Failure to get approval prior to construction could result in fines and possible demolition of said structure in accordance with the Declaration of Covenants.

2.1 Items to be submitted

1. Architectural Request Form completed in its entirety.
2. Plot plan outlining the position or placement of the change.
3. Drawings/plans showing the construction and effects of the change.
4. Samples of paint, siding or any other items as required by the type of change that may be helpful in making a decision.
5. Signatures of homeowners viewing the change.

Submit your completed Architectural Request Form to Management Company to perform an initial review for completeness and legibility.

Projects which span multiple areas covered within this document (i.e. swimming pool with fence and major landscaping) must submit separate requests for each covered aspect of the project (in the aforementioned example, three separate submittals would be required).

2.2 Review Process

All completed submittals will be forwarded to the Board of Directors by Omega Management. The Board of Directors will review the request and may inspect the site before and after completion. The Board of Directors reserves the right to revoke a prior approved submittal if the homeowner does not comply with the guidelines found within their initial submittal. (see note 1 under Section 2.3)

Each request will be examined on its own merit. No previously approved installations shall constitute establishing a precedent for approval.

Omega will advise the homeowner, via mail, of the final decision of the Board of Directors.

2.3 Reminders

1. No changes shall be made without prior written approval from the Board of Directors via Omega. A new submittal is required for any and all changes, which differ from the approved submittal.
2. Building permits may need to be obtained. It is the responsibility of each Homeowner to obtain these permits.
3. Allow at least 45 days for processing and permits in planning for changes.

2.4 Appeal Process

To appeal a disapproved submittal, the homeowner must submit a written appeal to the Board of Directors within 30 days of the notification of disapproval, including specific detailed information stating why the submittal should be reconsidered. The homeowner may request a meeting with the Board of Directors to discuss the submittal. Please contact Omega Management to be placed on the agenda for the next meeting.

2.5 Disagreement Process

Homeowners that do not approve of any plans for change / addition made by their neighbor may submit the disagreement form found in Appendix A of this document. Only valid reasons will be considered by the Board of Directors.

3. CLOTHESLINES

No clothesline may be erected or maintained on any Lot. (per Covenants sec 14)

4. MAILBOXES

All new mailboxes or replacements shall conform to the mailbox style approved for the community. Approval is not required for planting(s) around the mailbox.

4.1 Items requiring architectural approval

A replacement mailbox post requires approval.

4.2 Additional information required with architectural request form

A picture or detailed drawing of the replacement mailbox post should be provided.

4.3 Guidelines for approval

The style of the post should be as close as possible to the existing wooden posts in the neighborhood.

5. IN-WINDOW AIR CONDITIONERS

All in-window air conditioning units are prohibited.

6. PARKING

From the Declaration of Covenants

“PARKING; DRIVEWAYS AND PARKING PADS; ABANDONED VEHICLES.

Vehicles may be parked or stored only on portions of a Lot improved for that purpose, i.e., garage, driveway, carport or parking pad. No unenclosed parking shall be constructed or maintained on any Lot except a paved driveway and an attached paved parking pad, which pad shall be designed for the parking of not more than two (2) vehicles. Any driveway or parking pad constructed upon any Lot shall have either an asphalt surface, a concrete surface, or brick pavers.

No mobile house trailer (whether on or off wheels), vehicle or enclosed body of the type which may be placed on or attached to a vehicle (known generally as "campers"), tractor trailer trucks or cabs, or commercial vehicle of any kind shall be parked on any street or any Lot within the Subdivision. No boat or boat trailer shall be parked on any street within the subdivision. A boat and/or boat trailer may be parked or kept on a Lot, if it is parked or kept in such a manner that the boat and/or trailer is/are screened from the street. Screening may be either by fence or plantings, but, in any case, the screening must comply with the Zoning Ordinance and be approved pursuant to Paragraph 18 of these Covenants.

No vehicle of any type which is abandoned or inoperative shall be stored or kept on any Lot in such manner as to be seen from any other Lot, any street within the Subdivision or the Common Area, and no automobiles or mechanical equipment may be dismantled or allowed to accumulate on any Lot.”

6.1 Items Requiring Architectural Approval:

Boats and/or boat trailer stored outdoors.

6.2 Information Required on Submittal:

Elevation plot, picture or illustration showing the location of the storage area and required screening.

Description of materials used for parking area.

6.3 Guidelines:

The boat and/or trailer must not be visible from any street.

No other trailers are allowed to be stored outdoors.

7. STORAGE

No trade materials or inventories may be stored upon any lot.

Temporary storage of materials for modification projects should be discreetly placed and maintained in an orderly manner and must be removed when project is complete.

8. SHEDS

8.1 Items Requiring Architectural Approval:

All sheds require architectural approval.

8.2 Information Required on Submittal:

Elevation plot, picture or illustration showing the location of the proposed shed.

Description or sample of material(s) to be used.

8.3 Guidelines:

Shed color should match the dominant color of the house.

All shed materials must be approved.

9. AWNINGS

9.1 Items Requiring Architectural Approval:

All awnings require architectural approval.

9.2 Information Required on Submittal:

1. Plot plan showing location of awning.
2. Elevation showing location of awning.
3. Description and sample of material (s) to be used.

9.3 Guidelines:

1. The awning material shall be fabric only.

2. Fabric to blend with color of house.
3. Can be either retractable or stationary.
4. Upon deterioration, the awning will be repaired, replaced or removed.
5. Must be attached to house, not free standing.

10. BASKETBALL GOALS

10.1 Items Requiring Architectural Approval:

Permanently mounted basketball goals require approval.

10.2 Information Required on Submittal:

Plot plan showing location of basketball goal.

Picture or description of item.

Description and placement of screening. (refer to section 24)

10.3 Guidelines

Basketball goals are not allowed along or placed on any roads, which includes Winecott, Cregler, and Shopton and the cul-de-sacs.

11. SWING SETS, PLAY HOUSES, JUNGLE GYMS

11.1 Items Requiring Architectural Approval:

All play equipment must be approved.

11.2 Information Required on Submittal:

1. Plot plan showing location of play equipment and distance from the property lines.
2. Drawings or pictures of the play equipment.

11.3 Guidelines

Play equipment must be in the rear of the house (back yard) and the preferred location is directly behind the house. However, every request will be individually evaluated.

Screening may be required in order to block the view and/or noise from neighboring lots.

Landscape plans should accompany the submittal. (Reference section 24)

Play equipment that is mostly metal (greater than 50%) is not allowed.

12. VEGETABLE AND FRUIT GARDEN PLOTS

Gardens in a single-family residential area that covers less than 100 square feet and placed in the rear portion of the lot will not require approval.

Compost piles or pre-fab composters less than 6' x 6' and placed in the rear of the lot do not require approval.

12.1 Items Requiring Architectural Approval:

Architectural approval is required for any garden location other than described above.

Compost piles other than those allowed by this section do require architectural approval.

12.2 Information Required on Submittal:

Plot plan showing location of garden and distance from the property lines.
Any tree removal required to provide space for the garden must adhere to the tree removal guidelines.

12.3 Guidelines:

Maintenance of the garden is required.
Debris must be removed at the end of the gardening season which includes the removal of dead plants, stakes and any other structural additions required for harvesting the garden.

13. PETS, PET HOUSES AND PENS

No animals, livestock, or poultry of any kind shall be kept or maintained on any Lot or in any dwelling, except that dogs, cats, or other household pets may be kept or maintained, provided that they are not kept or maintained for commercial purposes.

13.1 Items requiring architectural approval

Pet houses or pens to be located outside the dwelling require approval.

13.2 Information Required on Submittal:

1. Plot plan showing the location of the proposed structure and screening.
2. Description of the materials to be used.
3. Descriptions of the type size and number of animal (s) to be enclosed.
4. Description of the screening.

13.3 Guidelines for the Housing of Animals:

1. Pet pens must be at least 10 feet from the property line.
2. They must be located in the back yard.
3. Screening should be provided as much as possible.
4. No chain link is allowed; the fencing must be one of the approved fence styles.

14. PAINTING OF EXTERIOR OF HOUSE

Repainting, re-staining or replacement of Siding with the existing color does not require approval.

14.1 Items Requiring Architectural Approval:

A change of color from the existing color on any exterior part of the house must receive architectural approval.

14.2 Information required on submittal:

Submit color samples with the application form.

15. SKYLIGHTS AND ATTIC FANS

Any skylight or attic fan installation that does not alter the front facing roof does not require prior approval.

15.1 Items Requiring Architectural Approval:

All skylights or attic fan installations require approval if they affect the front facing roof.

15.2 Information Required on Submittal:

1. Plot plan showing the location of the addition.
2. Description of style, size and materials to be used.

16. SWIMMING POOLS AND HOT TUBS

Only in-ground pools allowed.

16.1 Items Requiring Architectural Approval:

All in-ground swimming pools must have architectural approval.
Hot tubs must also be approved.

16.2 Information Required on a Submittal:

Plans and specifications showing the nature, kind, shape, height, materials, and location must be submitted.

Plot plan showing the location of the pool or hot tub.

Plan for screening (fencing or landscape screening).

16.3 Guidelines:

Any wood support structure must be the same color as the house or deck.

Pool or hot tub cannot be located within a buffer or easement.

Pool or hot tub must be screened from view from any street.

In order to ensure the safety of children, all swimming pools must be enclosed within a fence. A separate fence approval request form must be submitted.

17. SOLAR COLLECTORS

17.1 Items Requiring Architectural Approval:

All solar collectors require architectural approval.

17.2 Information Required on Submittal:

1. Drawing showing the location of the unit.
2. Plot plan showing visibility from streets and neighboring lots.

17.3 Guidelines:

1. Solar collectors must be installed to be as inconspicuous as possible.
2. Whenever 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. Every effort must be taken to camouflage the plumbing and supports of the collectors. This camouflaging may require completely encasing the collectors. All metal parts should be painted to match roof coloring. There should be a minimum exposure of piping. Piping running down the side of the dwelling is not permitted.
5. The ideal installation is one that is laid flat on the roof.
6. Any tree removal required to permit increased solar exposure to the collectors, must adhere to the tree removal guidelines (see section 19).

18. LAWN ORNAMENTS, DECORATIONS, OUTSIDE LIGHTING, SIGNS, FLAGS

Decorations, including holiday decorations, landscape or accent lighting, birdbaths, bird feeders, bathhouses, butterfly houses, and for sale, for rent, garage sale, yard sale, political campaign signs, as long as they are removed within a reasonable amount of time and that no sign be placed on common property.

18.1 Items Requiring Architectural Approval:

Lawn ornaments more than 2 feet tall, free standing flagpoles, lantern poles, flood lights not attached to the dwelling, security lights not attached to the dwelling, and fishponds.

18.2 Information Required on Submittal:

1. Plot plan showing location of item.
2. Picture or description of item.

18.3 Guidelines:

1. Every effort should be made not to disturb or adversely affect neighbors with the installation and operation of flood and security lights. On items not requiring approval, the Board of Directors reserves the right to request a homeowner to remove an item if surrounding homeowners complain.
2. Commercial advertising signs are prohibited.

19. MAJOR LANDSCAPING

Landscaping of a minor nature such as naturalizing a small area of the yard or adding low growing shrubs and bedding flowers do not require approval provided they do not encroach upon neighboring properties or common area.

19.1 Items Requiring Architectural Approval:

1. Landscaping of a major nature such as naturalizing a large area of the yard or adding trees, landscape fences/timbers/stone requires prior architectural approval.
2. Other types of landscaping that are structural, or change the contour of the land, or are adjacent to a property line, or obstruct a neighbor's view, will require approval.

19.2 Information Required on Submittal:

1. Plot plan showing quantity and location of plants.
2. Description of plants.

3. Details of any landscape plan that may change the flow of any drainage/runoff shall be submitted with details, including a Plot Plan, drawings showing the present drainage/runoff and drawings showing the proposed change in the drainage flow as a result of the change.

19.3 Guidelines:

1. Hedges and Screen Plantings
 - a. No hedge or screen planting shall be erected on any lot closer to the front lot line than seven (7) feet from the street.
 - b. Hedge or screen plantings which form a barrier between properties should have the following:
 - Agreement for maintenance access
 - Setback to allow for plant growth
2. No changes or modifications are allowed to Common Property, without prior Board of Director's written approval. Landscaping the tree lawn or the area between a sidewalk and the street is prohibited. Mailbox plantings are permitted per section 4.

20. TREE REMOVAL

Trees that have a trunk larger than 4" in diameter at a height of 3' above ground level require notification be given to the Board of Directors prior to removal.

20.1 Items Requiring Architectural Approval:

Trees that have a trunk larger than 4" in diameter at a height of 3' above ground level that will be removed for cosmetic purposes must submit an architectural approval form. If a tree poses an imminent threat to persons or property it may be removed without approval, but an architectural approval form must be submitted within 5 days of the tree removal including documentation of the threat.

20.2 Items Required When Submitting for Approval:

Plan showing the location of the tree(s) to be removed.

Description of the type, size and new location of tree that will replace the ones removed.

If trees were declared an imminent threat then photos of the trees showing the issue must be submitted.

20.3 Guidelines:

Every effort should be made to replace any tree that is removed.

21. RADIO/TV ANTENNAS AND SATELLITE DISHES

Antenna or satellite dishes smaller than 1 meter in diameter do not require prior approval.

21.1 Items Requiring Architectural Approval:

All exterior-mounted radio/TV antennas and satellite dishes larger than 1 meter require Architectural approval.

21.2 Items Required When Submitting for Approval:

1. Plan showing location of antenna or dish.

2. Description of plantings used to camouflage the equipment, if applicable.

21.3 Guidelines:

1. Purpose and intent: To minimize any health and safety hazards created by mounting antennas and satellite dishes on residential buildings. To control the location and screening to lessen any impact on surrounding properties. To preserve the image and character of the community.
2. Screening of ground mounted antenna and dishes is required.
3. A satellite dish which meets size requirements may be located on any lot zoned for residential use provided that it meets the following requirements:
 - a. Satellite dishes will not exceed one meter in diameter.
 - b. Satellite dish will not be located within ten (10) feet of side or rear property lines ,any required yard setback or in any required buffer, whichever is greater.
 - c. No dish will be located closer than thirty (30) feet to a street right-of-way.
 - d. Satellite dishes installed at ground level must be screened so the dish is not visible from any street or neighboring property as viewed from ground level. The screen will consist of live evergreen screening. Any tree removal required must have approval. All wiring shall be properly buried.
 - e. Satellite dishes may be located on the roof of a building provided that the dish is not on the portion of the roof facing the street. Chimney mounts are permitted.
 - f. Satellite dishes may be mounted on the back or on the side of the homeowner's building but must not be mounted on the front. If mounted on the side of the building, dishes cannot be placed within ten (10) feet of the front of the dwelling.

In no way shall these guidelines waive more stringent Federal, State, Town, or County requirements nor waive the necessity of any permits.

22. ADDITIONS AND CHANGES TO HOMES

22.1 Items Not Requiring Approval:

Normal maintenance to preserve the structure in its original state does not require architectural approval.

22.2 Items Requiring Architectural Approval:

All external changes to homes must have architectural approval before changes begin. This includes, but is not limited to, new rooms, porches, garages, decks, attached structures or detached structures of any kind. Also, any changes to windows, doors or chimneys require approval.

22.3 Information Required on Submittal:

1. Official plot or survey showing lot boundaries, the existing building and the proposed structure.
2. Elevations showing the planned appearance of the structure.
3. Description of materials to be used including siding, paint, color and shingle samples if necessary. The materials used must match the existing house.

22.4 Guidelines:

1. No change shall encroach upon the setbacks for the lot as listed in the covenants.
2. Changes must match the house color and style.
3. City/Town/County Building Permits are the responsibility of each homeowner.
4. No metal sheds are allowed.

23. DRIVEWAYS AND PARKING PADS

23.1 Items Requiring Architectural Approval:

Any parking pads or changes to driveways require architectural approval.

23.2 Location and Restrictions:

1. Driveways and vehicle parking pads shall be concrete only. Any other type of pads (i.e. brick, stone, etc.) shall be reviewed on an individual basis. Aggregate base, thickness, reinforcement, etc. must comply with good construction practices.
2. Close attention must be paid to structure placement, setbacks and encroachment onto buffer areas, Association owned common property and neighboring lots.

23.3 Information Required on Submittal:

1. Plot plan showing location of driveway or parking pad.
2. Elevation drawing showing the measurements of the parking pad such as the length, height and width as well as any landscaping that will be added along the perimeter.

24. DECKS, PATIOS, ARBORS AND SCREENS

There are no predetermined styles for decks or patios. All new decks, patios, arbors, screening and under-deck enclosures, including association landscaping, require architectural approval. Any appearance change requires architectural approval.

24.1 Deck Materials

1. Deck materials are generally pressure treated wood and must be weather resistant.
2. The types and treatment of wood shall be like that of fences.
3. Posts may be made of brick, pressure treated wood or other suitable material.
4. Include any landscape plan/screening of the area underneath the deck.

24.2 Patio materials

1. Concrete slabs, smooth finish.
2. Bricks, with sand fill or grout.
3. Stone, with sand fill or grout.
4. Include any landscape plan with your request for the area around the perimeter of the patio.

24.3 Height of decks, arbors and screens

1. Decks should be of a reasonable height for their intended purpose.
2. Arbors should be no higher than eight feet measured from the ground to the top of the structural element. Decorative elements may not be considered part of the height of the arbor at the discretion of the ARC and are subject to approval.

3. Free standing deck screens (i.e., lattice) shall not exceed five feet in height from the ground.
4. Screens as part of an arbor may extend to the arbor.

24.4 Location and Restrictions

1. Patios should be located behind the house and may extend around corners; however, it may not extend beyond the front of the house.
2. Obstruction of views or breezeways of adjoining properties will be given consideration in all cases.
3. The construction of decks or patios within buffer areas will not be allowed.
4. Only exterior materials comparable to those on existing structures and compatible with the architectural character of the community will be approved.
5. All permits and building codes must be in compliance with local Regulations.

24.5 Information Required on Submittal:

1. Plot plan showing the location of the deck and patio, in relationship to other structures and property lines.
2. Elevation drawing (s) showing style of deck and patio, including railing, steps, etc.
3. Description of materials used, including samples of stain or paint, if applicable.

25. FENCES

25.1 Permitted Styles

- A. 3-Board Rail
3-Board rail fences with wooden round posts and flat 1 x 6" wooden rails, maximum of 3 boards.
- B. Picket
Picket fences with decorative exposed posts. Pickets must be constructed with a decorative picket design. Pickets to be spaced no less than one (1) inch apart and no more than a board width apart and must be uniformly spaced.
- C. Stockade
Stockade fences must be constructed in a Scalloped or Rainbow design, with decorative exposed posts. Boards placed side by side is prohibited. Boards to be spaced no less than one-half (1/2) inch apart and no more than one (1) inch apart and must be uniformly spaced.
- D. Split Rail
Split rail fences must be constructed of round posts and two rails. **Inside mounted** 2" x 4" mesh with split rail fencing is permissible.
- E. Aluminum as False Wrought Iron
Aluminum fences must be constructed in a style imitating a typical wrought iron fence. Each post must include a decorative design.

25.2 Color

1. Natural wood is preferred
2. Painted fences are strictly prohibited.

3. Only clear or semi-transparent stain is allowed. Samples of stain to be used must be submitted for approval prior to application on any new or existing fence.
4. Style E fencing is allowed only in black, brick, and verde.

25.3 Materials

1. Fence itself must be wood only, with the exception of Style E. ***VINYL FENCES ARE PROHIBITED.***
2. All styles above may be either cedar, redwood or treated pine lumber.
3. **NO** wire, chain, chain link, brick, or concrete fences are allowed except as allowed in Style D.
4. Residential grade Aluminum style fencing is approved as allowed in Style E.

25.4 Height

The maximum heights allowed are noted below. A uniform height is to be maintained parallel to the ground line.

- A. The maximum height allowed for **Style A** is 4 feet measured from the ground to the top of the post.
- B. The maximum height allowed for **Style B** is 4 ½ feet measured from the ground to the top of the decorative posts (the highest point).
- C. The maximum height allowed for **Style C** is 6 feet measured from the ground to the top of the decorative posts (the highest point).
- D. The maximum height allowed for **Style D** is 4 feet measured from the ground the top of the posts (the highest point).
- E. The maximum height allowed for Style E is 6 feet measured from the ground to the top of the highest point of the posts

25.5 Location

1. No fence shall extend beyond the front line of the dwelling.
2. All fences must be constructed on the property line, except where there is a setback requirement.
3. Existing topography and landscaping within a buffer shall not be disturbed except with the approval of the Board of Directors. Construction within a buffer area may require approval from the County and/or Town.
4. Submit a top down map (surveyor's plot) to indicate the exact location of the fence in relation to the house and property lines.
 - a) Dimensions must be included.
 - b) Elevations (side view) must be included.
 - c) Gate locations must be included.

25.6 Setback

May be required for the sake of landscaping.

25.7 Landscaping

Must be included with the request.

25.8 Construction Details

1. Galvanized hardware is preferred, but painted is acceptable.
2. For Style B, fence boards must be uniformly spaced as follows: minimum gap shall be 1.0” and maximum gap shall be the width of 1 fence board.
3. For Style C, fence boards must be uniformly spaced between 0.5” and 1.0”.
4. All posts must be set in concrete.
5. The finished side of the fence styles must face adjoining lots.

25.9 Maintenance

Maintenance of the fence is the responsibility of the property owner.

25.10 Process

1. Each installation will be examined on its own merit. No previously approved installation shall constitute establishing a precedent for approval.
2. No construction shall begin without written approval from the Board of Directors.

26. MAINTENANCE

It is the primary responsibility of each homeowner to maintain his property in a way that does not detract from the overall aesthetics of the Community.

Following is a list of areas that should be reviewed on a regular basis to insure that your home is in good repair:

1. Shrubbery, Trees and Lawns
2. Driveways and Walkways
3. Decks
4. Fences
5. Play Equipment
6. Roofing
7. Paint and Stain
8. Garbage Can Storage
9. Retaining walls