

Parkway Unit Owners Association, Inc.

Amesbury
Avalon
Arlington Ridge
Benwick
Bond Pointe
Camelot
Candlewood
Canterbury
Carrington
Charleston Woods
Excalibur
Fairfax
Gleneagles
Gralyn
Huntsmoor
Kenilworth
MacArthur Park
Muir Woods
Providence Commons
Saratoga Park
Shennandoah
Sherborne
Southwick
Vicksburg

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Letter of Introduction

Dear Homeowners and Prospective Buyers:

Covenants and Architectural Standards were recently reviewed and approved. Each property owner is required to adhere to the stipulations and guidelines contained in the documents. The primary purpose of the covenants and standards is to maintain and enhance the appearance of our community by assuring that any basic changes to the property structure are evaluated and approved in accordance with the covenants and standards by their attorney at the closing of their home.

This booklet should be your first reference when you need information pertaining to architectural changes. If you need to know something that is not in this guide, please contact the management company. The management company for the Parkway Unit Owners Association, Inc. is Charleston Management Corp. They can be reached by phone at (919) 847-3003 or in writing at P.O. Box 97243, Raleigh, NC 27624 or info@charlestonmanagement.com. The office hours for Charleston Management are 9:00 AM to 5:00 PM Monday through Thursday and from 9:00 AM to 12:00 PM on Fridays. Voice mail is also available by phone outside of normal business hours. The voice mail directions include the procedure for reporting emergencies.

Our primary goal has been to develop standards that will help to ensure a high quality of life and maintain property value without being unnecessarily restrictive. We hope you enjoy your new home.

Sincerely,
Board of Directors,
Parkway Unit Owners Association

Architectural Review Committee Overview

Mission Statement

The primary purpose of the Architectural Review Committee (ARC) is to preserve the integrity of the community, by keeping the community aesthetically pleasing and functionally convenient.

Goal

To maintain a consistent Architectural Policy in keeping with the covenants, and to establish and amend from time to time objective standards and guidelines, including, but not limited to, Architectural Standards and Construction Specifications, Uniform Sign Regulations, Uniform Mailbox Regulations, Landscape Guidelines, and Environmental Rules and Regulations, which will be binding on all Property Owners within Parkway Unit Owners Association.

Objective

To ensure that the homeowners adhere to the architectural regulations and guidelines established for and by the association.

Action

- * To review Architectural Request forms submitted by the homeowners and to evaluate them for compliance with the existing architectural guidelines.
 - ** Conduct a site visit prior to the scheduled architectural meeting. ** Make specific recommendations for approval or disapproval to the Board of Directors based on the site visit and review.
- * Be familiar with the community and report any Architectural Policy violations to the management company, providing address and specific descriptions.
- * To review and update procedures annually.

Submittal and Approval Process

Revised May 7, 2008

Effective Date

These guidelines are effective October 13, 2025, and apply to all applications submitted on or after that date.

Each homeowner has the responsibility to complete an Architectural Request Form prior to making any change, additions or deletions 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.

Items to be submitted:

- * Architectural Request Form completed in its entirety.
- * Plot plan outlining the position or placement of the change or addition.
- * Drawing/plans showing the construction of the change or addition.
- * Samples of paint, siding, or any other item that may be helpful in making a decision.
- * Neighbor signatures as noted on the application.

Submit your completed Architectural Request Form to the management company for initial review for completeness and legibility. Incomplete or illegible submittals will be returned to the homeowner.

All completed submittals will be forwarded to the Architectural Review Committee or subdivision representative, prior to their next scheduled meeting for a review and a site visit.

A homeowner wishing to meet with the Architectural Review Committee should contact the management company to be placed on the agenda for the next scheduled meeting.

The management company will complete a standard response letter indicating the final decision. Approval of any submittal or portion thereof does not ensure

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approval of any similar submittal, as each submittal will be considered on its own merits. Any alterations/deviations will require a new submittal. Please contact the management company for more information.

Projects must be completed within 12 months of the ARC approval. Projects not completed within the 12 month timeframe must submit a new application.

Reminders

- * No construction shall begin without written approval.
- * Town (City) Building permits may need to be obtained and will be the responsibility of each homeowner.
- * Allow enough time for processing and approval in planning for construction.
- * Allow enough time for processing and

Review Goals

The Committee will review each application with the goals of (1) maintaining the property values of the homes in community and (2) not being unnecessarily restrictive in mind. The committee reserves the right to depart from these guidelines if it believes it is necessary to uphold one of those goals.

Appeals

To appeal a disapproved submittal, the homeowner must submit a written response to the Board of Directors, including specific detailed information that clarifies why the submittal should be reconsidered. The homeowner may request a meeting with the Board of Directors to further discuss the submittal. Please contact the management company to be placed on the agenda for the next Board of Directors meeting.

Conflict

If there is a conflict between these guidelines and the master covenants or the covenants of any subdivision, the covenants will prevail.

General Guidelines

Revised September, 2015

Items not requiring Architectural approval:

Normal maintenance to preserve the structure in its original state does not require Architectural Review Committee approval.

* Properly installed storm doors that are full height glass without cross members, white or color consistent with the house trim and with narrow stiles do not require approval. Other colors or style doors require submission of an architectural request for approval.

*Roof replacement with the same color and style as existing shingles or same color as existing roof with upgraded architectural shingles.

*Siding and trim replacement with the same style and color as existing in upgraded Fiber Cement (similar to Hardiplank products) and trim in PVC material.

*Window replacement and/or repair with the same style and dimensions does not require approval (i.e. vinyl versus wood does not require approval).

Items requiring Architectural approval:

All external additions or structural changes to homes must have Architectural Review Committee approval before construction begins. This includes, but is not limited to, new rooms, porches, garages or attached structures of any kind, or chimneys/fireplaces. Changes to doors and siding that are not exempted above also require approval. The installation of vinyl siding requires approval even if the color of the vinyl siding matches the current color of the house.

Information Required in Submittal:

* Plot plan showing the location of the structure and distance from any lot lines, as well as the location of any existing trees that may need to be removed to complete the addition.

* Elevation showing the planned appearance of the structure.

* Description of materials to be used including siding, paint colors and shingles. A paint chip or shingle sample must be provided to the Committee member conducting the site visit.

Guidelines:

- * No addition shall encroach upon the setbacks for the lot as listed in the covenants.
- * Additions should match the house color and style as much as possible.
- * All additions to the exterior of the house or structures placed in the yard shall be no closer than ten (10) feet to the adjoining property lines. This ten (10) foot requirement applies to all structures, including, but not limited to, house additions, decks, patios, detached structures, swimming pools, swimming pool decks or pavers, hot tubs, sheds, tree houses, and play equipment. Buffers, easements, or setbacks applicable to the property requiring greater than ten (10) feet of separation from an adjoining property line shall take precedence over the Guidelines' ten (10) foot minimum. The ten (10) foot separation is to be measured from the part of the addition or structure closest to the adjoining property line.
- * Exception for certain neighborhoods – a five (5) foot set back on the side of the structure may be permitted so long as the aggregate of the adjacent properties' side yards is not less than fifteen (15) feet AND the distance between the structures is not less than fifteen (15) feet. Please check your neighborhood's covenants.
- * City of Cary Permits may need to be obtained and will be the responsibility of each homeowner.

Antennas (Radio and TV)/Satellite Dishes

Revised December 18, 2008

Purpose and Intent: Pursuant to the Federal Communications Commission (FCC official website: <https://www.fcc.gov/media/over-air-reception-devices-rule>), the primary goal of the standard is to minimize any health and safety hazards created by mounting satellite dishes in residential areas.

Procedure: It is requested the homeowner manage the location and screening of satellite dishes in order to minimize any impact on surrounding properties, and to preserve the image and character of the Parkway Unit Owners' Association neighborhoods. Homeowners may be required to:

- * Paint the antenna/satellite dish so that it blends into the background (roof, siding, deck or landscaping) against which it is mounted.
- * Install the antenna/satellite dish at the rear or side of the house, so it is less visible from the street, if this placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay of installation.
- * Conceal or bury the wiring.

Homeowners must seek prior approval from the Architectural Review Committee for installation of an antenna/satellite dish only if any of the following conditions are met:

- * The antenna/satellite dish is greater than 1 meter (39.37") in diameter;
- * There is a safety concern arising from the placement of the proposed antenna/satellite dish, such as improperly buried or exposed wiring etc.
- * The installation of the proposed satellite dish/antenna would require tree removal, the approval process for tree removal applies.

Awnings

Items requiring Architectural approval:

All awnings require Architectural Review Committee approval.

Information Required in Submittal:

- * Plot plan showing location of awning.
- * Elevation showing location of awning.
- * Description of material(s) to be used. Whenever possible, a sample of the material to be used should be provided to a committee member during the site visit.

Guidelines:

- * Fabric to blend with color of house.
- * The awning material shall be fabric only.
- * Can be either retractable or stationary.
- * Wood or metal structural elements must be same color as house or deck.
- * It is expected, that upon deterioration, the awning will be repaired within a reasonable time.
- * Must be attached to house, not free standing.

Basketball Goals

Items requiring Architectural approval:

- * Basketball goals mounted on poles or on the house require Architectural Review Committee approval.

Information Required in Submittal:

- * Plot plan showing location of basketball goals.
- * Picture or description of item.
- * Description and placement of screening.

To the extent the Town of Cary, in accordance with its applicable laws, regulations or ordinances, require that portable basketball goals not remain on public streets, curbs, and gutters overnight, homeowners shall comply with such laws, regulations, and ordinances. The enforcement of such applicable laws, regulations, and ordinances shall be by and at the discretion of the Town of Cary.

Clotheslines

Permanent exterior clotheslines are prohibited.

Decks, Patios, Arbors, and Screens

Revised May 3, 2016

Items requiring Architectural approval:

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

Deck Materials

- * Deck materials are generally pressure treated wood and/or synthetic wood and must be weather resistant.
- * The type and treatment of wood shall be like that of fences.
- * Posts may be made of bricks, pressure treated wood or other suitable material.
- * Include any landscaping plan and screening of the area underneath the deck.
- * Vinyl lattice for screening purposes is acceptable.

Patio Materials

- * Concrete slabs, smooth finish.
- * Brick, with sand fill or grout.
- * Stone, with a sand fill or grout.
- * Include any landscape plan with your request for the area around the perimeter of the patio.

Height of deck, arbors and screens

- * Decks should be of a reasonable height for their intended purpose.
- * Arbors should be no higher than eight feet above the deck surface.
- * Free standing deck screens (e.g., lattice) shall not exceed five feet in height.
- * Vinyl lattice is acceptable.

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- * Screens as part of an arbor may extend to the arbor.

Location and Restrictions:

- * Patios should be located behind the house and may not extend around corners.
- * Obstruction of views or breezeways of adjoining properties will be given consideration in all cases.
- * The construction of decks or patios within a buffer area will not be allowed; they may not be placed any closer than ten (10) feet from the adjoining property line.
- * Decks or patios may not be placed any closer than ten (10) feet of the adjoining property line unless an exception is allowed. Exceptions may be allowed, based on the existing property conditions, proposed landscaping, or if fencing will provide sufficient screening of the deck or patio from the view of the adjoining property. Patios closer than ten (10) feet of the adjoining property line may not allow new drainage/runoff on to the adjoining property.
- * Only exterior materials comparable to those on existing structures and compatible with the architectural character of the community will be approved.
- * All permits and building code must be in compliance with the Town Regulations.

Information Required in Submittal:

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

Detached Structures

Items requiring Architectural approval:

All detached structures require Architectural Review Committee approval prior to construction. Examples include, but are not limited to, storage sheds, greenhouses, and garages. A detached structure must be placed on a foundation. Only one of each type of detached structure is permitted on the property. Sheds must be located at the rear of the lot.

Information Required in Submittal:

Architectural Review Committee approval must be received prior to any construction. A request for approval shall include:

- * Official plot or survey showing lot boundaries and existing building with the proposed structure.
- * Two elevations of the proposed construction showing the proximity to the residence.
- * Description of materials to be used. If the exterior color or roof of the detached structure is different than that of the house, paint chips and a roofing sample must be provided at the site visit.
- * Description and location of any trees to be removed.

Guidelines:

Permanent structures must be installed to be as inconspicuous as possible and should be placed out of view of any street. They cannot be placed any closer to the adjoining property lines than ten (10) feet. The preferred location is in the rear, directly behind the house, but each request will be reviewed on its own merit.

Structures should match the house in color and style as much as possible.

No Metal sheds are allowed.

No structure shall infringe upon the setbacks for the lot as listed in the covenants.

All structures must be properly maintained.

The Board of Directors may restrict the placement of detached structures along lake/ponds and greenways.

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Driveways and Parking Pads

Items requiring Architectural approval:

Any parking pads or changes to driveways require Architectural Review Committee approval.

Location and Restrictions:

- * Parking and storage of motor vehicles, trailers, camping trailers, boats and recreational vehicles on soft surfaces are prohibited.
- * Driveways and vehicle parking pads shall be concrete only. Any other type of pad (i.e. brick, stone, etc.) shall be reviewed on an individual basis. Aggregate base, thickness, reinforcement, etc. should comply with good construction practices.
- * Close attention must be paid to structure placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots.

Information Required in Submittal:

- * Plot plan showing the location of driveway or parking pad, the dimensions of the parking pad, and any landscaping this will be added along the perimeter of the parking pad.

Guidelines for the Construction of Fences

Revised February 22, 2007

General

It is the intention of these guidelines to allow fencing, so a homeowner has the option of creating an enclosed backyard. Fencing may have a visual and physical impact on an adjoining property and the open character of the community. It is important to consider this when choosing to install a fence. If possible, alternatives to hard fencing are recommended, such as landscaping or “invisible” electronic fencing.

Each installation will be examined on its own merit. No previously approved installation will constitute establishing a precedent for approval. Fences proposed for construction adjacent to existing fences should be of the same style, material, and finish as the existing fences. This may be an absolute requirement in some buffer areas that have been designated by the Town of Cary.

The installation of parallel fences on adjacent lots is discouraged. In these cases, single fences are preferred. If parallel fences are necessary, there must be a 3-foot buffer between them.

Approval of a fence does not constitute approval for any additional improvements (such as play equipment, swings, playhouses or basketball equipment). These items must either be detailed on the fence application or on a separate application that is submitted for approval.

No fence will be allowed to encroach upon common areas or designated walking trails.

Property owners are cautioned that building a fence that infringes on easements or access of right-of-ways may result in damage, destruction, or removal of the fence. Such building is done entirely at the risk and removal and the expense of the property owner.

Application

- * The application must include a top-down map or plot plan or survey indicating: fence and gate locations in relation to the house and property lines with all dimensions.
- * Notation with style, height and location of any adjacent properties fences and the distance between the fence and the property line.

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- * Location of trees requiring removal for fence installation.
- * Elevation (side view) showing style and height of fence.
- * Landscape plan for portions of fence that require live evergreen screening as noted in the requirement section.

Materials & Style – Revised October 15, 2019

- * Wooden fences - use of #2 or better pressure treated pine, redwood, or cedar is recommended.
- * Metal fences – only black metal (aluminum or steel) is permitted
- * Vinyl fences are not permitted.
- * Wooden fences shall remain natural in color. A clear water repellant sealant is highly recommended to protect the condition and appearance of the wood. Wooden fences may be stained using semi-transparent stain. Prior approval required for any coating other than clear.
- * Painting, staining or tinting of any color is not permitted.
- * In order to maintain a uniform style of fencing throughout the community, the association recommends three types of wooden fences:

<u>Style</u>	<u>Max Height</u>
A. Dog Ear Stockade	6 ft.
B. Vertical Shadow Line	6 ft.
C. Picket	4 ft.

For style A, slats must have a maximum 1 inch gap between slats.

For style B, slats must have a minimum 1/2 inch overlap between vertical slats on opposing sides.

For style C, the spacing between vertical slats should be one board-width.

Requirements

- * Existing trees shall not be removed to place the fence without prior approval from the Architectural Review Committee. The Landscaping section of the guidelines provides requirements for tree removal.

- * Fences must be built on-site, are allowed for back or side yards only, and shall follow the natural topography of the land. All posts must be located on the inside of the fence.
- * For fences that fully enclose a yard, a minimum of one walk through gate, at least three feet wide, is required.
- * The “good side” of the fence must face outward.
- * The setback from the homeowner’s property line shall be one inch. Any corner lot will generally be required to have a fence setback of ten feet from the curb line on the side of the lot facing the street.

In accordance with the Restrictive Covenants for Providence Commons the side lot fence setback from the curb, of a corner lot is 20’ for the following lots:

100 Bridlebit Court	101 Bridlebit Court
110 Cedarpost Drive	200 Cedarpost Drive
100 Chaps Court	101 Chaps Court
415 Legault Drive	501 Legault Drive
224 Stablegate Drive	224 Stablegate Drive
300 Stablegate Drive	301 Stablegate Drive
100 Equestrian Court	

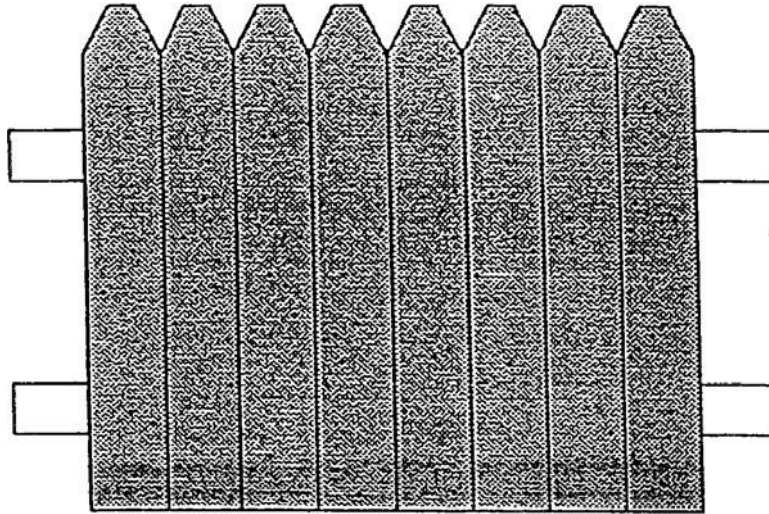
The fence shall not extend more than 1/3 of the distance from the rear corners of the house in a direction toward the front street. Exceptions may be made on an individual basis to accommodate for HVAC systems that are outside of this limit.

These exceptions must be approved in advance by the Architectural Review Committee, which will determine the final placement of the fence based on aesthetics and street appearance. In accordance with the Restrictive Covenants for Amesbury and Excalibur, fences may not extend forward to the street, past the back of the rear corner of the house.

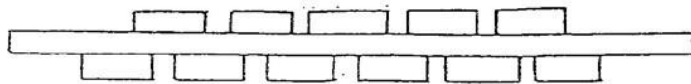
Fence sides facing a neighborhood street must have live evergreen screening planted along the exterior of the fence. A setback to allow for live evergreen screening is required at fence sides adjacent to buffer or common areas, especially along roads. A three foot setback is recommended. Additional setback requirements may also be required for the sake of landscaping.

Required live evergreen screening must obscure the fence within a 3-year time span and must be maintained by the homeowner. The live screening must be planted within 60 days of fence installation.

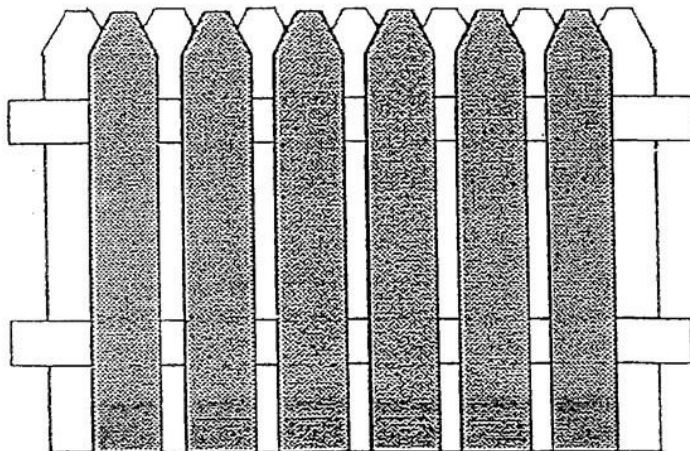
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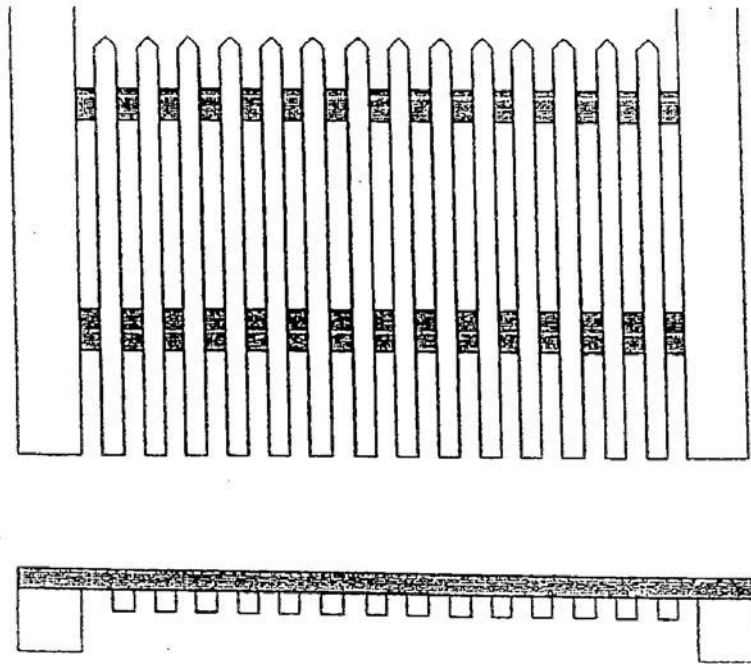
"Finished side out" - Viewed from outside
Drawing # 1 - Dog Ear Stockade (Style A)



TOP VIEW



"Finished side out" - Viewed from outside
Drawing # 2 - Vertical Shadow Line (Style B)



"Finished side out" - Viewed from outside **Drawing
#3 - Picket (Style C)**

Example of acceptable metal fence. Because metal fence styles vary, details of the proposed metal fence are required, including a picture of the fence style and the material to be used.



Landscaping

Revised November 16, 2016

Items requiring Architectural approval:

Landscaping of a minor nature such as naturalizing an area of the yard or adding low growing shrubs and bedding flowers need not be submitted for approval, provided it does not encroach upon neighboring properties.

After initial construction, no tree having a trunk diameter exceeding six (6) inches (equates to a circumference of 18 inches) at a height of four feet above ground level, shall be removed without the Architectural Review Committees, and the Board of Directors', prior express written approval, unless the tree is dead, diseased, or poses an imminent threat or danger to person or property.

Other types of landscaping changes that are structural, change the contour of the land, adjacent to a property line, or obstruct a neighbor's view, will require Architectural Review Committee approval.

Architectural approval for the removal of trees whose base is located within ten (10) feet of the main dwelling or accessory building or within ten (10) feet of the approved site for such building shall not be necessary unless such removal will substantially decrease the beauty of the property. A tree that has grown so that a portion of its trunk is directly over the roof of the main dwelling or accessory building may be removed without Committee approval.

Information Required in Submittal:

- * Plot plan showing quantity and location of plants
- * Description of plants
- * Details of any landscape plan that may change the flow of any drainage/runoff shall be submitted with details, including a plot plan, drawing showing the present drainage/run off and the proposed drawing showing the change in the drainage flow as a result of this change. Such changes may also require the approval of the Cary Town Engineer.

Guidelines: Hedges, Screen Planting and Devil Strips

- * No hedge or screen planting shall be erected on any lot beyond the front of the house.

* Hedge or screen planting which form a barrier between properties should have the following

** Agreement for maintenance access.

** Setbacks to allow for parent growth.

No changes or modifications can be made to Common Property by individual homeowners, without prior Board of Director's written approval.

Devil Strips – the strip of grass between the curb and sidewalk may have small shrub/plants next to the driveway. The remainder of the devil strip must remain as grass to ensure visual continuity.

Tree limbs or branches that extend over the street shall be pruned to a minimum clearance of ten (10) feet above the street.

Shrubbery and trees shall be pruned and/or trimmed to at least twelve (12) inches from the edge of sidewalks and at least eight (8) feet above sidewalks.

Lawn Decorations, Lighting, and Signs

Items requiring Architectural approval:

Lawn ornaments, free standing flagpoles and lantern poles, flood light and security lights, and fishponds.

Items not requiring Architectural approval:

Decorations include holiday decorations, landscape or accent lighting, wall-mounted flags and lanterns, and for sale, for rent, garage sale, yard sale, and political campaign signs. Signs may not be placed on common property.

Information Required in Submittal:

- * Plot plan showing location of item.
- * Picture or description of item.

Guidelines:

Every effort should be made not to disturb or adversely affect neighbors, especially with the installation of flood lights and security lights. On the items which don't require approval, the Architectural Review Committee reserves the right to request a homeowner to remove an item if surrounding homeowners complain, and if, upon inspection, the Architectural Review Committee considers the item unsightly or a nuisance.

Commercial advertising signs are prohibited.

Seasonal Decoration:

Outdoor seasonal decorations and lights should be removed no later than one month after the holiday ends.

Mailboxes

All new mailboxes or replacements of existing mailboxes shall conform to the mailbox style and type expressly required, if any, for each subdivision and community.

For Providence Commons - for the required mailbox style and type, contact ZBOX, INC 8120 Brookwood Ct, Raleigh, NC 27613 Phone # 919-280-7506

For all other subdivisions and communities - Architectural Request forms are required to be submitted to the Architectural Review Committee for approval if the new or replacement mailbox differs from the type or style of the existing mailbox

Planting around the base of a mailbox is allowed, provided that the guidelines for landscaping are followed.

Maintenance

Revised November 16, 2016

It is the primary responsibility of each homeowner to maintain his property in a way that does not detract from the overall beauty of the community. It is hoped that each and every homeowner will take this responsibility seriously, as this can severely affect the value of all properties. Following is a list of areas that should be reviewed on a regular basis to ensure that your home is in good repair:

- * Shrubbery and Trees- should be pruned and/or trimmed appropriately on a regular basis to maintain a neat appearance from the street and back yard.

Tree limbs or branches that extend over the street shall be pruned to a minimum clearance of ten (10) feet above the street.

Shrubbery and trees shall be pruned and/or trimmed to at least twelve (12) inches from the edge of sidewalks and at least eight (8) feet above sidewalks.

- * Lawns – lawns shall consist of grass and must be maintained to no greater than a height of 7 inches. Lawns shall not consist of other vegetation, such as clover.

- * Driveways and Sidewalks – must be kept clear of grass and weeds growing through concrete. Hard surface edges, natural beds, tree beds must be kept edged.

- * Decks

- * Fences – rotted, broken and/or warped boards and posts must be replaced

- * Play Equipment – must be kept in good condition.

- * Roofing - Shingles should be in place and in good condition. There should be no signs of deterioration at the soffits and fascia.

- * Wood

- * Paint and Stain

- * Garbage Can/Recycling Can Storage – Cans may not be stored in front of the house or garage. All housing shall be kept clean and free of rubbish, trash,

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garbage, debris, discarded appliances, litter, unstacked wood, or other forms of offensive animal or vegetable matter or refuse that may be dangerous to the public health, constitute a fire hazard or public nuisance.

* Deterioration

If at any time the Board of Directors is made aware of a property that has deterioration to the point that it is affecting the aesthetics of the Community, the management company will make a site inspection.

Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Board of Directors may be forced to take more strenuous action.

Painting

Items requiring Architectural approval:

Color changes made to the existing colors must have Architectural approval, and a paint chip for each new color must be submitted to the Committee member conducting a site visit.

- * Painting of any exterior brick.

Items not requiring Architectural approval:

- * Periodic repainting and retaining with the existing color for maintenance does not require approval.

Parking

Revised October 10, 2008

No industrial or commercial type trucks, tractors, and/or inoperable vehicles may be regularly parked on the lot or on common property or within any right-of-way of any street in or adjacent to the Subdivision as written in the Declaration of Covenants.

No travel trailers, recreational vehicles and/or boats shall be stored on any lot.
Garaged vehicles, trailers, boats, etc. are permitted.

Exceptions:

Providence Commons – A boat and/or boat trailer may be parked or kept in such a manner that it is screened from all streets, the common Property or Restricted Common Property, and all adjacent Lots. Screening may be either by fence or plantings but, in any case, the screening must comply with the Cary Zoning Ordinance and be approved pursuant to the Covenants (Section 6, page 2 of the Providence Commons documents).

Muir Woods – No travel trailers or other recreational vehicles and boats shall be stored on any lot covered by these covenants. Boats on trailers where both the boat and trailer are currently tagged and registered and in working order may be parked and/or stored in driveways seasonally between the months of March and October.

Sherborne – No automobiles, trucks, motorcycles, recreational vehicles or boats shall be parked on any street within the Properties for a period in excess of 24 hours. No boats, trailers, vans, recreational vehicles, campers and other equipment or vehicles, except for vehicle mini-vans, shall be parked or stored in any area on a Residential Lot or Dwelling Unit except inside an enclosed building or behind approved screening erected in accordance with the terms and provisions of this Supplementary Declaration (Section 8, page 6 of the Sherborne documents).

Pets

No animals, exotic animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that:

Dogs, cats, or other household pets may be kept, provided that they are not bred or maintained for commercial purposes.

Guidelines for the Housing of Animals:

- * Pet pens must be at least 10 feet from any property line.
- * They must be located in the back or side yard (whichever is least conspicuous).
- * Screening should be provided as much as is reasonably possible.
- * No chain link or metal fencing is allowed, the fencing must be one of the approved fence styles.

Information Required in Submittal:

- * Plot plan showing the location of the proposed structure.
- * Description of the materials to be used in construction.
- * Description of the type, size and number of animal(s) to be enclosed there in.
- * Description of the plantings to be provided for screening.

Retaining Walls

Items requiring Architectural approval:

Any retaining wall must be submitted for Architectural Review Committee approval.

Information Required in Submittal:

- * Plot plan
- * Elevation
- * Description of materials to be used

Guidelines:

Approved materials include, but are not limited to, brick, stone, railroad ties, wood or architectural block.

Roofs

Revised September 7, 2010

Items requiring Architectural approval:

Any material change to the roof must be submitted for Architectural Review Committee approval prior to installation.

Preferred roof colors are black, gray, and brown. Shingle samples must be provided to the Committee member conducting the site visit.

Items not requiring Architectural approval:

* Roof replacement and/or repair with the same shingle color, type of shingle, or updated architectural shingle does not require approval.

- Cleaning and/or other maintenance of the roofs does not require approval.

Exceptions:

Carrington Subdivision – Prior to October 5, 2021, all roofs in Carrington Subdivision were required to be cedar shake shingles. No other roofing material was permitted. Effective October 5, 2021, in addition to cedar shake shingles, existing cedar shake shingle roofs may be replaced with photovoltaic (“PV”) shingles; provided, however, that the PV shingles are designed to be similar in appearance to conventional cedar shake shingles and the entire roof is replaced with the above-described PV shingles. The use of PV shingles requires approval by the Architectural Review Committee following the submission of a proper and complete Architectural Request Form.

Skylights and Attic Fans

Items requiring Architectural approval:

The addition of a skylight or attic fan that changes the exterior of the roof must be approved by the Architectural Review Committee.

Information Required in Submittal:

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

Solar Collectors

Items requiring Architectural approval:

All solar collectors require Architectural Review Committee approval

Information Required in Submittal:

- * Drawing showing the location of the unit on the roof.
- * Plot plan showing visibility from streets and neighboring lots.

Guidelines:

- * Solar collectors must be installed to be as inconspicuous as possible
- * Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure. Exceptions may be granted on an individual basis if necessary to achieve better energy efficiency.
- * Collectors should be attached only to the roof. They should not be free standing or ground-mounted.
- * Every effort must be taken to camouflage the plumbing and supports for the collectors. This may require completely encasing the collectors. All metal parts should be painted to match roof coloring. There should be a minimum exposure of piping with no piping running down the side of the dwelling.
- * The ideal installation is one that is laid flat on the roof.
- * Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines.
- * No topping or removal of trees on association common areas and/or green ways shall be allowed.

Storage

Revised November, 2009

The Board wishes to provide for the safety of community residents, to maintain the residential character of the neighborhood and provide for the preservation of the homes in the community, while at the same time facilitating the desire of residents and homeowner to move into and out of the community in an organized and economical manner. The presence of temporary storage units (sometimes called “pods”) which are mobile structures used for storage and moving of personal effects are being used more frequently, and therefore the following guidelines have been adopted.

Temporary storage of items including but not limited to garden equipment, and materials for repair or remodeling projects must be discreetly placed and appropriately screened from view from the street or adjoining property whenever possible.

Temporary Storage containers (i.e. Pack Rats, PODs, etc.) and other temporary container storage units placed on driveways or in yards are prohibited. Exceptions may be made for temporary use **(no more than 14 days including drop off and pick up)** and the management company must be notified.

Temporary Storage containers may not be placed upon any public street within the community as they may impede the line of sight of oncoming cars as well as emergency vehicles.

Prior to placing a temporary storage container in the community the homeowner (or tenant) shall give notice to the Association’s management company. Notice should include the expected date of delivery and the expected date of removal.

No trade materials or inventories may be stored on residential lots.

Trash and recycle containers should be placed out of the direct view from the street, except on trash pick-up days.

Swimming Pools and Hot Tubs

Items requiring Architectural approval:

In ground and above ground pools are allowed. All swimming pools require architectural approval. Hot tubs which are to be a permanent part of the deck and/or patio must also be approved. Appropriate building permits from the Town of Cary, Wake County, etc. are the responsibility of the homeowner.

Small toddler type pools do not require Architectural Review Committee approval. Safety considerations and rules of location are still the responsibility of the homeowner. Violation of safety/location rules may result in homeowner receiving a letter from the management office.

Information Required in Submittal:

- * Plans and specifications showing the type, shape, height, materials, and location must be submitted.
- * Plot plan showing the location of the pool or hot tub.
- * Plan for screening (fencing or live screening).

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.
- * All Town of Cary and Wake County Health Department regulations must be met.
- * Pool or hot tub must be screened from view from any street.

Swing Sets, Play Houses, and Jungle Gyms

Items Requiring Architectural Approval:

All permanent play equipment must be approved by the Architectural Review Committee prior to placement.

Information Required in Submittal:

- * Plot plan showing location of play equipment and distance from the property lines.
- * Drawing or picture of play equipment to be placed.

Guidelines

- * Permanent play equipment must be installed to be as inconspicuous as possible and should be placed out of view of any street. It cannot be placed any closer to the adjoining property lines than ten (10) feet. The preferred location is in the rear, directly behind the house, but each request will be reviewed on its own merit.
- * The Architectural Review Committee reserves the right to request that a homeowner remove play equipment if surrounding neighbors complain about disrepair (disrepair constitutes noticeable missing and/or broken parts, rust and/or peeling paint). A site inspection will be conducted by the management company to verify if the complaints are valid and if action needs to be taken.
- * Screening may be required along the property lines in order to block the view and/or noise from neighboring lots. Landscaping plans should accompany the submittal.
- * Non-permanent play equipment must also be placed inconspicuously so that it does not detract from the neighborhood surroundings.

Vegetable Garden Plots

Items Requiring Architectural Approval:

Vegetable garden plots will not require prior approval of the Architectural Review Committee if they are wholly located in the rear portion of the lot and a minimum of ten (10) feet from the side and rear lot lines. Any tree removal required to provide space for the garden plot must adhere to the tree removal guidelines.

Architectural Review Committee approval is required for any vegetable garden plot location other than described above, or any deviation from the above guidelines.

Compost piles are allowed within the homeowner's property lines. An Architectural Request Form must be submitted for approval concerning the location.

Guidelines:

Maintenance of the garden plot is required. Excess debris will be removed at the end of the gardening season and the plot returned to a natural state. This would include stakes and any other structural additions required for harvesting the garden.

Windows

Revised June 2, 2015

Items requiring Architectural approval:

Any style change to the windows must be submitted for Architectural Review Committee approval prior to installation.

Items not requiring Architectural approval:

* Window replacement and/or repair with the same style and dimensions does not require approval (i.e. vinyl versus wood does not require approval).

*The addition or removal of grids on window panes.

* Cleaning and/or other maintenance of the windows does not require approval

Sherborne Subdivision Only - Chicken Coops and Runs

Added February 7, 2017

The ability to keep backyard hens in the Sherborne Subdivision of the Parkway Unit Owners is a privilege; therefore, so as you build your coop and keep hens, please be sympathetic to your neighbors' attitudes. Not everyone who looks out his or her backyard wants to see a coop; every effort should be made to keep coops discreetly screened and located.

Hens, coops and runs are to be in compliance with all Town of Cary Backyard Chicken Ordinance except as noted below.

*Coops and runs are to be in backyards only and directly behind the house. The minimum setback is 15 feet from the side and rear property lines and closer to the owner's home than the neighbors' house, deck, screen porch or patio

*Coop should look like your home, a playhouse or similar structure and should blend with the architecture of your property. Construction must comply with ARC Guidelines specified for exterior structures.

Maximum of five hens are allowed; no roosters.

*One coop maximum per property and coop should be a minimum of 4 square feet per chicken and maximum of 32 square feet total size for all five hens.

*Plant screenings and vegetation is required to block view of the coop and run from streets and neighbors.

*Parkway Unit Owners ARC reserves the right to not allow coops or hens on smaller lots that would make them obtrusive to neighbors.

*Complaints from neighbors can be grounds for removal of the birds and coop.

*An ARC application is required for all coops.

*No selling eggs

*No raising meat birds

*No culling/slaughtering of the hens upon the property after their egg-laying prime

*The homeowner's yard must be fenced in

*Acceptable examples of coops and runs include (but are not limited to):

