

HARRINGTON GROVE
COMMUNITY ASSOCIATION

Architectural Standards
and
Construction Specifications

Change Control

Revision Number	Publish date	Description of Change	Created by or changed	Board Approved
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1.1	02/05/25	No generators allowed in front yards and no ADUs allowed.	M Hoffman	1/22/25
1.2	3/19/25	Lawn sowing ropes temporary use only	M. Hoffman	2/26/25

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I. INTRODUCTION

These Standards are intended as guidelines to follow when planning exterior changes to your home or property.

Please retain these Standards as part of your permanent papers. You are obligated to make these standards available to any renters of your home. Even if you rent, you—as the homeowner—are still responsible for architectural violations on your lot. You are also obligated to notify Harrington Grove’s property management company of your current mailing address.

When you seek approval for an exterior change, we request that you fill out the “Application for Approval of Exterior Design Changes” available at hghoa.com or through our property management company. No request for a change will be considered if not submitted with the application form and appropriate exhibits.

Please return completed applications to the property management company as noted on the application form. Applications will be stamped by the property management company with the date received. The application will be duplicated and mailed to the Architectural Committee for review. The date of receipt by the property management company will be the first day of a 45-day review period during which the board is required to render a decision on the application.

Please read and follow these standards. You **MUST** obtain approval **IN WRITING** from the Architectural Control Committee **BEFORE** the start of any exterior change. The Architectural Control Committee may take up to 45 days to act on a complete application.

NOTE: The application clock begins once all **needed items for a complete application have been confirmed to have been received. Homeowners will receive a confirmation email once their application is in processing with the Architectural Review Committee. This processing window will restart upon the receipt of all requested items. Additionally, this 45-day window is not inclusive of holidays or weekends.**

Do not commit labor or materials or begin any exterior change to your home until you have received written approval. Your adherence to these guidelines will ensure that you will receive a response to your application as soon as possible.

The Harrington Grove Community Association's Board of Directors, herein referred to as "Board" and the Board's Architectural Control Committee, herein referred to as "Committee" or "Architectural Committee" present the following Standards designed to assist homeowners and tenants in complying with the Declaration requirement (Article VII) of obtaining prior approval for exterior changes on any property in Harrington Grove. It is the intended effect that these standards should cause an equitable and consistent handling of all applications for Architectural Committee approval.

All neighborhoods in Harrington Grove have their own specific restrictive covenants.

Note: All homeowners and tenants are advised to additionally consult the neighborhood restrictive covenants applicable to their lot, as there are variations between the neighborhood covenants.

One of the purposes of these Standards is to provide clarity and uniformity between the neighborhood covenants. The neighborhood restrictive covenants and the Declaration supersede and control any conflict with these Standards. Be sure to check your neighborhood covenants for more specific details.

All exterior changes defined in the Declaration, the respective neighborhood restrictive covenants, and in these Standards require prior Architectural Committee approval. The homeowner is responsible for compliance with the Harrington Grove Architectural Standards, Covenants, local, city, state, national, and applicable building, safety, zoning, planning, etc. codes, regulations, construction practices, etc. These reviews are mainly for aesthetic purposes and any detailed engineering, code conformance, planning and zoning conformance, etc. shall be the homeowner's responsibility.

When the zoning codes of any applicable jurisdiction are more restrictive, they will supersede all guidelines, neighborhood, or master covenants. All applications are approved with the implicit condition that the owner or owners or their contractor obtain all permits required by the city of Raleigh. If such a permit is not obtained, the change will be considered not to have been approved. The Association will not be in any way held liable for any fine, damage, or injury incurred by reasons of the failure to obtain permits as required by law.

II. POLICY

In a planned community such as Harrington Grove, the question naturally arises as to how to maintain a harmonious, quality development as the community matures. The following

standards attempt to provide a meeting ground between private interests and the broader interest of the Harrington Grove Community.

Maintenance of design quality is controlled through the strict application of the guidelines established in the Declaration of Covenants, Conditions, and Restrictions of the Harrington Grove Community Association, Inc. recorded in Book 4012, Page 6 of the Wake County Registry. The Declarations and neighborhood restrictive covenants run with the land and are binding on all homeowners and renters and should be fully understood. The fact that each homeowner is subject to these Covenants should assure all homeowners that the standards of design quality will be maintained thus enhancing the community's overall environment and protecting aesthetic appeal.

The Declaration establishes an Architectural Committee comprised of three (3) or more representatives appointed by the Board of Directors. Article VII of the Harrington Grove Declaration requires the Architectural Committee's prior written approval of any exterior change, addition, or alteration to any property. Such changes include any building, fence, wall, or other structure that may be added or altered. It further requires that the plans, specifications, and location showing the nature, kind, shape, height, and/or materials be approved in writing to ensure harmony in external design and location in relation to surrounding structures and topography. All additions, accessory buildings, structures, etc. shall match existing house structure in color, materials, details, etc. as indicated in more detail in the following sections of Standards. Each property owner should read the Declaration and their neighborhood's restrictive covenants to obtain a full understanding of the Architectural Control Requirements.

The Architectural Committee is charged with conducting the review of all applications for exterior changes and rendering a decision to the applicant in writing within **45** days of receipt of the complete application. If an application is denied, the applicant may appeal to the Board of Directors. The Board of Directors may reverse or modify the Architectural Committee's decision by a majority vote of the Board. If the Architectural Committee fails to approve or disapprove a request for a change within 45 days after receipt of the application, then approval will not be required, and Article VII of the Declaration will be considered to have been waived.

If such architectural submittals are within the Standards requirements, Covenants, or other requirements (the City of Raleigh and other applicable jurisdictions), building setbacks, fence location requirements, landscaping requirements, etc. as per the Standards and Covenants, such submittals should not be deemed objectionable or overturned without

completing the required formal procedures for questioning such decisions. For more details on these procedures, contact the property management company.

The standards, that follow, are the procedures and guidelines applied by the Architectural Committee and the Board to assist the Association and its members in the design review process. It is hoped that these Guidelines will serve as a positive tool to assist each homeowner in the full and free use of their property in a manner consistent with the aesthetic and harmonious development of the Harrington Grove Community.

III. RESPONSIBILITY

Homeowner

Homeowners are responsible for the maintenance and upkeep of their properties, even if they rent to tenants; they cannot transfer responsibilities for the maintenance of grounds or upkeep of the properties to tenants. In the absence of appropriate maintenance or upkeep to any property, the association is authorized to hire, at the homeowner's expense to be collected as an assessment, a maintenance contractor to make repairs to all structures or to maintain the grounds necessary to bring the property into compliance with the declaration, the neighborhood restrictive covenants and these standards.

IV. GUIDELINES

Note: Throughout this document, the term “changes” shall include additions and deletions.

Types of changes that require submittal

The Architectural Committee's prior approval is required for ANY CHANGE in the exterior of the property under Article VII of the Declaration, the applicable neighborhood restrictive covenants, and these Standards. Section 2a of Article VII of the Declaration is shown in its entirety below.

Article VII - ARCHITECTURAL CONTROL

Section 2 - Controls

No building, fence, or other structure shall be erected, placed, or altered, nor shall a building permit for such improvement be applied for on any Property in Harrington Grove until the proposed building plan, specifications, exterior color or finish, plot plan, (showing the proposed location of such building or structure, drives, and parking areas) shall have been approved in writing by the Declarant or by the architectural Committee of the Association. In addition, Declarant further may require prior written approval of a landscape plan. Declarant further reserves the right to promulgate and amend from time to time Architectural Standards and construction specifications for specific neighborhoods and areas or for all Properties within Harrington Grove and such Architectural Standards and Construction Specifications shall establish, define, and expressly limit those standards and specifications which will be approved in said neighborhoods and areas or within the Properties, including, but not limited to, architectural style, exterior color or finish, roofing material, siding material, driveway material, landscape design, and construction technique. Declarant may refuse approval of plans, location, exterior color or finish, or specifications that the Declarant determines to be not in harmony with external design, construction, and/or location in relation to the surrounding development. No alteration in the exterior appearance of any building or structure shall be made without prior written approval by the Declarant. In the event approval of such plans is neither granted nor denied within forty-five (45) days following receipt by the Declarant of a written demand for approval, the provisions of this paragraph shall be thereby waived.

This requirement applies to every homeowner's private property. The Association for the non-exclusive benefit of all the homeowners owns the Common Areas, and no improvements or alterations can be made on the Common Areas.

V. REVIEW CRITERIA

The Architectural Committee expects most architectural changes will be addressed by the detailed guidelines to follow. The Architectural Committee must review change requests in accordance with the requirements contained in the Declaration and applicable neighborhood restrictive covenants and may review change requests in the context of the standards in the following sections.

Landscape and environment

The exterior change must not unnecessarily destroy or blight the natural landscape or the achieved man-made environment.

Relationship of structures and adjoining property

The proposed change shall relate harmoniously to its surroundings and to existing buildings and terrain that have a visual relationship to the change.

Protection of neighbors

The interests of neighboring owners and tenants shall be protected by making provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design, which may have substantial effects on neighboring homes. The Architectural Committee will consider the various and appropriate criteria and exercise discretion in determining which of these criteria will govern each specific application.

Design compatibility

The proposed change must be compatible with the design characteristics of the applicant's home and the general neighborhood setting. Compatibility is defined, in part, as harmony in style, scale, materials, color, and construction details.

Scale: The three-dimensional size of the proposed change must relate satisfactorily to and be harmonious with adjacent structures and their surroundings.

Materials: Continuity is established by the use of the same or compatible materials as are used in the existing home.

Color: The Architectural Committee must approve all color changes, no matter how subtle. This includes changing the color or shade of your house, shutters, door, window casings, gutters, garage door, or roofing materials. If the color of the house, shutters, door, or garage is to remain the same (previously approved) color then approval is not needed from the Architectural Committee. The painting of brick is disallowed unless the brick facing comprises less than ½ of the front of the home.

Note: If the homeowner wants to repaint the home the color of the “faded Shade” of the home, this is considered a shade change and requires approval as do all changes.

Homeowners are encouraged to maintain records on paint colors for future reference.

Workmanship

The quality of work must be equal to or better than that of any existing structures. Poor practices can cause the owner problems and may be visually objectionable to others.

Timing

A property change may be built or installed either by owners or by a contractor. However, projects that remain incomplete for a long period of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must contain a proposed maximum period from start to completion of construction. If the proposed time is considered unreasonable, the Architectural Committee may disapprove the application, or approve the application on the condition that the work is completed by a certain date. All site and house improvements **must** be completed within one year from the time of the Architectural Committee submittal approval date.

Note: Do not apply for a building permit, purchase materials, or commit to any contractor in anticipation of approval by the Architectural Committee. Applicants shall wait until they have received written application approval prior to purchasing or committing to such work. Homeowners should plan well in advance to allow time for application processing, which may take up to 45 days.

VI. DESIGN APPLICATION REVIEW PROCEDURES

The Association's procedures for application, review, inspection, appeal, and enforcement of design review are outlined in this section.

Objectives

The Architectural Committee, in examining each application for design approval, considers whether the exterior change is in conformance with Article VII of the Declaration, the applicable neighborhood restrictive covenants, and the standards outlined herein.

Application Procedure

Complete the [application](#) and attach all required exhibits.

- Include full details of the proposed change. This includes color swatch sample(s) if painting, image examples for roofing, windows, doors, fencing styles, etc.
- If the change is structural, fencing, or grading, submit a rendering or plan including relevant documents and outline specifications.
- Be sure to include such information as types of materials to be used, size, height, color, location, etc.
- Provide a rendering or sketch of the location of the structure, landscaping plan, or other change showing its location relative to your house and lot boundaries.
- Be sure that if you are attaching to neighbors' fences, you have their signatures or letter(s) of authorization.
- Deliver the application form to the property management company at the email address shown on the application form.

The Architectural Committee is not required to consider incomplete applications. Incomplete applications will be returned causing delays in obtaining approval. If you have not received a notice of receipt of your application within seven (7) working days from the property management company, it is your responsibility to call the property management company.

The Committee will complete its review of the application within 45 days from receipt, and the property management company will respond to you in writing.

Work or proceeding with a building permit may not begin until you receive approval from the property management company.

A fully completed application with all the required information will be considered by the Architectural Committee based on its individual merit, using these Standards, the Declaration, and applicable neighborhood restrictive covenants as a basis for the decision. The Architectural committee's review process is outlined below.

During the Architectural Committee's consideration of an application, and depending on the type of change requested, Architectural Committee members and/or a consulting architect may visit the site and talk to the applicant.

A quorum of the Architectural Committee is a majority of the total number of people currently serving on the Architectural Committee.

The Architectural Committee will consider the application, and any data or comments received from other members and/or the consulting architect. After discussion of the application as submitted, the Architectural committee will return an incomplete application or request additional information, approve conditionally, disapprove, or approve the application as submitted.

Note: A request from the committee for additional information effectively re-sets the 45-day decision timing.

The Architectural Committee should note in writing on each application the reason(s) for conditional approvals or disapprovals and will give each applicant written notice by use of a duplicate copy of the application or by email/letter stating the decision.

The Architectural Committee will record its action and the notification to the applicant by placing copies of the executed application and/or letters in the Architectural Committee's archives. Duplicate copies of all records will be forwarded to the property management company.

Conditional approval means that work may proceed as contained in the application so long as the condition imposed by the Committee is or will be met. The Architectural Committee may inspect work in progress and request (either orally or in writing) the applicant to correct any non-compliance with the approved design. All applications are approved with the implicit condition that the owner(s) or their contractors (s) obtain all permits required by the city of Raleigh. Once a permit is obtained, the record of such should be forwarded to the Committee prior to the beginning of work. If such permit(s) is(are) not obtained, the change will be considered not to have been approved. The Association will not be in any way held liable for any fine, damage, or injury incurred by reasons of the failure to obtain permits as required by law.

Final approval and walkthrough

The Architectural Committee reserves the right to inspect projects at any time during the term of the project execution or after completion to ensure projects comply with the intent of the original Architectural Committee's approvals. For more complex projects, this may also require a final inspection and walkthrough by members of the Committee.

Appeal procedure

If an applicant disagrees with the decision of the Architectural Committee, the following appeal process is to be followed:

The applicant must file a written appeal to the Board of Directors within fifteen (15) calendar days after receipt of the decision; and upon receipt of such a timely written appeal, the Board of Directors will establish the date and time the appeal will be heard, normally at the next scheduled Board meeting. A reverse decision will require a majority vote of the Board. Upon completion of the appeal, the applicant will be notified of the Board's decision in writing.

Correction procedure

Remedies: An exterior change made without the required approval of the Architectural Committee, or the Board on appeal constitutes a violation of the Declaration. A violation will require removal or modification of the work at the expense of the property owner or payment of damages incurred by the Association in having the work removed or modified, and/or may result in the imposition of fines.

Monetary fines may be imposed upon the Homeowner, as follows: once the Association receives a complaint and review/inspection confirms that the violation exists, the Architectural Committee initiates a letter to be sent to the homeowner explaining the violation and giving the homeowner not less than a 30-day grace period (from the date of the letter) to correct the documented violation. This letter must contain a copy of the section of the Standards regarding fines and must state a date, time, and place for the homeowner to appear to demonstrate why the fine should be waived.

Violations that are not remedied within the grace period will result in a fine of up to \$100 per day being levied against the homeowner. The fine described above may be avoided by correction of the violation within the grace period as follows. Within the grace period, the homeowner must apply (See Exhibit A to these Standards) requesting approval of the property changes that resulted in the violation. If the application is approved by the Architectural Committee, the fine described above will be waived.

Simply removing the conditions causing the violations for short periods or temporarily does not satisfy the elimination requirement. Repeated discovery of the conditions on the property that violate the Declaration, the applicable neighborhood restrictive covenants, or these Standards are considered additional instances of the same violation and will result in immediate imposition of the \$100 fine.

Any imposition of this fine must be stated in a letter to the homeowners, which must contain a copy of this section of the Standards regarding fines and must state a date, time, and place for the homeowner to appear to demonstrate why the fine should be waived.

Reports: The Architectural Committee will inspect authorized construction in progress as well as the community in general to identify apparent and flagrant violations. Additionally, all homeowners have the right to notify the Architectural Committee or Board of violations of any provisions of these Architectural Standards and Construction Specifications, the Declaration, or the applicable neighborhood restrictive covenants.

The Architectural Committee will investigate each reported violation and attempt to influence the owner or tenants to bring the violation into compliance. Committee members or the management company may meet with the property owner having an improvement, which is in violation to discuss problems and possible resolutions. Should the homeowner or tenant fail to follow up on agreed-upon corrections, the Committee will submit the matter to the Board of Directors for final disposition. This could lead to the Association filing legal action against the owner or tenant.

VII. REPAIRS

Construction

Homeowners are responsible for repairs to existing structures, additions, etc. No application to affect repairs and restoration to the original condition is required. However, the restrictive covenant governing most lots in Harrington Grove requires the owner of a lot to repair damage to his residence and reconstruct improvements within twelve (**12**) months after such damage or destruction occurs, if any residence or structure on any lot is destroyed or partially destroyed by fire, Act of God, or as a result of any other act or thing. Damaged structures not a part of or attached to the residence constructed on such lot may be completely removed and the area landscaped on which the structure stood or repaired or reconstructed by the owner. Each homeowner should review the Declaration and applicable neighborhood restrictive covenants governing his/her lot for exact requirements.

Each owner shall keep his / her lot in an orderly condition and shall keep improvements thereon in a suitable state of repair. All construction, landscaping, or other work which has been commenced on any lot shall be continued with reasonable diligence to completion within the time approved by the Committee and no partially completed house or other improvement shall be permitted to exist on any lot, except during such reasonable period as is necessary for completion. The property must be kept clear of any dirt, mud, garbage, trash, or other debris resulting from any such construction on his / her lot.

Maintenance

The owner of each lot shall always maintain the grounds and improvements situated on their lot, including, but not limited to, plantings, landscaping, and lawns, in a neat and attractive manner satisfactory to the Board of Directors of the Association. Upon an owner's failure to do so, the restrictive covenants allow the Association to have the grass, weeds, shrubs, and vegetation cut, and have dead trees, shrubs, and plants removed from such lot, and replaced, and may have any portion of the lot sodded, seeded, or landscaped, and all expenses incurred by the Association for such work shall be a lien and be charged against the lot on which the work was done and the personal obligation of the then-owner of such lot.

Upon an owner's failure to maintain the exterior of any structure, including the roof, in good repair and appearance, the Association may make repairs and improve the appearance of such structure in a reasonable and workmanlike manner. The cost of such work shall be immediately due and owing from the then-owner of the lot on which the work was performed and shall constitute an assessment against the lot and the personal obligation of such owner, collectible in a lump sum, and secured by the lien against the lot. Each homeowner should refer to the restrictive covenants governing his/her lot for further details.

It is incumbent upon the homeowner/tenant to maintain their home in good repair. Proper attention to paint, caulk, flashing, mortar, and performance of applicable surface maintenance is required. Visible structures and other accessories that are part of the property must be maintained as recommended by the manufacturers. Exhibit B while not all-inclusive will assist homeowners in assessing their maintenance status.

A City of Raleigh ordinance provides that grass over 8" in length is a violation of the City Ordinances. The Harrington Grove Association reserves the right to maintain, at the Homeowner's expense, any property that receives continuing complaints from surrounding neighbors and is also subject to enforcement action by the City of Raleigh.

VIII. DESIGN GUIDELINES

This section of the standards provides specific guidance regarding design situations frequently encountered in Harrington Grove. Generally acceptable methods for achieving the required objectives and standards are indicated below.

Unless otherwise noted, these are suggested rather than mandatory methods. Additionally, design methods that are generally not acceptable are also noted.

Exterior Paint Changes

Homeowners who would like to change the color of their siding, shutters, trim, front door, shutters, window casings, gutters, or garage door, etc. shall submit the color chip or sample, color name, paint manufacturer, and application to the Architectural Review Committee. The approved suggested exterior color schemes and existing house colors are mainly neutral and earth tone in nature. All color changes that shall be submitted for review and approval on a case-by-case basis. Brighter and non-compatible colors relative to adjacent existing home colors shall not be considered or approved. Brighter colors for front doors may be considered on a case-by-case basis.

Exterior Siding and Trim

All exterior siding and trim painting or replacement requires prior approval.

- Siding must be in the same width (6½-7-inch nominal exposure) and style used in Harrington Grove. Either beaded or non-beaded is acceptable, but it must be used consistently for the entire house. Other shingle styles (e.g., shaker-style shingle siding used as an accent) may be approved on a case-by-case basis.
- Vinyl siding must be a minimum of .42 mil thickness.
- Trim must be similar in relative dimension, form, and appearance as conforming to the original design of the home and must be harmonious with other properties in Harrington Grove.
- The Homeowner must understand that replacement siding and trim generally requires the removal of existing siding and trim.
- All color selections and trim work must be approved.
- Homeowners painting the home's exterior will ensure the proposed color scheme (siding, shutters, garage door, gutters, door, and trim) is not too similar to an adjacent house (i.e., either side, front, or diagonal) on the same street or house to the rear (if one should exist).

Replacement Windows

Replacement windows must be approved by the ARC and are recommended to match one of the styles used in Harrington Grove. Window replacement trim and grids if applicable, must be white.

Storm Doors

All storm doors—whether wood, aluminum, vinyl, or other high-quality material—installed on the residence, must match the color of the residence, door, or trim color, or be stained to match a stained wooden entrance door. Storm doors must be a full glass design and not multiple panel doors (i.e., not half glass and half solid).

Roofs

All roof replacements must consist of an approved style, color, and material type, specifically, they must match existing roof materials and colors and be compatible with siding color.

Note: Metal roofing will be considered on a case-by-case basis and may only be used as an accent.

Exterior Lighting

All exterior lighting, including the rear yard and other lighting, requires prior approval. One walkway/entrance light or post is allowed and shall not exceed 8 feet in height from the base of the light fixture. Post lighting shall be located a minimum of 10' from the street and shall not be a traffic nuisance. High-power (e.g., halogen, mercury vapor, sodium, etc.) lamps are not permitted. Posts shall be wood or metal, painted black or house trim color. The lamp shall be like or match existing house exterior lights (such as those on the front porch/stoop, not floodlights). All landscape lighting, floodlighting, etc., shall be shielded so that the light source shall not be a nuisance to streets, adjacent properties, etc. An exception would be certain low voltage and/or solar-powered globe-type landscape lighting where the light source may be minimally visible. Such landscape lighting shall be limited to landscape up lighting and/or adjacent walkways with a minimum of 10' O.C. (not allowed lining drives or other front yard areas). Exterior lighting will be reviewed on a case-by-case basis to ensure it is not a nuisance to or visible from adjacent properties.

Buffer Screening Guidelines

Buffer screening, including limited vegetative screening, shall be used only as a means to visually screen and obstruct from view a trash can, satellite dish, or other temporarily stored object, as required by the applicable neighborhood restrictive covenants. Boats, RVs/camper trailers, and similar type items are not allowed to be stored in yards, whether screened or not.

The Architectural Committee before installation must approve all buffer screening. Fence screening must follow the opening requirements established by the applicable neighborhood restrictive covenants, and homeowners are encouraged to review these restrictive covenants as those requirements may differ from neighborhood to neighborhood.

All buffer screening that would fall on a public easement, right of way, or utility easement must have a City of Raleigh permit. No buffer screening should be planted in such a way that at maturity the plants will in any way obstruct the view of any street or intersection traffic. In addition to seeking approval from the Committee for landscaping plans, all corner lots must contact the City of Raleigh to obtain approval for any landscaping plan, which may fall in any of the above-mentioned easements.

The buffer area must be located between the public view and the object. If another is directly adjacent to the property line, the object will require additional screening so that at least 50 percent of the total surface area is obstructed from the street or adjoining streets. Buffer screening may only occur on the rear or side portions of a lot.

Vegetative screening shall provide coverage at maturity of at least 50 percent of the total surface area of the object to be screened from the view. Plant material shall be planted so that no openings greater than 4 feet in diameter exist upon the plant's maturity. A minimum height for newly planted material is 3 feet. All vegetative screening shall be of an evergreen or non-deciduous variety.

Trash Can Screening

The neighborhood restrictive covenants require all trash cans to be placed to the rear of the property (behind the front setback) and generally out of sight from the street or adjacent neighbors. Screens must not exceed six (6) feet on any one side and must match the paint or trim color of the home and be otherwise compatible with the design characteristics of the home and neighborhood setting. If trashcans are screened, the foregoing buffer standards shall apply. Also, please reference the City of Raleigh Pre and Post Collection Practices and Code Enforcement, which states, among other things:

- Place refuse containers... on the curb no earlier than noon the day before collection and no later than 7:00 AM on the day of collection.
- Remove cart... and uncollected improperly prepared waste from the curb to a place, not easily seen as viewed from the street facing the front door of the house, by 7 p.m. the day after collection.

Lawns, Lawn ornaments, and yard art

A City of Raleigh ordinance provides that grass over 8" in length is a violation of the City Ordinances. The Harrington Grove Association reserves the right to maintain, at the Homeowner's expense, any property that receives continuing complaints from surrounding neighbors and is also subject to enforcement action by the City of Raleigh.

Artificial turf is not permitted on any part of a homeowner's property, including front yards, backyards, side yards, and any other visible or non-visible areas. All landscaping must consist of natural grass or approved materials that align with the community's aesthetic and environmental standards.

To maintain the curb appeal of our community, homeowners may not rope off or section off their front yards after seeding or lawn maintenance, except during turf renovation. While we understand the need to protect new grass, alternative methods such as temporary signage or discreet markers are encouraged. Any visible barriers, including ropes, stakes, or fencing, must be removed immediately after turf renovation is complete.

All lawn decorations and yard art are discouraged in the front and side of the house unless a live growing entity. This is in addition to the existing guidelines regarding hedge row plantings, etc. Yard art, sculptures, birdhouses, bird feeders, wind chimes, etc. are allowed within front porches, rear yards, and/or deep side yards on a case-by-case basis provided they do not detract from the appearance of the neighborhood. Holiday decorations may be installed a maximum of 30 calendar days before such holiday/event and shall be removed within 30 days after such holiday/event. All such yard art features, sculptures, holiday decorations, etc. shall not be of an offensive nature.

Lawn Furniture

Lawn or rear porch furniture does not require submittal, review, and approval from the Committee **unless** of a permanent design (i.e. built-in as integrated into a terrace or patio area, deck, porch, etc.).

Lawn furniture shall NOT be placed in the front yard. This includes Adirondack-style chairs, etc.

Plastic furniture of any color or kind is not allowed in any part of the yard. Swings or swinging benches, garden benches, etc. are allowed and shall be placed only in rear yards, deep side yards, or on front porches. Stationary Garden benches made of wood, wood/iron combination, or concrete are allowed and must be a natural color, approved by the Committee, and well maintained.

Note: Playsets or play equipment of any kind are not allowed in front yards (see Play Equipment section for additional details).

Fire Pits

Fire pits (portable and permanent) are allowed and may only be located in rear yards and/or deep side yards. The final location shall be per the state, City of Raleigh, local and national requirements, and includes separation from combustible materials/structures, etc. as required.

Generators

Generators are allowed but require ARC approval and may only be placed in rear yards and or deep side yards.

Satellite/antennae receivers

Any satellite dish or disc that is one meter or less in diameter or any antenna designed to receive television broadcast signals is permitted without the need for application and approval from the Committee. Wherever possible, the dish, disc, or antenna must be situated in a part of the lot that is not clearly visible from any street or neighboring lots, or it should be located anywhere on the lot but adequately screened to obstruct visibility from any street or neighboring properties. Any satellite dish or disc exceeding one meter in diameter or any antenna designed to receive signals other than television broadcasts is not allowed.

Flags

American Flags (standard-size flags, no oversized flags) are allowed with a maximum of one per lot and shall be attached to the house (porch columns, etc.). NO freestanding flagpoles are allowed. Landscape-type decorative flags are allowed with a maximum of 2 per lot and a maximum of 4 SF per flag. These flag types shall be displayed near the structure of the property and not placed near mailboxes. No offensive-type flags are allowed.

Other decorative and/or holiday flags are allowed and shall be removed per the holiday period requirements.

Awnings

Awnings may be appropriate for rear or deep side yard patios and decks or even exposed rear entrances. These will be reviewed and approved by the Architectural Review Committee on a case-by-case basis. Awnings must be consistent with the architectural style and scale of the house. The color of the fabric must be compatible with the existing house colors. Any exposed frames must be painted to match the trim or the dominant color of the house. Awnings must be maintained, remain in good repair, and be removed immediately if torn or damaged.

Rain barrels

Rain barrels are allowed per the following requirements and are reviewed and approved by the Committee on a case-by-case basis. Only two (2) maximum sizes of eighty (80) gallons of rain barrels are allowed per home unless otherwise approved. Dark colors prevent sunlight from entering the barrel. Without sunlight, algae and other organisms cannot flourish in the barrel. Therefore, rain barrels may be black, dark green, or brown/terracotta in color and coordinated with the house architecture, exterior materials, and colors. They must be made of either plastic or wood (metal containers are not allowed).

Rain barrels must be placed or installed at the rear of the dwelling, or on the side of the dwelling not visible from the street. Under no circumstances are rain barrels permitted on the front of the dwelling. Mosquito control needs to be exercised by design or by screening to eliminate any mosquito breeding.

Solar panels

General Considerations: Solar panels/collectors should be visually integrated with the architecture of the house regarding style, location, size, and color. Solar panels/collectors should not be located on the front elevation of any house or structure or on the façade of a structure that faces areas open to common or public areas.

The only exception is if such orientation of a house or structure only allows for solar panels/collectors to be located on the front or highly visible elevation roof. In such cases, the solar panels/collectors shall be black framed (in lieu of a highly visible metal/aluminum edge framing) and located on the least visible location(s) of the roof and as low profile to the roof as possible.

Specific Guidelines: Panels shall have a low profile and be flush/parallel mounted to the roof or wall not to exceed 4 inches off the mounted roof surface. Panels must be installed on the roof and not mounted on the ground. Panels shall be fixed with no tracking mechanisms. The framing, including the bracing joining panels together, shall match the surface it is attached to, either roof or siding if wall mounted.

Panels shall be of non-reflective surfaces and shall not affect traffic and/or adjacent properties relative to sun reflectivity. Panels shall not exceed 60% of the roof (or wall) square footage and shall not extend above the ridge line of the roof or be easily visible from the street and/or front (excluding the exceptions defined in General Considerations above) of the building. Every effort must be taken to camouflage the plumbing and supports for the panels. There shall be minimal exposure of piping; piping running down the front or side elevations of the dwelling is not permitted.

Additional meters required for collectors must be landscaped to provide adequate screening. Solar panel requests will be reviewed by the Committee on a case-by-case basis and more information may be required. Any tree removal required to permit increased solar exposure to the panels must adhere to the existing Association tree removal guidelines. No topping or removal of trees on Association common areas/or greenways is allowed.

Submission Requirements: A copy of the site/plot plan and the location of the proposed solar panels as they will be installed (showing visibility from streets and neighboring lots). A drawing showing the proposed layout and dimensions of the solar panels.

Photographs or drawings of the house showing the proposed locations of the panels and the location of additional meters. Catalog, photographs, or manufacturer's "cut sheet" of the solar panels and complete specifications on color (provide a sample if requested), all components, including cables, connections, dimensions, and materials, and measured distance from the mounted surface. Plans for proposed landscape screening for the additional meter.

Clotheslines

Clotheslines are not permitted.

Dog pens and doghouses

Doghouses, like sheds, need to be built like the home to complement and be harmonious with the home. Doghouses no larger than 10 square feet MAY BE approved upon application and must be painted or stained to either match the house or blend with the surroundings.

If approved, only one doghouse per lot is permitted, and only in rear yards of houses and within 25' of property lines and rear of houses.

See “Fences” below for allowable pen material, height, and finish. Whole yard pens will be treated in the same manner as fences. The doghouse and/or pen must be located at least 5 feet from a neighbor’s property line, behind the house, and positioned to provide minimal visibility from any street. They must be properly maintained, kept in good repair, and free from materials that may create unpleasant odors.

In accordance with the Code of the City of Raleigh, NO kennel or dog breeding operation is allowed at any time.

Decks

In accordance with the City of Raleigh, **all** decks, new deck extensions, or screened decks (also called screened-in porches) require prior written approval from the Architectural Committee. Following committee approval, a city permit **WILL BE REQUIRED.**

Decks must be stained in neutral colors to blend in with the natural surroundings of the home. They may also be painted to match the trim of the home.

Note: any staining or painting requires prior color approval from the Architectural Committee.

Room additions

Any room addition requires approval from the Architectural Committee and all required permit(s) from the City of Raleigh. The Architecture Committee requires an application with drawings and specifications, as well as a site plan with addition, floor plans, all exterior elevations, photos of the existing house for reference, and proposed colors, and shall match existing house materials, details, colors, etc. Any home addition must not extend beyond the building envelope or front setback of the home. The pitch of the roof and roof design must be complementary to the existing roof, and its alignment must complement the main house structure. The siding and trim must be painted with the same color scheme as the main structure.

All room additions must be heated and cooled space like the rest of the home. After receipt of the application, the Committee may require additional details before completing a review. All home additions will require a City of Raleigh permit.

Accessory Dwelling Units/ADU

Accessory dwelling units (also called ADUs) are not permitted.

Carports

The City of Raleigh allows carports. However, they must be attached to the home, and within the building envelope (most homes in Harrington Grove fill the building envelope, thus eliminating the possibility that a carport can be constructed). Carports are not allowed to be in the back of the home or to protrude beyond the front setback of the home.

No carport shall be permitted closer to the street than the front setback of the home. The carport shall be attached to the main structure on either side. The carport roof must match the main structure's roof in material and color. The pitch of the roof must be complementary to the existing roofs and its alignment must complement the main structure. The gables shall be sided with the same material as the main structure unless the existing siding is masonry. The siding and trim shall be painted with the same color scheme as the main structure. The ceiling of the carport shall be finished and painted or stained. The trim shall complement and not contrast with the main structure's trim. The supporting columns shall either be masonry or posts of traditional design. A masonry foundation shall be extended to a height of 2.5 feet on all sides except the front and the side attached to the home. This foundation will be capped with solid brick. The area between the top of this foundation and the underside of the carport roof, and the front entrance area shall remain open except for the approved supporting columns.

Note: The following neighborhoods DO NOT ALLOW CARPORTS: Arbor Phase I, ALL of the Commons, The Park Phase I, and all but a few lots in the Glen (please check your neighborhood restrictive covenants for applicable lot numbers).

Grading

Major changes to the topography of a lot, which could include landscaping, adding walkways, enlarging patios, retaining walls, etc. all require prior written approval. The applicant must obtain approval and a City of Raleigh permit for grading changes from city and/or county planning agencies, as required by law.

Retaining and other similar walls are allowed. Materials allowed shall be earth-tone colored keystone type masonry, stone materials, wood (if terraced, stained, and wood only on a case-by-case basis, etc.).

Wall heights allowed should not exceed four (4)' and will be considered on a case-by-case basis. Retaining walls over 2' in height may require engineer certification. Guard rails may be required per code and safety. Landscape screening is required if visible from streets and adjacent properties.

At no time is a Homeowner allowed to grade or change any easement, right of way, or utility easement without prior approval from the City of Raleigh,

At no time is a Homeowner allowed to grade, plant, or dump any yard waste or trash in any Harrington Grove Common area.

Any topography changes could significantly alter the drainage pattern of the neighborhood increasing the danger of flooding. Neither the Harrington Grove Community Association nor the Architectural Committee accepts any liability for any damage caused by such changes in grade or topography, whether approved or not.

Plants and gardens

Architectural committee approval is not required for most minor planting or landscaping treatments that are biodegradable. However, if any planting in a hedge or row form is being considered for the front or side/front yards and will act as a "fence" or wall then an application for such plantings must be submitted to the Architectural Committee.

Artificial turf of any sort is not permitted in front, side yards, or rear yards that are visible from the street. Caution should be exercised while digging holes so as not to cut into any electric cable, etc. Before digging, homeowners should contact the appropriate utility company and request the company locate their lines.

Unless otherwise approved by the Committee, vegetable gardens, including but not limited to fruit and herb plantings, must be kept in the rear yard and are not to exceed 150 sq. feet.

Tree removal

No trees measuring 6 inches or more in diameter at a point of 3 feet above ground level may be removed without prior written consent from the Architectural Committee except in the case of an emergency.

Trees that may present an immediate danger to houses, structures, persons, or properties (e.g., dead, diseased, storm-damaged, etc.) may be removed without the Architectural Committee's review and approval. However, in such cases, the homeowner must notify the Committee of removal and must include a picture(s) of the tree(s) and their disease report

and/or storm damage before removal. Additionally, in these cases, we encourage homeowners to replace the removed tree with another tree when timely.

If planting in an easement, right of way, or utility easement area, the Homeowner must obtain a permit from the City of Raleigh.

The Architectural Committee suggests that no vegetative planting over 3 feet at maturity be planted in the aforementioned areas to ensure visibility for all cars and pedestrians. No planting or gardening in designated floodplains in the neighborhood is allowed.

Paths and walkways

The Architectural Committee must approve any path or walkway in writing before construction or installation begins.

Note: Any path or walkway leading from the house to the front curb/sidewalk requires A PERMIT FROM THE CITY OF RALEIGH. Proof of a \$5000 bond, \$300,000 liability insurance, and a diagram showing location and building materials is required by the City of Raleigh. The city highly recommends that these types of walkways be installed by a licensed, bonded, and insured contractor.

Driveways / Parking pads

The Architectural Committee must approve any driveway, driveway addition, or parking pad addition/extension in writing before construction or installation begins. A driveway or parking pad must be approved with a permit by the City of Raleigh. The surface design must consist of a solid, continuous surface of either concrete, brick pavers, or stamped concrete. **Please note that just as paths or walkways from the house to the front curb or sidewalk require proof of a \$5000 performance bond as well.**

Play equipment

Play equipment that can easily be removed does not need approval provided it is in the rear yard, is positioned 5 feet from any neighboring property line, and is reasonably distanced from any public property such as greenways, common areas, and streets. Equipment **must not** be visible from the street.

Large playhouses or enclosed permanent structures or permanent-style playground equipment shall be treated in the same manner as storage sheds and thus require approval. The maximum size allowed for such enclosed or permanent structures is 150 sq. ft, with a maximum height of 12 feet and the structure must be level. Large awnings or tarps on such structures or playground equipment shall be maintained in good repair and removed immediately if torn or damaged.

Trampolines are permitted but must be placed in the rear yard, a minimum of 5 feet from any neighboring property line, and are subject to the same square footage regulations as a shed (150 sq. ft).

Basketball goals are not permitted along the curb area on the street and must be located on the owner's property in such a manner that the playing area is not in the street.

The City of Raleigh prohibits the placement of portable or permanent basketball goals or any other sports equipment on the right of way, easements, curbs, or streets. This includes all streets in Harrington Grove ("Private" included).

This is subject to a fine by the Association. There can be no basketball, street hockey play, etc. in the streets. If an organized street game such as street hockey is planned, a fee must be paid to the City of Raleigh and a permit must be obtained from the city stating the date and length of time, and the street will be closed to traffic for play. Violating homeowners are subject to being reported to the City of Raleigh.

Playhouses supported by backyard trees (treehouses) are not permitted.

Approved playhouses must be in the rear portion of a lot, behind the home, and must be unobtrusive.

All proposed basketball goals require ARC submittal, review, and approval per the following. Basketball goals shall be located on the rear third (toward the house) of the driveway or parking pad and a minimum of 10' from the side yard property line.

Frisbee golf (disc golf) equipment, including but not limited to baskets, goal posts, or permanent markers, in front yards is not permitted. The temporary use of such equipment is allowed in backyards, provided it does not cause damage to neighboring properties or common areas.

Portable goals for sports are allowed and may be moved on a temporary basis. However, these goals must be returned to the location described above. No portable goal for any sport may be left in the front yard, street, or cul-de-sac overnight.

This includes all net sports and disc golf play equipment. All goals should be mounted on a self-sustaining structure and not attached to the house. Goal posts shall be black or another approved dark color. The backboard shall be predominantly a neutral color, preferably gray, white, or clear (preferable). Only one (1) goal per house. Lighting fixtures attached to the goal are not allowed.

Sheds / Storage buildings

Detached freestanding storage sheds are discouraged. Whether attached or freestanding, ALL sheds must receive prior written Architectural Committee approval before construction or installation begins. If an owner feels they have inadequate storage, then an application can be submitted for permission to erect such a structure. Sheds must meet the following minimum criteria:

1. The maximum size of any storage shed is 150 square feet.
2. Sheds must have a suitable constructed floor system and/or foundation.
3. All sheds must be constructed out of wood materials and must be painted or stained to either match the house or blend with the natural surroundings. No metal, plastic, or vinyl sheds are allowed. This includes vinyl siding of sheds unless the home is also covered in vinyl.
4. Sheds must be located with the City of Raleigh minimum setbacks for accessory buildings and/or a minimum of 5' from property lines. Placement must be behind the house and not in side yard areas that are highly visible from the street.

Signs

No sign of any kind shall be displayed on any lot except for the following:

- One “for sale” or “for rent” sign of not more than six (6) square feet in size. Note: “Talking For Sale” signs, in addition to a regular “For Sale”, require a permit from the City of Raleigh.
- Signs of not more than six (6) square feet expressing support of or opposition to political candidates or referendum issues. Such political signs shall not be placed on a lot earlier than forty-five (45) days before the election and shall be removed within two (2) days after the election is held.
- Signs of not more than 15” x 15” indicating the home is being actively monitored by a security system.
- The per-lot quantity of said signs shall not exceed four (4): One on the lot's front, one on each property side, and one on the rear/back of the lot's property.

- Commercial/Business advertisement signs of any kind are not allowed.
- Signs are not to be placed on any public easements or right of way at any time and are subject to a fine from the City of Raleigh.
- Signs are not allowed on Harrington Grove common property, including but not limited to subdivision entrances, or public right of ways (e.g., along New Leesville Blvd.).

Signage Exceptions: A yard sale sign may be placed on your property in front of your house during the hours of a yard sale.

Mailboxes

All mailboxes and mailbox posts shall be a consistent style and color as described below:

- Mailbox posts are to be made of wood only and follow the original design of the developer of each Harrington Grove subdivision.
- Posts must be white.
- The house number should be affixed to the mailbox post, and not to the metal mailbox, which is consistent with the developer's original installation.
- Mailboxes will be metal, black in color, and without decorative accents or designs; standard "T2" (medium rural route) size, measuring about 8.25" wide, 11" high, and 21" deep; no other style or color is authorized.
- Mailboxes may not be covered by a decorative sleeve or art of any sort.

House numbers (Mailbox and Property Structure)

Mailbox House Number: The United States Postal Service (USPS) requires the house number to be visibly displayed on the mailbox. To ensure consistency throughout Harrington Grove, the following standards apply:

- House number(s) must be attached to the mailbox post on either the horizontal or vertical post surface, on the side of the post in the direction of travel of the mail carrier's normal route. Mounting house numbers on more than one side of the mailbox post is optional and not required.
- The size (height) of the numbers must be not less than 2" (two inches) in height and not exceed 4" (four inches) in height. There is no font style requirement.
- Numbers will be manufactured of plastic or metal; self-adhesive paper or peel-off numbers are not permitted.

- The requisite colors for numbers are black or metallic (silver, brass, or gold) finish. As an alternative, “white numbers on a black background” or “black on white” reflective numbers are permitted provided the reflective numbers meet the 2” to 4” height requirement and are manufactured of either plastic or metal.
- If landscaping (such as bushes or climbing vines) is placed around or near the mailbox post, homeowners are responsible for maintaining and trimming the landscaping to provide visibility of the mailbox post house number.

Property Structure House Number: The Harrington Grove developer installed address house numbers on each home facing the street to comply with the 911 Emergency Call System. To maintain consistency throughout Harrington Grove, the following standards apply:

- It shall be the responsibility of the owner of any residential structure in Harrington Grove to install and maintain a house number sign, which conforms to the requirements of this ARC standard.
- House number(s) must be mounted flat on the front of the home’s wall siding or trim of the principal structure with an unobstructed front view from the street.
- The required colors for numbers are either black or metallic (silver, brass, gold finish).
- The sizes (height) of house structure numbers are not less than 3” (three inches) and not more than 4” (four inches) in height. There is no font style requirement.

Businesses

All in-home businesses of any kind require a permit from the City of Raleigh and the Board of Adjustment and are subject to the city ordinances.

All in-home businesses must preserve the residential character of the community, which includes minimal disturbances, and ensures that properties are used primarily for residential purposes. Here’s a detailed overview and rationale:

Type of Business Prohibited:

- Businesses that generate customer traffic, frequent deliveries, and/or require clients to visit a home are prohibited.
- Manufacturing or production-based businesses that may use hazardous materials or generate significant waste.
- Any enterprise involving retail or wholesale sales directly from the residence.

Impact on Neighborhood:

- Businesses may not create noise, traffic, yard clutter, or parking issues, which disturbs the peace of the residential community.
- Signage is not allowed.

Alterations to Property:

- External changes to the home or property such as the construction of additional structures to support business activities, are not permitted.
- Using residential properties for storage of inventory or equipment related to business operations is not permitted.

Visibility and Operation:

- Business operations should not be visible from the street or other homes in the neighborhood.
- Operations should not produce any emissions (noise, smell, light, etc.) that can affect neighbors.
- All home-based businesses must comply with local zoning laws.

Exceptions and Permissions:

- Businesses that are low impact, such as telecommuting, online businesses, or tutoring, are permitted provided they do not disrupt the community's living environment.
- Residents must seek approval before starting any home-based business, even those that might generally fall under allowable categories.

Noise and nuisances

The City of Raleigh has a noise and nuisance ordinance, any violation of which also constitutes a violation of the neighborhood restrictive covenants. If you have a noise or nuisance complaint, please contact the Raleigh Police Department non-emergency line. If several complaints from surrounding homeowners concerning loud and objectionable noise are received, the Homeowner in question may be fined under the Assessment section discussed under the Correction Procedures section.

Swimming pools

Per city/county/state, pools are defined as anything that holds more than 24 inches of water. In-ground pools are permitted only as long as all City of Raleigh permits, and all jurisdiction standards and approvals and Architectural Review Committee written approval is obtained in advance. The allowance is in rear yards only, within the rear yard setback (as possible and otherwise a minimum of 20' from adjacent properties).

Any application for an in-ground swimming pool will require proof of (a) proper grading and (b) adequate drainage. This is necessary to ensure that neighboring lots will not experience drainage problems. The Harrington Grove Architectural Committee recommends a six-foot fence for security and safety reasons. See fence section for fence standards.

Hot tubs, whirlpools, swim spas, and the like are allowed but are subject to approval by the Architectural committee. While interior saunas are allowed, outdoor saunas are not permitted. Applications should include materials, dimensions, and a site plan with the desired location.

Boats, trailers, campers, commercial vehicles

No boat, boat trailer, or utility trailer shall be parked on the street or nearer to the street than the front or side building setback lines. A boat, boat trailer, and/or utility trailer may generally be parked or kept on a lot if it is parked or kept in such a manner that it is screened from all streets, the Common Property or Restricted Common Property, all adjacent lots and is parked or stored on a portion of the lot improved for that purpose, i.e. garage or approved parking pad. Exceptions to these screening requirements apply to the Park Tract A, Glen, Commons, Arbor Phase I, and these must still be on approved parking pads. Homeowners should review their neighborhood restrictive covenants as these requirements may differ from neighborhood to neighborhood.

Screening may be either by fence or plantings but, in any case, the screening must comply with the Raleigh Zoning Ordinance and be approved by the Harrington Grove Architectural Committee pursuant to Article VII, Section 2 of the Declaration and pursuant to the applicable neighborhood restrictive covenants.

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 'recreational vehicles' or 'campers'), or commercial vehicles of any kind shall be parked on any street within the subdivision.

In a neighborhood where restrictive covenants allow such vehicles to be parked or kept on a lot, the same parking, screening, compliance, and approval guidelines for boats and trailers set out in the above paragraph apply. Each homeowner should review the neighborhood restrictive covenants governing his lot to determine how his lot is restricted with respect to such vehicles.

No tractor-trailer trucks or cabs shall be parked on any street or lot within a subdivision. This includes the playground parking lot and along New Leesville Boulevard.

Any commercially licensed vehicle, which is otherwise parked or screened in accordance with the applicable neighborhood restrictive covenants, must be registered to a business offsite of residence. A post office box number is not a valid offsite business address. To the extent the Code of the City of Raleigh is more restrictive than the restrictive covenants regarding parking of vehicles, the Code will control.

IX. FENCES

Two fencing materials may be approved in Harrington Grove: wooden and metal. Composite wood materials will be considered on a case-by-case basis. ALL fence approvals are at the discretion of the Architectural committee.

Fences are specifically addressed in each neighborhood restrictive covenant. **HOMEOWNERS SHOULD CHECK THESE FIRST**, for further restrictions that are not listed here. If you need a copy of the covenants, they may be accessed from the property management company website. Fences are not permitted to extend on any lot closer to any street than the front or side building setback lines. On corner lots, they may be no closer to a side street than typically 15 feet. The Board advises homeowners to understand the conditions of building over an easement in accordance with City of Raleigh codes. All fence approvals fall under the discretion of the Architectural Review Committee.

Any fence installed anywhere in Harrington Grove must be an “open fence”, i.e., one in which the openings through which clear vision is possible from one side to the other on a horizontal plane occupy a certain percent of the side area of the fence (check your neighborhood restrictive covenants for the applicable percentage opening required for your lot). The posts are to be placed on the inside of the fence, and pickets are to be placed on the outside of the fence.

All fences must meet the requirements of the zoning ordinance of the City of Raleigh, Wake or Durham County, etc., whichever is appropriate.

Fencing should be no lower than 42 inches and no more than 6 feet in height. If the homeowner is installing a swimming pool, then a six-foot fence is recommended for safety and security reasons. The preferred fencing material is wood or metal. For animal or child security, a 2 x 4-inch or 2 x 2-inch mesh may be used with split rail fencing only. Fences may be painted or stained to coordinate with the house or to blend with the natural environment. Fences must be properly maintained and kept in good repair.

Note: All paint or stain colors must be approved by the Architectural Review Committee.

Chain link fences are not permitted. Fences may be painted or stained to coordinate with the house and/or blend in with the natural environment. All fencing colors must be approved by the Architectural committee. Fences must be properly maintained and kept in good repair.

Any time a fence is to be connected to an existing fence (likely to be on someone else's property), permission from that homeowner(s) **must be** obtained prior to the attachment.

Note: The section of fence that lies on somebody else's property belongs to them and they can do with it as they please, including removing that section. The Harrington Grove Board and/or Architectural Review Committee cannot be held liable, particularly when there is no prior notification.

Picket and/or split rail

The most common materials are cedar, cypress, redwood, and pressure-treated pine. The latter is the most used and the most economical. The typical construction utilizes 4" x 4" posts, 2" x 4" rails, and 1" x 4" uprights or pickets. (Dimensions given are for what is referred to as dimensional lumber actual dimensions are ¼ "to ½" less). The common width of the space between pickets is approximately 1.5" or the width point; it is recommended that uprights or pickets be no wider than 4.5" except in the case of small privacy enclosures on patios or decks.

Some vinyl types of pickets may be approved in the Village sub-section.

Fence construction

Fence height will be limited to 42-inch minimum and 6-foot maximum. Lots with swimming pools require a 6-foot fence. The fence picket width will be limited to either 1" x 4" rails or 1" x 6" dimensional lumber. The fence finish may be painted, stained, or sealed. All choices will require Architectural Review Committee approval.

Fences along common easements

Fences along common easement fences, i.e. Leesville Boulevard and North Radner Way, must be located a minimum of two feet short of the common easement fence. An invisible, underground fence may be installed along the two-foot gap and back fence for the purpose of a dog restraint. If a board fence is erected along the two-foot line, it may be no higher than the easement fence. If a higher fence is requested, it will be at the discretion of the Architectural Committee.

Per the City of Raleigh, city permits are required for **ALL** fence installations. Contact the City of Raleigh permitting department for more information. The Association will not be responsible for a homeowner's failure to obtain a fence permit. Fences installed in violation of the sight distances, or which constitute a traffic hazard will be subject to enforcement action by the City of Raleigh. The Association will not be responsible for a homeowner's failure to obtain a permit; the obtaining of a permit from the City of Raleigh does not constitute approval by the Architectural Committee.

Privacy fences/walls

A privacy fence is a fence with a board-to-board opening less than the percentage allowed under your neighborhood covenant. Under no circumstance will privacy fencing be a board-to-board solid wall that inhibits visibility into the yard from any direction.

In all cases where a privacy fence or wall is desired, it should be limited to a small area only at the perimeter of a deck or patio. It should have minimal impact on existing open/natural landscaping, not break up the lot, and have minimal visibility from the street. All privacy fences must be approved by the ARC.

X. OTHER DESIGN DATA

Many additions to your property may require the approval of the City of Raleigh and/or Wake or Durham County and certain permits may be required. It is the Homeowner's responsibility to contact the City of Raleigh and/or Wake or Durham County to determine whether such permits or approvals are required.

XI. TOP TEN ARCHITECTURAL STANDARDS & CONSTRUCTION GUIDELINES

The Architectural Review Committee of Harrington Grove has composed the following quick reference guidelines to assist you in planning any exterior changes to your property. These are intended to be guidelines, in conjunction with and in addition to any other guidelines and Covenant requirements. All exterior changes must be approved in writing prior to any changes being made. Your cooperation in the approval process is appreciated.

1. Home Additions/Improvements
 - Consistent with the original design of the house
 - Colors and materials are consistent with the general scheme of the neighborhood. Color changes must be approved.
2. Accessory Buildings
 - Sheds cannot be larger than 150 sq. ft. They must be in the rear yard of the home and must be used for storage only.
 - No ADUs permitted.
3. Fences
 - No privacy fences allowed
 - Split rail or picket fences up to six feet tall
 - Wooden fences or metal permitted depending on your area.
 - Must be consistent with % opening of neighborhood restrictive covenant.
 - If attaching to an existing fence, you will need the permission of the owner to do so.
4. Trailers, Boats, Campers, Other Recreational Vehicles, and Utility Trailers
 - Must be parked off the street.
 - Must be parked on an APPROVED pad located behind the front setback of the house.
 - Most must be screened from the view of the street and adjoining lots.
 - No tractor-trailer trucks or cabs are permitted on any lot or street.

5. Decks
 - Made from natural materials/stained with neutral colors.
 - Need permits from the City of Raleigh.
 - Needs to blend with the neighborhood.
6. Satellite Dishes
 - Are allowed (dishes of one meter or less).
 - Needs proper screening from the street and adjoining lots under the buffer screening guidelines
7. Landscaping/Buffer Screening
 - Consistent with lot size.
 - Compatible with the general scheme of the neighborhood.
8. Pools
 - Approved on a case-by-case basis.
 - Must conform with all jurisdictional standards.
 - Must be compatible with the general scheme of the neighborhood.
 - Grading and drainage of pools and yards need prior approval.
9. Exterior Lamps and Yard Lights
 - Approved on a case-by-case basis.
 - Must be compatible with the general scheme of the neighborhood.
 - Must not disturb other neighbors.
10. Other Items
 - Garbage cans must be hidden from view of the street.
 - Dog pens and dog houses-reviewed on a case-by-case basis.
 - Vegetable gardens must be behind the back setback of the house.
 - Play equipment must be easily removable and in the backyard.
 - Tree houses supported by trees are not allowed.