

Neuse River Estates Structural Guidelines

The intent and purpose of the Structural Guidelines is to keep the aesthetics of the community looking neat, free of clutter, in compliance with the covenants and within the standards of the community.

All new accessory structures or exterior changes to existing structures, including houses and/or any existing accessory structures require prior approval by the Neuse River Estates Architectural Review Committee ("ARC").

Use the NRE Architectural Application form to submit plans to the HOA management company for review.

Repainting structures with the existing color or replacing siding or roof shingles with the existing color and style do not require ARC Approval.

Home Appearance

- All siding, trim, windows, and doors must be properly maintained, to include removal of dirt, mold, or moss.
- Siding must be maintained as originally installed without gapped, loose, or missing sections.
- Broken windows or ripped screens must be repaired or replaced.
- Front doors or storm doors that have broken glass panels, cracked or chipping paint, or significant surface finish damage must be repaired or replaced.
- Painted trim must be properly maintained to ensure there is no cracked or chipping paint.
- Garage doors that have broken glass panels, are significantly dented, or are sagging must be repaired or replaced.

Accessory Structures

- All accessory structures require prior ARC approval.
- Examples of accessory structures include, but are not limited to, fence installation, storage sheds, pool installation, retaining walls, child's play sets, trampolines, fountains, pergolas and/or patio installation or expansion.
- Accessory structures must be kept in good repair and maintained in the same manner as the dwelling.

If a homeowner fails to maintain their property, they are subject to enforcement under ARTICLE VI Section 1 of the NREA Declaration of Covenants: Owner's Responsibility; Remedy for Owner's Failure to Maintain