

FAIRVIEW PARK HOMEOWNERS ASSOCIATION

**ARCHITECTURAL STANDARDS
AND
CONTROL SPECIFICATIONS**

July 2023

Architectural Standards and Control Specifications (2023)

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Architectural Standards and Control Specifications (2023)



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July 2023

Dear Homeowners

Welcome to Fairview Park, a vibrant and welcoming community.

In the early stages of development, our Association instituted Covenants and Architectural Standards that all property owners must adhere to. These Architectural Standards are designed to maintain and enhance the appearance of our community by ensuring that any new additions or changes to properties are evaluated and approved in accordance with the standards. Any requests for changes or additions must be approved in writing prior to beginning the project.

To access detailed information about architectural changes, please refer to this booklet as your first point of reference. If you have any questions or need additional information that is not covered in the guide, feel free to reach out to our Management Company, Elite Management Professionals. You may contact them by phone at (919) 233-7660, email at fairviewpark@elite-mgmt.com, or in writing at 4112 Blue Ridge Road, Suite 100, Raleigh, NC 27612. They are available Monday through Thursday from 8:30 AM-5:00 PM, and Friday from 8:30 AM-1:00 PM. For emergencies requiring immediate assistance, there is a 24-hour on-call staff member who can be reached at (919) 634-4545.

Our goal is to ensure a high quality of life for every homeowner in Fairview Park while preserving and enhancing property values. We believe that by embracing these updated architectural standards, we can strike a balance that promotes individuality and community harmony.

Once again welcome, we hope you enjoy your new home. If you have any further questions or need assistance, please do not hesitate to reach out.

Sincerely,
Fairview Park Homeowners Association Board of Directors

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INTRODUCTION

Dear Homeowners and Prospective Buyer(s):

We extend our warmest greetings to you as members of the Fairview Park Homeowners Association (FPHOA) or as potential new residents. At FPHOA, we believe in fostering a harmonious community where everyone can enjoy the benefits of their properties. To achieve this, the Declaration of Covenants, Conditions, and Restrictions for the FPHOA was established, outlining specific guidelines for property modifications and structure construction within our neighborhood.

In conjunction with the Covenants, we have developed these Architectural Guidelines to ensure that any changes made to properties are in line with our shared vision of maintaining the community's overall appearance. These guidelines serve to evaluate and approve new structures and basic property modifications, ensuring that they adhere to the principles outlined in the Covenants. As responsible homeowners, it is mandatory for each of us to comply with these stipulations and guidelines contained in these 2 documents, which are provided to every homeowner at the time of property purchase (closing).

These Architectural Guidelines, along with the Declaration of Covenants, should be the first reference when searching for information pertaining to any Architectural-related changes. These guidelines are not intended to cover all possible requests or conditions. In the event information for a change or addition is not specifically listed, please contact the FPHOA Management Company or the FPHOA Board of Directors.

The FPHOA Management Company is currently Elite Management Professionals. They may be reached by phone at (919)233-7660, or in writing at 4112 Blue Ridge Road Suite 100 Raleigh, NC 27612. The office hours are Monday through Thursday, 8:30AM-5PM, and on Friday 8:30AM-1:00PM. There is an after-hours emergency contact available at (919) 634-4545

The Primary Goal is to develop standards that will help to ensure a high quality of life and maintain the property values within the FPHOA Community without being unnecessarily restrictive. As these Guidelines were developed, considerations were made to consider the rights and freedoms of the residents of Fairview Park without prejudice or favoritism.

Every request is evaluated on its own merits, and all requested variances to guidelines are considered in a reasonable manner.

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PURPOSE

The Protective Covenants establishes and describes the Fairview Park (Association) and assures each Owner that the quality of Fairview Park design will be maintained. The Association is responsible for administering these Covenants and providing administrative support to the Architectural Review Committee (ARC).

The Declaration of Covenants for Fairview Park states: "...no exterior construction, alternation, addition, erection, or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials, and location shall have been submitted in writing to and approved by an Architectural Review Committee to be established by the Board." altered or allowed to remain, until the "Architectural Review Committee" has approved in writing"

RESPONSIBILITIES

These are the responsibilities of all parties as they relate to the Architectural Standards and Control Specifications.

A. FPHOA Board of Directors (BOD)

The Board of Directors of the FPHOA is the final authority (following appeal) responsible for approving or disapproving all architectural requests, making decisions about violations and related penalties or legal remedies, and the final interpretation of the Covenants & Restrictions.

B. Architectural Review Committee (ARC)

The ARC of the FPHOA is the designated authority responsible for reviewing all architectural requests, making site inspections (both before and after the modifications), and making recommendations to the FPHOA BOD. The FPHOA designates initial approval or disapproval authority to the ARC. Final authority is that of the FPHOA BOD following the appeal process.

C. Homeowners

Each homeowner has the responsibility to properly complete and submit an Architectural Request Form to the Property Management Company in accordance with the requirements of these Guidelines. Each homeowner is further responsible for adhering to this policy, complying with the ARC and/or BOD decision(s), and reporting any problems or violations to the Property Management Company.

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D. Property Management Company

The Property Management Company is responsible for collecting and logging all architectural request forms submitted, and for conducting an initial 'Quality' screen to ensure completeness. Incomplete forms will be immediately returned to the homeowner. Properly completed forms will be forwarded to the ARC in a timely manner. Homeowners are notified in writing of any initial or final decisions from the ARC or BOD by the Property Management Company.

GUIDELINES

It is the interpretation of the ARC and the FPHOA BOD that the provisions of these standards and specifications apply to a wide variety of aesthetic considerations in the community. Every attempt has been made to include in these standards and specifications those considerations which have the potential to impact property values. Any suggestions for improvement of this document should be submitted to the Property Management Company.

All changes, additions, or deletions identified in these standards and specifications either (1) require the submittal of an Architectural Change Request Form, (2) do not require a submittal if so indicated, or (3) are prohibited.

Please note that this document does not provide a comprehensive list, and the homeowner should contact the Property Management Company with questions regarding any change not covered expressively in this document.

NOTE: It must be recognized that the submittal/approval process is administered by volunteer FPHOA members on their own time (nights & weekends) and can be lengthy depending on the request submitted. The ARC committee and FPHOA BOD meet as necessary to review requests. Therefore, it is imperative each homeowner plan appropriately in advance allowing for the forty-five (45) days to adequately process the request. Every effort is made to expedite the process but cannot be guaranteed.

LIMITATION OF RESPONSIBILITIES

The ARC approval is based only on the aesthetic features of the approved modification. The ARC assumes no liability regarding the structural integrity of any requests. The ARC makes no representation as to their expertise regarding either the structural adequacy, capacity or safety features of the proposed improvement or structure as shown on the submitted plans or on the ultimate construction of the approved modification. The ARC does not assume the responsibility for the performance or quality of work of any contractor.

ARCHITECTURAL CONTROL COMMITTEE POLICIES

The ARC does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh concepts in the landscape and architectural themes of Fairview Park and to foster

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thoughtful design so that there is harmony between neighboring residences. The ARC intends to be completely fair and objective in the architectural review process and to maintain sensitivity to the individual aspects of design. The approval of the ARC of plans or specifications submitted for approval, shall not be deemed to be a waiver by the ARC of the right to object to any of the features or elements if and when the same features and elements are included in any subsequent, plans and specifications submitted for approval for use on other Units.

SUBMITTAL AND APPROVAL PROCESS

No site preparation or initial construction, erection, or installation of any improvements, including, but not limited to houses, outbuilding, garage, fence, wall, retaining wall, landscaping, pool, spa, porch, or other structure or improvement of any kind of other structures, excavation, or changes in grade shall be undertaken upon any Lot unless the plans and specifications therefore, showing the nature, kind, shape, height, materials, and location of the proposed improvements shall have been submitted to the ARC and expressly approved in writing. No subsequent alteration or modification of any existing improvements or construction, erection or installation of additional improvements may be undertaken or allowed to remain on any of the Lots without the review and express written approval of the ARC. The process will be the same for all submittals with the required details varying depending upon the type of change.

Items to be submitted:

1. Architectural Request Form completed in its entirety.
2. Plot plan outlining the position or placement of the change or addition.
3. Drawings/plans showing the construction of the change or addition.
4. Samples of paint/stain, siding, or any other items shall be required when making a decision.

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

All completed submittals will be forwarded by the management company to the ARC for a review/ site visit.

A homeowner who wishes to meet with the ARC 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 approval of similar submittals, as each submittal will be considered on its own merits. Any alterations/ deviations may require a re-submittal. Please contact the management company for more information.

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Reminders

1. No construction or work shall begin without written approval.
2. Town building permits may need to be obtained and will be the responsibility of each homeowner. Obtaining required permits shall be a condition of any approval.
3. Allow sufficient time for the processing of your request.

PROJECT TIME LIMITATIONS

After approval by the ARC, all improvements shall be completed within one hundred twenty (120) days from commencement of the improvement. Projects that remain uncompleted for long periods of time are visually objectionable and can be a nuisance and a safety hazard for neighbors and the Community. The ARC reserves the right to establish a more specific time for completion as a condition of its approval.

ARC APPROVAL TIME LIMITATIONS

In the event the ARC fails to approve or disapprove plans and specifications within forty-five (45) days after they were received in writing to the ARC in acceptable form, including all information necessary for their consideration and review, approval by the ARC shall be deemed to have been granted. The ARC shall have the right to request additional information if in its opinion, the information submitted is incomplete or insufficient.

APPEALS

To appeal a disapproved submittal, the homeowner must submit their appeal in writing to the BOD, including specific detailed information that clarifies why the submittal should be reconsidered. The homeowner may request a meeting with the BOD to further discuss the submittal. Please contact the management company to be placed on the agenda for the next BOD meeting. The BOD will render a decision as soon as practicable.

Appeals must be received, by the BOD, no later than 14 days from the date of the original request denial. Exceptions to this time limit shall be considered on an individual basis.

VIOLATIONS/PENALTIES

The FPHOA BOD has the responsibility to enforce the covenants of our Association. To emphasize the importance of these covenants and to assist in their enforcement, penalties have been established for violations. This section defines the steps that will be taken by the BOD in the event of a violation of the Architectural Standards and Control Specifications, of restrictive covenants relating to Architectural control. Failure to submit an application prior to beginning the project shall be considered a violation and subject to the applicable fine for the specific improvement. All fines shall be administered pursuant to NCGS 47F-3-107.1 Procedures for fines and suspension of planned community privileges or services.

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After being informed of a violation, the management company (on behalf of the BOD) will:

1. Notify the homeowner in writing of the violation. This will include the details of the violation and the steps required to correct the violation. This notification will include potential fines associated with the violation, if not corrected. If the homeowner corrects the violation within the period of time state, or a reasonable amount of time (generally considered to be fourteen (14) calendar days), then there will be no fine assessed.

EXCEPTION: Failure to Follow the Submittal Process.

2. If the violations persist or reoccurs, the BOD may levy fines against the homeowner. The amounts of the fines vary by the type of violation. This document establishes three classes of violations.
 1. Class A -The most severe. Fines of \$100 per day.
 2. Class B -Fines of \$50 per month.
 3. Class C -Fines of \$25 per month.
 4. All fines will be assessed monthly until violation is corrected.
3. If the homeowner has not corrected the violation within thirty (30) calendar days after notification, the BOD reserves the right to have the violation corrected and charge the expense to the homeowner. This is in addition to the fines.

Any fines levied by the BOD have the legal authority of a lien against the property involved. At the BOD's discretion, the Association may take legal action to collect fines/expenses.

In event of conflict between these standards and restrictive covenants, the later shall control. These standards are intended to supplement and not restrict the restrictive covenants.

KEY ARCHITECTURAL GUIDELINES

The ARC evaluates all submissions based on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the individual site and lot size, since what may be an acceptable design on an exterior in one instance may not be for another. The following criterion is general in nature and applies to all of the dwelling units in Fairview Park.

- **Relation to Fairview Park Open Space**-Factors such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off may also adversely affect Fairview Park common open space.

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- **Conformance with Covenants**-All applications are reviewed to conform that the request is in conformance to all applicable Covenants and Restrictions affecting Fairview Park common open space as recorded in the records of Wake County.
- **Validity of Concept**-The basic idea of the proposed alteration requested must be sound and appropriate to its surroundings.
- **Design Compatibility**-The proposed alteration must be compatible with the architectural characteristics of the applicant's home, adjoining homes and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials color and construction details.
- **Location and Impact on Neighbors**-The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight and drainage. For example, fences or landscaping may obstruct views, or access to neighboring properties; decks or larger additions may infringe on a neighbor's privacy.
- **Scale**-The size of the proposed alteration should relate well to the adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.
- **Color**-Color may be used to soften or intensify visual impact. Parts of an addition that are similar to the existing house such as roofs and trim should be matching in color. No permission or approval is required to repaint in accordance with the originally approved color scheme.
- **Materials**-Continuity is established by use of the same or compatible materials as were used in the original house.
- **Workmanship**-Workmanship is another standard, which applies to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others.
- **Wetland/Preserve Areas**-Certain areas within and contiguous to Fairview Park are designated as wetland and/or preserve areas for which the Association has the ultimate maintenance responsibility. Such areas are protected by various regulatory agencies, and as such, may not be disturbed by residents and/or the Association. .

The following are ARC approved standards that are not specifically outlined in the Fairview Park Protective Covenants. No assumptions should be made that the restrictions included in the Protective Covenants and not listed here have been waived by the Association.

WINDOWS, DOORS, SCREENED ENCLOSURES

Bright-finished or bright plated (other than white) metal exterior doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted. The use of black or white anodized aluminum to match the original trim is the preferred material.

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- The use of reflective tinting or mirror finishes on windows and doors is prohibited.
- Security bars on windows or doors are prohibited.
- Only proper window treatments and blinds are allowed in the windows. Any broken blinds must be replaced.
- Screened enclosures (attached and detached) shall not be permitted on the front or sides of dwelling units without approval of the ARC.
- All screen enclosures must have a hip, gable or mansard roof.

SOLAR PANELS

Solar shall be reviewed on an individual basis. All Solar Collector(s) (for any purpose) require ARC Approval.

Information required for submittal and evaluation:

1. Elevation drawing showing location.
2. Detailed drawings showing location on the existing dwelling roof, along with dimensions.
3. Elevation drawing showing front/side views of the collector(s).
4. Description of material(s) providing photos and samples to be used.

Guidelines:

1. Solar collectors shall be installed as inconspicuous as possible.
2. Whenever possible, solar collectors shall be placed on the rear roof of the home, or on a side of the roof that has the least adjacent property or public exposure (view).
3. Collectors shall be permanently attached to the existing home roof structure, not free-standing or ground mounted.
4. Every effort shall be taken to camouflage the plumbing and supports connected to the collectors. All metal parts shall be painted to match the existing roof coloring. There shall be a minimum of piping exposure. External piping shall be installed such that piping feeds that run down the external sides of the dwelling match exterior house trim.
5. Solar collectors shall lay flat on the existing roof.
6. No topping or removal of forestation on FPHOA common property or areas shall be allowed to accommodate solar collectors.

EXTERIOR WALL FINISHINGS

The use of the following materials is appropriate:

1. Stone (natural or synthetic)
2. Brick

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3. Hardiplank (cement board)

The use of the following materials is not allowed:

1. Rough Sawn Siding
2. T-111 Siding
3. Aluminum siding
4. Vinyl Siding
5. Masonite Siding
6. Any other exterior material other than the 3 listed as appropriate.

PAINTING OF EXTERIOR OF HOME

Color changes made to the existing colors shall require ARC approval (submit color samples and manufacturer to the ARC).

Periodic repainting and re-staining with the existing color for maintenance purposes does not require approval.

Exterior colors that, in the opinion of the ARC would be inharmonious, discordant and/or incongruous to Fairview Park shall not be permitted.

ROOFS

No change in color of existing roofing material shall be permitted without the approval of the ARC. Roofing material must be either asphalt or fiberglass architectural shingles, with a minimum 30-year warranty.

Flat roofs are not permitted except as described below. All roof pitches shall be a minimum of 6:12 ratio.

Flat deck first floor patio roofs, which also serve as second floor balconies, may be approved by the ARC. The second story balcony must be accessible from a second story door and must have a continuous railing at its perimeter. The first-floor roof structure/second story floor must match as close as possible the existing house roof in materials and design.

GARAGES, DRIVEWAYS, WALKWAYS AND EXTERIOR LIGHTING

Any change from the existing garage door must be approved by the ARC.

No curbside parking areas are to be created by altering existing curb or street paving.

All proposed exterior lighting should be detailed on a request for architectural modification. No exterior lighting shall be permitted which, in the opinion of the ARC, would create a nuisance to the adjoining property owners.

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Driveways and walkways shall be constructed of concrete. No asphalt drives or walkways will be permitted. Parking pads or driveway additions require ARC approval.

Driveway aprons must be concrete and may not be widened without the approval of the ARC and the Town of Cary.

Any proposed walkway must be approved by the ARC prior to installation. This includes concrete walkways, stepping-stones, or paver bricks.

All holiday lights and decorations must not be installed before thirty (30) days of the holiday and must be removed no later than thirty (30) days after the holiday.

DETACHED STRUCTURES

All detached structures are considered permanent structures and require ARC approval prior to construction. Examples include, but are not limited to, storage sheds detached garages, and greenhouses.

Structures (e.g. sheds) shall be constructed using materials and methods matching those used for the main dwelling. More specifically, the following guidelines apply to detached structures.

1. Structures, when constructed of wood, shall be stick built or pre-built in a quality that is the same as stick built.
2. Structures shall be installed to be as inconspicuous as possible and shall be placed out of view of any street. The preferred location is in the rear, directly behind the dwelling, but each request will be reviewed on its own merit.
3. Structures shall match the house in color and style as much as possible.
4. No metal or plastic sheds or buildings are allowed.
5. All structures must be properly maintained.
6. The BOD may restrict the placement of detached structures along lakes/ponds and greenways.

A request for approval shall include:

1. Official plat or survey showing lot boundaries and existing dwelling with the proposed structure.
2. Two elevations of the proposed construction showing the proximity to the residence.
3. Description of materials to be used including color samples.

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MAILBOXES

Currently, the United States Postal Service requires a central mail kiosk. The mailboxes by the fountain common area are the only approved mailboxes to be located in Fairview Park. If individual mailboxes are allowed in the future, the following provision shall apply. All mailboxes located on Lots shall be of a similar style as approved by the ARC. Replacement mailboxes may be installed after the type has been approved in writing by the ARC.

AWNINGS AND SHUTTERS

Metal fold-down awnings and canopies do not meet the standards of the community with respect to conformity and harmony of external design and shall not be permitted or affixed to the exterior of any residence.

Permanent fixed and operational shutters are permitted. Design and color of shutters must be coordinated with the house and be approved by the ARC.

LANDSCAPING

All major improvements of landscaping must first be submitted to the ARC with a survey prior to installation. Proposed landscaping must be shown on a lot survey, which includes the house, all impervious surfaces and existing landscaping.

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

All Landscaping installed with approval by the ARC must be maintained to the standards as set forth by the Association.

FENCES

All fencing shall be black aluminum fencing, at a height ranging between four (4) feet and five (5) feet and must be approved by the ARC. At 4' or 5' Fairview Park has one approved fence style.

No fencing shall be placed on FPHOA property.

No fencing shall be installed within any utility easements without prior written consent of the utility company.

Fencing may not start before the front corners of the house.

Fence must be on the property line and any new fences must be tied into a neighbors existing fence.

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If there are any types of easements on your property, there may be additional fence restrictions from the Town of Cary. Please check with the city directly prior to submitting your request.

No fence construction shall begin without written approval from the ARC.

BASKETBALL GOALS

Portable goals are allowed but must be removed from view immediately when not in use.

Permanent goals will be considered providing they are constructed of black poles, permanently mounted, not visible from the street, and the ARC approves the location, height, and type of goal and post.

Permanent goals mounted on the house will not be allowed.

Lights for night basketball play will not be permitted. Use shall be restricted to daylight hours.

Permanent or portable basketball goals are not allowed to be placed in the street or within common areas.

All equipment must be kept in good condition.

SWIMMING POOLS

Proposed pool, decking, screen enclosure and landscaping plans with survey must be submitted to the ARC for approval.

Above ground swimming pools shall not be permitted, other than toddler or wading pools.

Swimming pools shall not be permitted on the street side of the residence without the approval of the ARC. All pool equipment and heaters must be screened from view with landscaping from adjacent properties and roadways.

No decking, screening or landscaping may be installed on any portion of any FPHOA property.

Spas or hot tubs will be permitted only when their placement does not interfere with the neighboring homes and will not create a nuisance. They do require ARC approval.

Any pool, spa or hot tub that is permitted must also conform to all local zoning ordinances regarding this type of installation.

All pools, spas and hot tubs will only be approved if enclosed by an approved fence.

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ANTENNAS, SATELLITE DISHES, FLAGPOLES, SIGNS

No exterior television or radio masts, towers, poles, antennas or aerials may be erected.

Placement and landscape buffering requirements must be determined by the ARC as a condition of approval for satellite dishes. All satellite dishes must be maintained on a regular basis to include proper industry standard mounting and damages.

A flagpole for display will be permitted with prior approval from the ARC. Flagpoles shall not be used as an antenna.

One "For Sale" or "For Rent" sign shall be allowed to be erected or displayed on a Lot without written permission of the ARC.

One political sign shall be allowed to be erected or displayed on a Lot without written permission of the ARC. Such sign shall not be placed on the Lot earlier than sixty (60) days before an election and must be removed within seven (7) days after the election.

No sign shall exceed 10 square feet. No sign shall be nailed or attached to a tree.

PLAY EQUIPMENT, GARDENS AND DECORATIVE OBJECTS

All playground equipment or playhouses shall be placed to the rear of the property and only with approval of the ARC. Location on the Lot and screening requirements may be a condition of ARC approval.

Guidelines:

1. Play equipment shall be installed to be as inconspicuous as possible and should be placed out of view of any street. The preferred location is in the rear directly behind the house, but each request will be reviewed on its own merit.
2. Play equipment/items shall be kept in safe and presentable condition by the homeowner.
3. Screening may be required along the property lines in order to block the view and/or noise from neighboring lots. Landscape plans should accompany the submittal.
4. Other play equipment must also be placed inconspicuously so that it does not detract from the neighborhood surroundings.

Trampolines are permitted but owner must receive approval from the ARC. Trampolines must be in working condition and kept in a neat manner in the rear of the property.

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Vegetable gardens require approval from the ARC and must be located to the rear of the property. Large vegetation such as corn may be prohibited.

Guidelines:

1. Vegetable gardens may not encroach on common areas.
2. Maintenance of the garden lot is required. Excess debris shall 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.
3. No compost piles are allowed on any portion of property located within the association.
4. City approved compost bins/containers are allowed and shall be placed in an inconspicuous location.

No clotheslines or similar structures shall be permitted on any portion of an Owner's property.

No decorative objects such as sculpture, birdbaths, fountains, and the like shall be placed or installed on the street side of any Lot without approval from the ARC.

Window air conditioning units are prohibited.

Above ground and sub-surface fuel tanks are prohibited.

WHOLE HOME GENERATORS

Whole home generators do not require ARC submission or approval. The preference would be for the generator to be installed to the rear of the home, when not possible a landscape screening should be installed to block the view from the streetscape.

PETS, PET HOUSES AND PENS

No poultry, fowl, horse, cow, sheep, goat, pig, or animal other than household pets shall be kept, harbored, or bred on any of the said lots or within any home situated thereon.

Household pets are herein described to be cats, dogs, parakeets, and other small domestic animals with the exception of pigs.

Household pets may not be kept, bred, or maintained for any commercial purposes.

All dogs shall be contained in an enclosed rear fence. No chain link permitted.

All dog houses must be approved by ARC prior to installation.

Doggie doors are allowed but must be approved by ARC prior to installation.

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All dogs shall be kept on a hand leash and must not be allowed to become a nuisance by barking or otherwise disturbing neighbors.

Tying a dog is not permitted.

Owners must clean up after their pets.

VENTILATORS, SKYLIGHTS, GUTTERS AND DOWNSPOUTS

Attic ventilators or other apparatus requiring penetration of the roof should be as small in size as functionally possible and should be painted to match the roof color. The addition and installation of a skylight or attic fan or other roof penetrating apparatus shall be made, whenever possible, in a location not visible from the street and not extend above the ridgeline. A special review shall be conducted for properties facing two streets.

Gutters and downspouts must match the trim on the house and be as inconspicuous as possible. Run-off must not adversely affect the drainage on adjacent properties. Installation of gutters and downspouts must have ARC approval.

PATIO, PATIO ENCLOSURES, AND DECKS

Patio enclosures are an extension of the home and have a significant impact on its appearance. All enclosures should be designed to conform to the contours of the house color and materials should be compatible with the existing home and surrounding homes. All patio enclosures must have ARC approval prior to the commencement of construction.

All patios, patio slabs and courtyards must be approved by the ARC prior to installation.

All decks shall be constructed on the rear or side of the house. Material shall be pressure treated lumber of grade 2 or better and must be approved by the ARC prior to installation.

PERMANENT BARBECUES/OUTDOOR KITCHENS

Permanent barbecues or outdoor kitchens may be permitted in rear yards but should not be a dominant feature on the landscape and should be located so they will blend as much as possible with the surrounding area. Supplemental planting should be provided to soften the visual impact of the barbecue, particularly when little or no natural background or screening is available.

No permanent barbecue shall be installed until approval is received by the ARC. Non-permanent barbecues must be stored in the back of the home when not in use.

Architectural Standards and Control Specifications (2023)

MAJOR EXTERIOR ALTERATIONS

All external additions or structural changes to homes must have ARC approval before construction begins. The design of major alterations should be compatible in scale, materials, and color with the applicant's house and adjacent houses.

The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.

Roof pitch should match the type used in the applicant's house.

New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well with the location of exterior openings in the existing house.

If changes in grade or other conditions, which will affect drainage, are anticipated they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and debris should be immediately removed after completion of construction.

HOME AND YARD MAINTENANCE

The following items must be maintained on a regular basis:

- Lawns must be mowed on a regular basis, free from weeds & debris.
- As all lawns were established as Bermuda, lawns must be fertilized, weed treated, watered, and regularly mowed as needed to encourage a single species of grass. A NC Cooperative Extension Bermuda Lawn Maintenance Calendar reference guide is available on the Association website.
- Flower beds, mulch, or pine straw areas must be weeded regularly with dead plants removed.
- Shrubs and hedges should be neatly maintained and pruned.
- Trees should be free of dead limbs and disease free.
- Driveways, streets, sidewalks, flowerbeds, and fence line must be edged and free from debris.
- Furniture, trash, tools, construction materials, etc. are not to be stored on a property at any time.

Architectural Standards and Control Specifications (2023)

- All exterior portions of the home must be kept in a state of good repair.
- Mold and mildew must not be allowed to collect and grow on the exterior of the home.
- Siding and trim around the windows, doors and garages must be kept in a good state of repair including painting and power washing as needed.

GARBAGE/RECYCLE/LAWN WASTE CANS

- Garbage cans, recycling bins and lawn refuse bags may not remain on the curb or in front of any house for more than twenty-four (24) hours.
- When stored outdoors, garbage cans and recycling bins shall not be visible from the street. Depending on location, use of screening (e.g. shrubbery) may be required.
- Any screening or landscaping installed to cover trash/recycle bins must be approved by the ARC prior to installation.

VEHICLES AND PARKING

No automobiles, trucks, tractors, boats, campers, trailers or any other vehicles shall be regularly parked within the right-of-way of any street in or adjacent to Fairview Park.

Parking of commercial vehicles, mobile homes, recreational vehicles, boats and other watercraft, trailers, damaged, rusty, unkempt, unsightly, stored or inoperable vehicles in places other than in a fully enclosed garages is prohibited.

No vehicles may be parked overnight within any right of way of any street in or adjacent to the Fairview Park community.

The parking at the mail kiosk is signed 15 min parking. It is not overflow or overnight parking.

Vehicles may not be parked on any lawn.

Garage doors shall be kept closed at all times, except during times of ingress and egress from the garage.