

THE ESTATES AT OLDE CARPENTER

ARCHITECTURAL AND LANDSCAPE GUIDELINES

ADOPTED: AUGUST 2007
AMENDED: JULY 2013
AMENDED: OCTOBER 2020

GOVERNING ARTICLE

ARCHITECTURAL CONTROL COMMITTEE

An Architectural Control Committee (ACC) consisting of not less than three (3) or more than seven (7) persons shall be appointed by the Association's Board of Directors and shall be responsible to the Board.

PURPOSE OF THE ARCHITECTURAL COMMITTEE

The ACC shall regulate the external design, appearance, and location of the Properties and of improvements thereon in such a manner as (a) to promote those qualities in the environment and that bring value to the Properties and (b) to foster the attractiveness and functional utility of the community as a place to live, including a harmonious relationship among structures, vegetation and topography.

REQUIREMENT

No building, fence, wall, residence, structure, or projection from a structure (whether of a temporary or permanent nature, and whether or not such structure shall be affixed to the ground) shall be commenced, erected, maintained, improved, or altered, nor shall any grading, excavation, tree removal, planting, change of exterior color or other work which in any way alters the exterior appearance of any Lot or improvement, be done without prior written approval of the ACC.

PROCEDURES

In the event that the ACC fails to approve or disapprove in writing an application within forty-five (45) business days after the plans and specification in writing have been submitted to it in accordance with adopted procedures, and provided the ACC shall again fail to approve or disapprove of such plans, specifications and other submittals within ten (10) business days after additional written request to act on such items is delivered to the ACC following the passage of such first above-described forty-five (45) business day period, approval will be deemed granted, EXCEPT that the ACC has no right or power, either by action or failure to act, to waive or grant any variances relating to any mandatory requirements set forth in Article VIII, Section 8, Section 9 or Section 10. The applicant may appeal an adverse ACC decision to the Association's Board of Directors, who may reverse or modify such decision by a two-thirds vote of those directors present and voting at a meeting at which a quorum is present.

GUIDELINES

The ACC shall, subject to the approval of the Board of Directors of the Association develop and promulgate policy guidelines for the application of the design review provisions in this Declaration. The policy guidelines shall include (a) review procedures, (b) objectives of review, and (c) principles and criteria used as standards in determining the achievement of their required objectives. The policy guidelines may also include specific design practices that though optional, are generally acceptable

methods for achieving the required objectives in particular design problems frequently encountered in the Properties. The policy guidelines are intended to assist the ACC and the Owners of Lots in ongoing process of community design.

DISCLAIMER

The Association, Declarant, ACC, or any officer, employee, agent, director or member thereof shall not be liable for damages to any persons submitting plans and specifications for approval by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval, disapproval or failure to approve any plans and specifications. Every person who submits plans and specifications for approval agrees, by submission of such plans and specifications, that it will not bring any action or suit against the Association, Declarant or Architectural Control Committee to recover any such damages.

ARCHITECTURAL CONTROL APPLICATION PROCEDURES

1. Prior to any alteration, addition or improvement the property owner (not contractors or other parties) must fill out an Architectural Control Application.
2. Management company can send an application to the property owner or it can be found at www.omegamgmt.com.
3. Application is completed and returned to the Management Company along with supporting documents.
4. The Management Company will date the application upon receipt, thus starting the forty-five (45) day approval/disapproval time frame, copies and distributes dated application to the ACC or Board members as appropriate.
5. Committee or Board members receive copies of the dated application, review and approve/disapprove within two weeks from the date of receipt and return signed applications to the Management Company.
6. The Management Company receives approved/disapproved applications from the Committee or Board and mails a approval/disapproval letter within forty-five (45) day time limit from the original day of receipt. (In case the request is "Disapproved", the reason and/or requirements will be included in the letter. Should the owner wish to resubmit another application, the forty-five (45) day process starts again with each submittal). The ACC or Board members names will not appear on the original application but will become part of the Association's permanent records by attachment to the original application.
7. In case an application is not satisfactorily agreed upon by the Committee and the Applicant, the applicant may appeal to the Boards of Directors for reconsideration within forty-five (45) days and final approval or disapproval.

DECKS

- Deck flooring must remain natural in finish color. Clear protectants are allowed.
- Deck height is to be no more than 15' in heights from deck flooring.
- Decks must complement dwelling and be in proportion to dwelling.
- Decks must also be within minimum set back requirements of the Wake County, but final placement and approval will be by the ACC.
- Any landscaping around deck must not impede proper drainage off the lot or away from the foundation.
- Homeowner is solely responsible for obtaining required building permit(s) from Wake County, and ensuring compliance with all applicable codes and requirements.
- Lattice may be approved on a case by case basis.

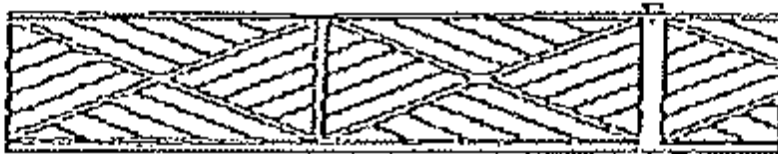
Location:

All decking must be confined to rear of dwelling.

Materials:

- Brick to match home
- #2 or better pressure-treated yellow pine. Synthetic materials will also be considered for nonstructural areas.
- Also recommended sealing deck with water sealant (not a requirement for approval).

FENCE STYLE
OPTION FOR DECK PORCH



FENCE STYLE OPTION

FENCES

Appearance:

Fences shall not exceed six (6) feet in height unless otherwise specifically required by the governmental authorities having jurisdiction.

All fences shall be maintained at all times in a structurally sound and attractive manner and in a good state of repair.

Location:

No nearer to any street fronting such Lot than the rear building corner of the main dwelling.

No fence which obstructs sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at a point twenty (20) feet from the intersection of the street lines, or in the case of the rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection or a street property line with the edge of a driveway or alley pavement.

No fence shall be placed directly on the property line of adjoining home sites.

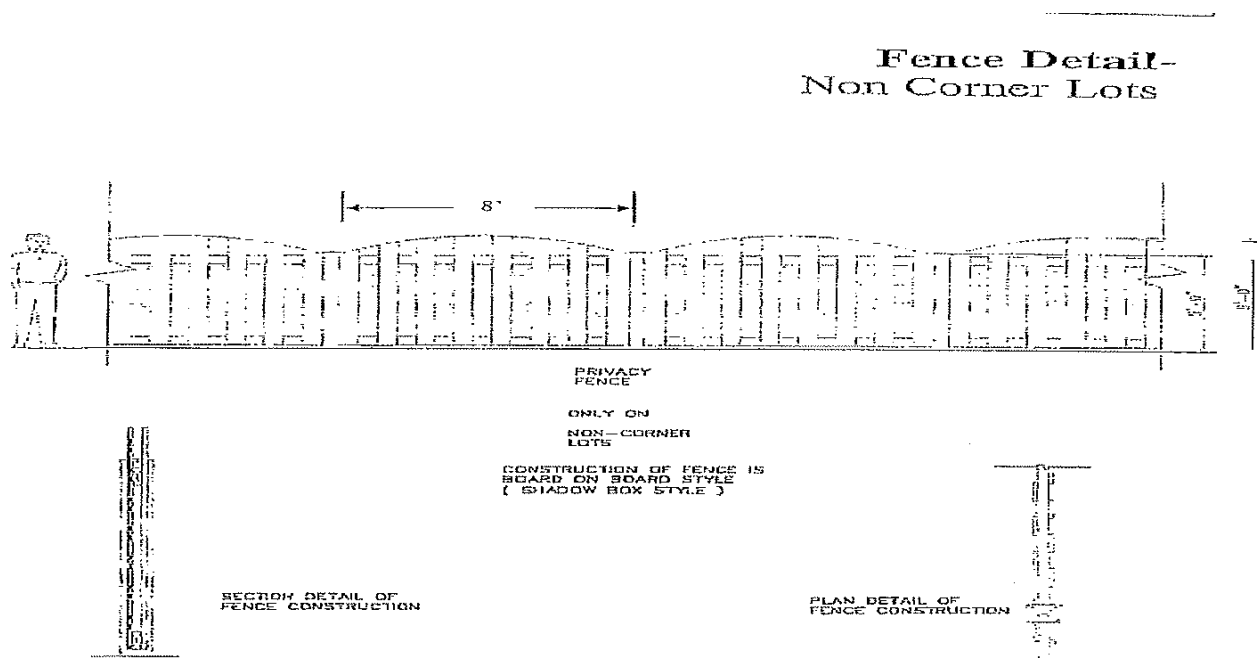
Materials:

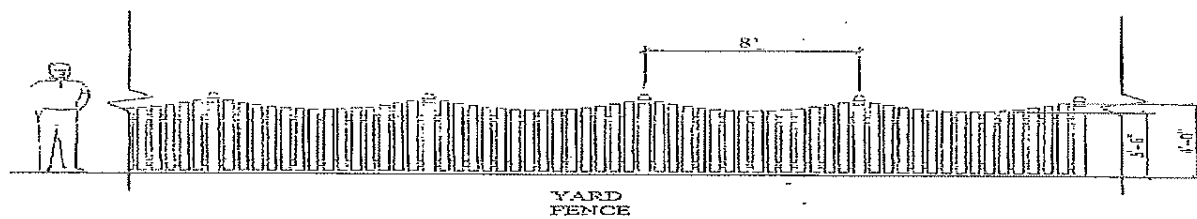
4 ft. brick columns (brick color Phoenix #114 or to match residential dwelling) and black painted aluminum or iron.

6-ft. vinyl, painted white or stained wood.

Vinyl, painted white or stained wood-decorative concave scalloped fences no higher than 42" at the low center fence and 48" at the post.

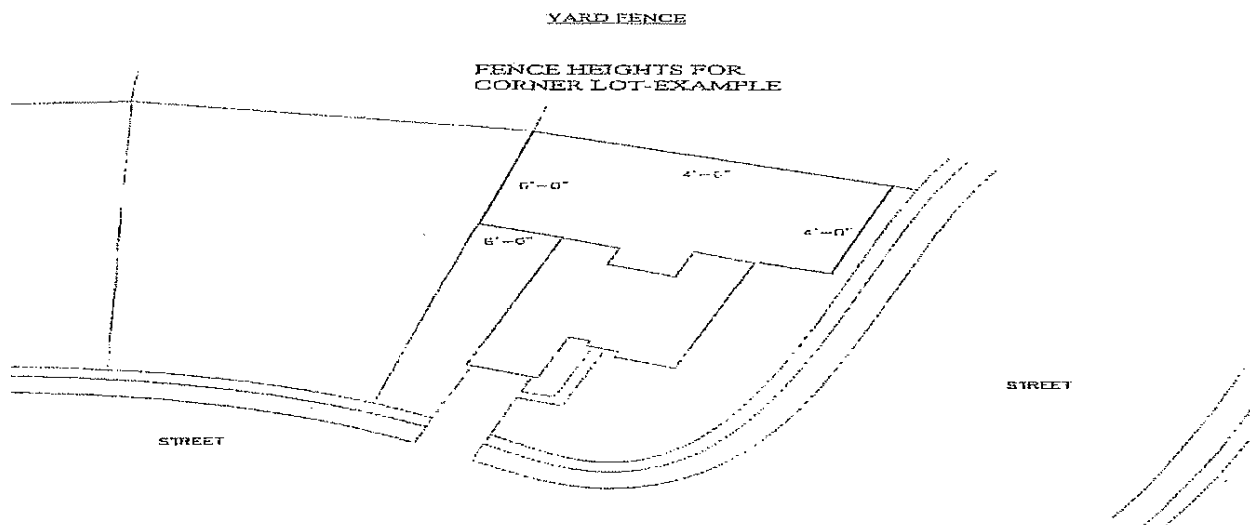
SEE DETAILED DRAWINGS ON NEXT 2 PAGES





Fence Detail-

Fence Heights for Corner Interior Lots



SCREENED PORCHES AND DECK ENCLOSURES

Appearance

All screen porches and methods of enclosing decks will be approved on a case by case basis.

The screen porch or deck enclosure should be of the same color scheme as the house or deck, preferably made from the same siding and roofing materials as the house.

Screen porches and methods of enclosing decks must be permanent in nature. No temporary structures will be allowed. A permanent structure includes walls and roof attached to the main structure of the house. Wall and roof design will be allowed to vary per individual taste.

Location

Screen porches and methods of enclosing decks must be located on the rear of the house. The homeowner must design the screen porch or deck enclosure within the setbacks of his property and is responsible for obtaining all necessary building permits.

Materials

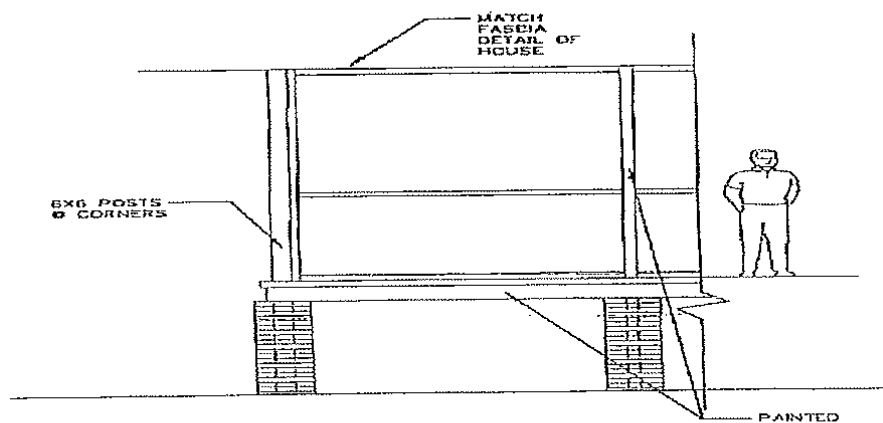
The materials for building a screen porch or deck enclosure must be of equal or better quality than the materials used to construct the home or deck.

Drainage

All applications should clearly indicate how drainage will be handled, including site drainage, gutters and downspouts, and how these may affect the existing drainage pattern.

SEE DETAILED DRAWINGS ON NEXT PAGE

SCREENED PORCH - A



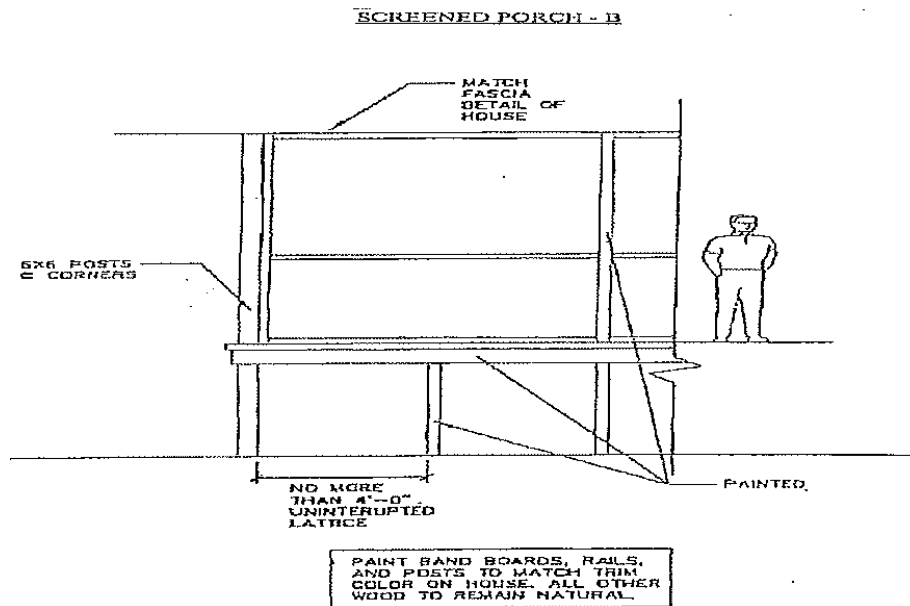
6X6 POSTS
@ CORNERS

MATCH
FASCIA
DETAIL
OF
HOUSE

PAINTED

BRICK PIERS REQUIRED AT ALL
PERIMETER POSTS

PAINT BARD BOARDS, RAILS,
AND POSTS TO MATCH TRIM
COLOR ON HOUSE. ALL OTHER
WOOD TO REMAIN NATURAL.



PARKING PADS

Appearance

Layout (design) should complement the original driveway and walkway; surface shall be of the same color and finish type as the existing concrete.

Approved landscaping may be required to screen the parking area from being visually obtrusive from adjacent lots (as determined by the ACC)

NOTE: NO ALL LOTS CAN ACCOMMODATE A PARKING PAD.

Location

Parking pads will be evaluated on a case by case basis.

SHEDS

Following is Section 9 from the Olde Carpenter Subdivision Covenants, Conditions and Restrictions in regards to outbuildings:

"Section 9. Temporary Structures; Structure Materials. No residence or building of a temporary nature, including a construction trailer, shall be erected or allowed to remain on any Lot, and no metal, fiberglass, plastic or canvas tent, barn, carport, garage, utility building, storage building or other metal, fiberglass, plastic or canvas structure shall be erected on any Lot or attached to any residence. Provided, however, nothing herein shall prohibit Declarant or a Featured Builder (subject to the prior written approval of Declarant) from erecting or moving temporary buildings onto Lots owned by Declarant or such Featured Builder to be used for storage, or for construction or sales offices"

SOLAR PANELS

All solar panel installation requires approval. All panels must be placed on the rear of the home or on the side that has the least public exposure. The panels should be attached only to the roof, not free standing or ground mounted. Solar panel and frames should match the roof color. The ideal installation is one that is laid flat on the roof; not angled. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines. No topping or removal of trees on association common areas shall be allowed. Solar panels should be installed in a uniform manner (not scattered) on the roof.

AWNINGS

Awnings will be approved on a case by case basis.

All awnings must be at the rear of the home over the deck only.

WINDOW FANS AND AIR CONDITIONING UNITS

Window fans and window air conditioning units are strictly prohibited.

PLAYGROUND EQUIPMENT

Appearance:

Play equipment should blend with the natural surroundings.

No recreation equipment shall be located in such a manner as to constitute a nuisance or unsightly condition to adjoining owners.

The size of play equipment shall be proportional and consistent with the surroundings.

Children's play toys and other moveable equipment shall not remain repeatedly overnight within the front or side yard of any Lot.

Location:

Permanent play equipment should be placed in the rear yard.

BASKETBALL GOALS

General

Basketball goals are not allowed to be permanently mounted to the house. As with all other exterior changes, homeowners are required to submit applications for ALL basketball goals and, if approved, are required to perform periodic maintenance as necessary to keep it in good shape. Slope of the driveway should be considered when planning a basketball goal installation.

Portable basketball goals must be properly stored when not in use and never stored in the street.

Permanent Pole-mounted Basketball Goals

A permanent goal to be mounted on a pole on a property is subject to ACC approval for placement and color. Goals shall be placed to maximize child safety and to minimize impact to lawns and neighboring property. Worn nets shall be replaced or removed in order to maintain a neat appearance.

POOLS AND HOT TUB

In Ground Pools

All in ground pools will be reviewed on a case by case basis. The application should show the location of the pool and mechanical equipment, grading plans, size, decking, fencing and landscaping.

Above Ground Pools

Above ground pools are not allowed.

Hot Tubs

All hot tubs will be reviewed on a case by case basis. The application should include the location, supports, and screening with a detailed description of the size and style of hot tub.

OUTDOOR FIREPLACES

Applications will be reviewed on a case by case basis.

Application must include detailed description of fireplace and if possible, a picture, distance from trees and other structures, and fuel source. Open fire pits and wood-burning fireplaces will not be allowed.

HOLIDAY DECORATIONS AND SPECIAL OCCASIONS

A residence may be decorated in a fashion that celebrates the holiday so long as they are temporary in nature. It is NOT necessary to get approval in advance.

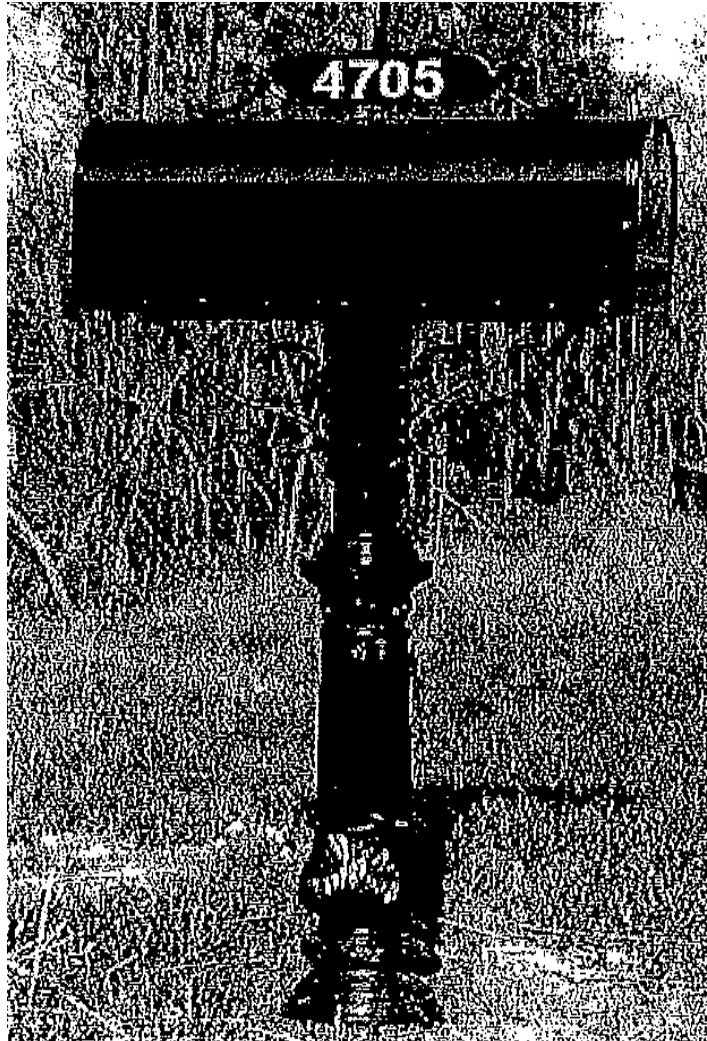
All decorations may be installed 30 days before and removed 15 days after the holiday.

All special announcements such as birth, graduation, etc. may be displayed for 1 week.

MAILBOXES

All mailboxes and post must remain the same size and colors as originally installed by the builder.

Movement of the mailbox from the original location to an alternate location will require an application.



SIGNS

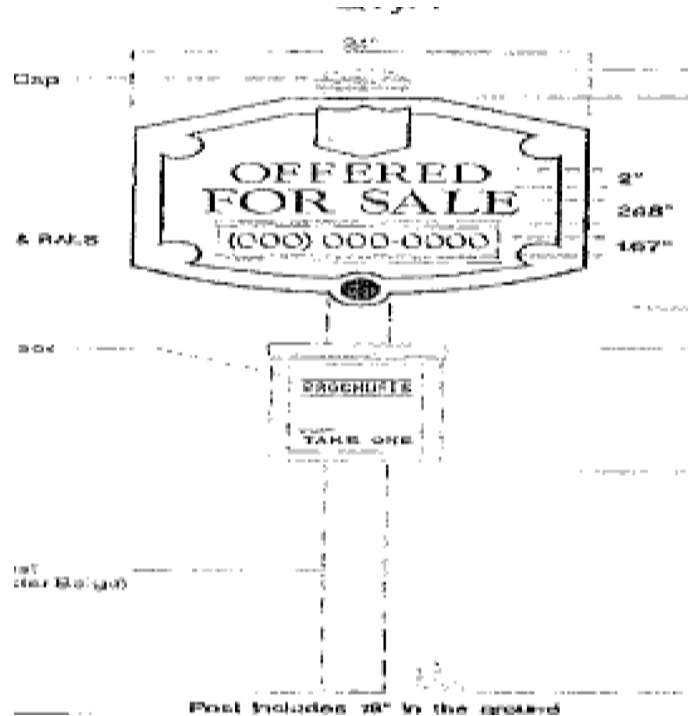
All signs must have approval from the ACC before they are placed on lots.

Signs such as those advertising landscaping, improvements, and businesses are not allowed.

For Sale Signs

Generally a single sign with a brochure box attached to the post will be allowed. Most standard professionally made real estate signs will be approved. For aesthetic reasons, typical store bought "For

Sale by Owner" signs will not be approved. Only one sign per yard will be permitted. The sign must be placed in the front yard. Below is a photo of a sign that will be approved.



Political Signs

Political signs will be allowed under the following conditions:

Only placed in front of the lot-maximum of one per lot.

Placed no earlier than 30 days before the election and removed no later than 7 days after.

MAINTENANCE

It is the responsibility of each homeowner to maintain his/her property in such a way so that it adds to the overall beauty and harmony of the subdivision. Each homeowner should take this responsibility seriously, as failure to do so can negatively affect the value of surrounding properties as well as the subdivision as a whole.

There are many areas in and around the home, which should be inspected regularly to insure the property is in good repair. These include but are not limited to:

1. Trees, Shrubbery and Lawns.

2. Decks
3. Fences
4. Driveways and Sidewalks
5. Paint
6. Roofing
7. Garbage Can Storage
8. Repainting of Improvements
9. Repair of Exterior Damage to Improvements

Deterioration

If at any time the board of Directors is made aware of a property that has deteriorated to the point that is affecting the aesthetics of the community, the ACC will be requested to make a site inspection. The Committee will then make a recommendation for action to the Board of Directors.

Based on the severity of the deterioration, the homeowner will be given a specified period of time in which to make the necessary repairs. If, after that time, the repairs have not been affected to the satisfaction of the Board, the Board has the obligation of enforcement as described in the Declaration of Master Covenants, Conditions and Restrictions for Olde Carpenter Subdivision Community.

LANDSCAPING

General Information:

Olde Carpenter Subdivision Community Association, Inc. encourages its homeowners to accent their homes with landscaping elements. Landscaping around the home can add a personal touch and increase the value of one's home. It is encouraged that homeowners seek professional assistance when planning extensive landscape plantings or structure. Several commonly requested landscape elements which need prior approval before building/installing on the property line include, but are not limited to, the following list:

- Tree Removal

- Patios
- Walkways
- Gardens (water, vegetable)
- Gardens (flower)
- Gazebos
- Planters
- Retaining wall
- Exterior lighting – all required approval
- Drainage

In general when planning landscaping for any element (including those listed above), one should limit the change in grading of the property to insure proper drainage away from the foundation as well as away from the neighboring properties. Additionally, the planting of shrubs and trees should be made in such a manner that they will not impede the vision of motorists on the street.

Below are a few of the major categories under landscaping and some standard rules of thumb, which must be considered:

Tree Removal: Olde Carpenter Subdivision would like everyone to preserve and protect the trees on the properties in the subdivision. However, there may be circumstances when tree removal is necessary. No trees may be removed from any Lot without the written approval of the ACC.

Gardens (vegetable or water): These types of gardens should be located in the rear yard in such a manner as not to constitute a nuisance or unsightly condition to any adjoining Owners. Vegetable gardens should be kept clean and clear of high growing weeds when in the off season. Water gardens should be planned in such a manner as to limit the potential for accidents (e.g., electrocution or drowning).

Gardens (flower): Flower gardens are highly encouraged, but types of material and placement must have ACC approval.

Patios: Patios should be consistent with the grading of the property and located in the rear yard. The materials may consist of natural color concrete, colored stamped concrete, flagstone, slate or brick. The patio size, design and setback distances to neighboring property lines should be kept in proportion to the home and property. The view of the patio should be softened from the neighbors, possibly accented with shrubs/flowers.

Walkways: Walkways should be consistent with the grading of the property so as to prevent improper drainage. Walkway locations should generally be limited to the side and rear of the house. The materials used for the walkway are limited to natural color concrete, brick pavers, colored stamped concrete or flagstone.

Landscape Beds: Natural areas (landscape beds) should be made in proportion to the home and property. All front yards, though, should have a minimum of 50% grassed area.

Other (Gazebos, planters, retaining walls, exterior lighting, etc.): These shall be reviewed on an individual basis by the ACC.

Drainage: All drainage must be reviewed and approved by the ACC. Drainage will be reviewed on an individual basis. Please submit plot plan showing the location of the drains, the output area and the nearest community drainage device.

ALL EXTERIOR CHANGES REQUIRE ARCHITECTURAL CONTROL COMMITTEE APPROVAL.

EXTERIOR PAINTING

Appearance:

All exterior painting shall be consistent with the initial paint application to maintain a variety as well as continuity with the surrounding homes. Siding paint shall be only a flat latex type of paint (no semi-gloss or gloss-type paints are permitted).

Materials:

Siding paint shall be Duron Deluxe Exterior Flat House Paint or equivalent. Trim and shutter paint shall be Duron Weathershield Exterior Acrylic or equivalent.

ANY CHANGES TO THE ORIGINAL EXTERIOR PAINT COLORS SHALL HAVE ACC APPROVAL.

ALL EXTERIOR PAINTING APPLICATIONS REQUIRE A PAINT CHIP TO BE SUBMITTED WITH THE APPLICATION, AND PAINTED HOUSE SHOULD MATCH THE COLOR OF THE CHIP.