

■ ■ ■ ■ ■ ■ ■

	Page
Architectural Guidelines Introduction	2
Architectural Review Board Procedures – Builder Section	2
Architectural Review Board Procedures for Alterations and Additions - Homeowner (Post-closing) Section	3
Architectural Guidelines	
Architecture	6
Building Massing and <u>Square Footage Requirements</u>	8
Porches and Decks	10
Patios	11
Garages and Carports	12
<u>Exterior Colors, Materials, Color Schemes, Procedures and General Notes</u>	<u>13</u>
Recommended Color Schemes	14
Walls and Fences	19
Driveways and Walkways	22
Exterior Lighting	23
Mailboxes	23
Dog Houses and Runs	23
Play Equipment	23
Retaining and Screen Walls	24
Tree Removal	25
Awnings	25
Satellite Dishes and Solar Panels	25
Landscaping and Site Development	26
Minimum Landscape Requirements	28
Construction Maintenance and Miscellaneous	29
Exhibit 1 – South Lakes – Lake Lot Fencing	
Exhibit 2- Garbage Corrals	

■ ■ ■ ■ ■ ■ ■

■ ■ ■ ■ ■ ■ ■

ARCHITECTURAL REVIEW BOARD PROCEDURES

Architectural Guidelines Introduction

The following Architectural Guidelines (Guidelines) embody the preceding description of what South Lakes Master Association, Inc. is and should continue to be in the future. These Guidelines will be the primary vehicle for establishing and maintaining the architectural character for any and all residential development that is unique to South Lakes. The Guidelines may be periodically updated as required. The Architectural Review Board (ARB) has full authority over the Guidelines and ARB Review Procedures and has the right to alter, change, overrule, etc. these Guidelines and ARB decisions at its discretion and at any time. The ARB also has the authority to grant exceptions to specific product types (i.e. smaller home and lot product, etc.), community specific sections and / or streets, etc. as determined and approved by the ARB and Developer.

Architectural Review Board Procedures- Builder Section

1. The South Lakes ARB shall enforce the Guidelines. Proposed houses must be submitted to the ARB for final review and approval prior to beginning any permitting, construction and clearing of the lot. The builder, superintendent, designer or sales agent should present each proposal in person.
2. No project may be started without formal ARB review and approval. If any construction is started prior to such ARB review and approval, the builder will be fined \$500.00 and possibly removed from the builder team and if removed, all outstanding deposits will be forfeited.
3. Approval by the ARB does not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans or approval of any local, state or national code or ordinance. It is the applicant's sole responsibility to provide safe construction practices and meet all relevant local, state and national codes and ordinances as related to each specific construction project including but not limited to verification of setbacks, utilities, existing site features, etc. The ARB shall not be held liable for any injury, damages, or loss arising out of the manner or quality of construction or any modification to a home site.
4. The ARB shall also monitor the construction process in order to ensure conformance with the approved plan submittals. Any non-conformance may involve special assessments as described in the covenants. Failure to comply with ARB requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc. The ARB reserves the right of entry to any property within the development for inspection purposes.
5. All proposals and questions shall be submitted to the ARB at the South Lakes Sales Office (when opened). Until that time, contact J. Michael Hubbard, Architect, PA (Tele. 919-795-6355, Fax 919-463-9312, JMHArchitecture@aol.com) with all questions, proposals and to

- _____

- _____

or additions includes, but is certainly not limited to the following: Attached or detached garages, any addition to an existing dwelling, awnings, decks / front or side entrance porches, dog houses / dog runs, exterior color changes, fencing, landscaping projects, patios, retaining walls, screened porches, storage sheds / playhouses, satellite TV dishes, etc.

3. All post-closing proposals and questions shall be submitted to Omega Association Management, Inc. office located at 160 NE Maynard Road, Suite 210. Cary, NC 27513, (Tele. 919-461-0102, Fax 919-461-0106, email info@omegamgmt.com) for ARB processing, review and approval prior to proceeding with any permitting, construction, etc.
4. The Guidelines are in total effect concerning any alteration or addition. A copy of the Guidelines is available for reference at www.omegamgmt.com.
5. The Application submittal should include the following as required to communicate the scope of the proposed new construction:
 - a). Architectural Request Form
 - b). A plot plat (site plan, or reasonable facsimile) showing the location of the proposed applicable alterations or additions, fencing, landscaping, site improvements, the existing building and property lines.
 - c). Detailed construction drawings to scale including a full view of the alteration or addition, with elevations as it will look attached to the existing structure. A photograph or drawing view of the entire structure is necessary to help determine balance and detailing. Provide applicable drawings, photographs, etc. of applicable proposed fencing, landscaping, site improvements, etc.
 - d). Samples of colors and materials, if different from existing building. Note all additions shall match the existing house colors, details, etc.
 - e). Landscape plan and plant schedule, if applicable or required.
 - f). Perspective drawings of complex projects.
6. Concept drawings or preliminary plans may be submitted to the ARB for review, comment and approval to proceed before more detailed plans are completed.
7. All submittals shall be one copy, 8-1/2" x 11", one-side only format.
8. The Board typically meets on the 4th Thursday of each month. Omega Association Management as the homeowner's representative will present all proposals at the ARB meetings. The ARB will review each proposal and determine if the proposal is either Approved, Approved with exceptions, Disapproved or Re-submit. Applications received after the submission deadline (ARB meeting time) will not be processed until the following week. Incomplete applications will be returned for revision.

- ■ ■ ■ ■ ■ ■
9. ARB directives (i.e. Approved, Approved with Exceptions, etc.) will be completed within ten business days after the ARB Meetings and inserted in the permanent files at Omega Association Management for distribution to homeowners, etc. as required.
 10. Final responses to ARB decisions (i.e. Approved with exceptions and Re-submittals) shall be re-submitted to the ARB for final review, approval and record prior to proceeding with permitting and construction.
 11. No project may be started without formal ARB review and approval. It is the sole responsibility of the applicant to ensure complete compliance with all relevant building and safety practices, building and other code permits, licensing requirements, etc. and compliance with all other details of the Covenants and Guidelines.
 12. Failure to comply with ARB requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc.
 13. Major additions often have an impact on neighboring property. Plans must be well thought out to minimize any adverse impact on neighboring properties or impair the view of neighbors. Changes in grade or drainage must not adversely affect adjacent properties. Applicants should consult with neighbors while making plans (See application).
 14. The design must be compatible in scale, massing, character, materials, and color with the original house. New windows and doors should match, and be located to relate well with existing windows. The roof pitch should match the original roof.
 15. Additions should be located to minimize the removal of trees and the destruction of natural areas. The ARB may require supplemental landscape treatment to compensate for the removal of vegetation, or to soften the addition visually.
- ■ ■ ■ ■ ■ ■

ARCHITECTURAL GUIDELINES

Architecture

1. Architectural diversity and correctness is very important to South Lakes. Local historically compatible architectural styles such as Colonial Revival, Greek Revival, Victorian, Neo-classical, Craftsman, Tudor, Old World, etc. are strongly encouraged. This detailing along with other acceptable traditional style architectural styles helps achieve the diversity and classic older neighborhood features which are the highest priority at South Lakes.
2. Architectural correctness is strongly encouraged and required with all architectural style applications.
3. Diverse roof styles, building massing and materials are emphasized. Appropriately scaled overhangs (1'-0" to 2'-0" depending on massing and architectural style) are strongly encouraged.
4. Textured finish materials such as shakes or a different width and orientation (i.e. board and batten, etc.) siding is emphasized at gable ends of roofs, dormers, accent features, etc. The emphasis also applies to trim detailing at gable ends and dormers.
5. Various muntin configurations may be used in windows (i.e. no muntins in lower sashes, 2 over 1, 4 over 1, 6 over 1, 6 over 6, 9 over 9, Victorian / prairie style muntins, etc.) as appropriate for the architectural style. Various shaped windows are also encouraged (i.e. cottage style windows, special shape windows such as rounds, ovals, etc.) but shall be appropriate for the architectural style. Half, two-thirds, full, etc. glass doors (with various muntin configurations matching the window muntins) and sidelites also contribute to the architectural correctness of the community.
6. Shutters are not recommended on Craftsman style architecture. Shutters are allowed on other styles of architecture where appropriate and as approved by the ARB. However, shutters are strongly recommended to be located only on single windows and shall be sized appropriately to the size of the window. Shutters allowed on double windows shall be sized wider than the typical single window shutter (i.e. 16" to 18" or wider). Shutters are not allowed under any condition on triple windows, paladian windows, most circlehead windows and other special shaped windows except as determined and approved by the ARB. Shutters shall be painted wood, vinyl or fiberglass.
7. Brick (stone, etc.) veneer "wallpaper" is not recommended. Brick, stone and other masonry veneers shall return around corners at least 2'-0" (to rear of house or around to a major element is most strongly recommended) and will be reviewed on case by case basis. Brick veneer on entire house is strongly encouraged and may be required where visible on corner lots and adjacent public spaces.
8. Vinyl siding ~~shakes~~ and trim, aluminum siding and trim, concrete masonry block units and prefabricated metal buildings and similar siding materials are not allowed.

- ■ ■ ■ ■ ■ ■ ■
9. Masonry chimneys are encouraged. Direct vented units are allowed, however, they must be integrated into the architecture (i.e. gable or shed roofs over fireplace boxes). Note cantilevered bay note later in this section. Exposed spark arrestors are not allowed.
 10. Synthetic stone veneer, natural stone veneer, synthetic stucco and hard coat stucco are allowed where architecturally appropriate.
 11. All exterior siding shall be finished, painted, stained or otherwise protected from the elements of nature.
 12. Flat roofs are not permitted except on porch and stoop roofs.
 13. Roof top mechanical equipment must be so located to reduce or eliminate its visibility from streets, sidewalks of adjacent public and private properties. Any roof mounted equipment that changes the exterior of the roof must be approved by the ARB.
 14. Windows shall be double paned insulated glass. GBG (grid between glass) muntins are allowed, however along with the sash color shall be coordinated with the proposed trim color of the house. Simulated and true divided lites are encouraged.
 15. Cantilevered chimneys, bays and bay windows are not allowed on front elevations or corner lot street side elevations. Cantilevered bays are allowed on a case by case basis where not highly visible from the street and also as appropriate to the architecture of the house as determined, reviewed and approved by the ARB.
 16. Entrance doors shall be compatible with the house design. Doors with upper glazed panels and sidelites are strongly encouraged. Door material shall be solid wood, fiberglass or metal insulated exterior. Screen or storm doors are allowed and shall be compatible with the design and color of the house.
 17. No screened or greenhouse type enclosures shall be permitted on the front of the house. Patio or pool enclosures are permitted as reviewed and approved by the ARB on a case by case basis. All detailing shall be consistent with the main house (i.e. match siding, trim and roof detailing, match colors, etc.). Exterior attached or detached enclosures which obstruct the view of natural areas by adjacent properties are not allowed.
 18. No window or wall air conditioning units will be allowed on elevations visible from the street or adjacent public properties and is subject to ARB approval on a case by case basis.
 19. Slab on grade floors / foundations are allowed on a case by case basis as reviewed and approved by the ARB and should be constructed on a stem wall construction with at least 12" (16" recommended) of foundation wall visible and a minimum of 2 risers up to the front main entry porch / stoop. Crawl space or elevated slab within SF6, SF4, and SF11 require a stem wall minimum of 12' or 3 courses of brick.
 20. All solar collectors require ARB approval. A drawing showing location of the unit on the roof showing visibility from streets and neighboring lots must be submitted to the ARB.
- ■ ■ ■ ■ ■ ■ ■

21. See the following sections for additional specific architectural recommendations.

1. The same elevation typically will not be approved to be built within 3 lots same side of street or same distance opposite side of street. Exceptions to this rule may be granted by the ARB on a case by case basis and as approved by the Developer. Same or similar detailed elevations on the same street are not suggested and will be reviewed and approved on a case by case basis. The ARB also has the authority to grant exceptions to specific product types (i.e. smaller home and lot product, etc.), community specific sections and / or streets, etc. as determined and approved by the ARB and Developer.
2. All houses visible from a street including but not limited to corner lots and lots with rear property lines adjoining a street or public commons space should have all four elevations finished consistently with the same detailing, colors, materials and attention as the front elevation or as otherwise reviewed and approved by the ARB. This consistency of architecture on all elevations is strongly encouraged on all other houses.
3. Wrapped porches are strongly recommended on all corner lots for additional massing diversity. See porch section for additional details and requirements.
4. The South Lakes Developer must monitor impervious surface square footages for each specific lot and the entire development shall not exceed 24% impervious surface of the total development area. Specific lot by lot impervious surface reductions may be required in the future based on this requirement.

5. Build-to lines are established for each lot on the recorded plat as noted below for reference (reference recorded plats for the actual setbacks and other details). Houses are to be built as close to the minimum front yard setback as possible unless steep topography or narrow lot width at street (i.e. cul-de-sac lots) require otherwise. House locations on atypical sites including difficult topography shall be verified on site including finish floor elevations with ARB prior to proceeding with construction.

SF-1

Front: 20'

Side Yard: 5' with minimum and 12' aggregate

Corner Side Yard: 10'

Rear Yard: 20'

SF-2

Front: 20'

Side Yard: 5' with minimum and 12' aggregate

Corner Side Yard: 10'

Rear Yard: 20'

SF-3 ~~and SF-6~~

Front: 25'

Side Yard: 5' with minimum and 12' aggregate

Corner Side Yard: 15'

Rear Yard: 20'

SF-4, SF-5, SF-7 and SF-8

Front: 25'

Side Yard: 5' with minimum and 12' aggregate

Corner Side Yard: 10'

Rear Yard: 20'

SF-5 and SF-6

Front: 25'

Side Yard: 5' with minimum and 12' aggregate

Corner Side Yard: 15'

Rear Yard: 20'

SF-7 and SF-8

Front: 20'

Side Yard: 5' with minimum and 12' aggregate

Corner Side Yard: 10'

Rear Yard: 25'

SF-9 and SF-10

Front: 20'

Side Yard: 5' with minimum and 12' aggregate

Corner Side Yard: 10'

Rear Yard: 25'

SF-10

Front: 25'

Side Yard: 10' with minimum and 12' aggregate

Side Corner: 15'

Rear Yard: 25'

Accessory buildings shall meet the same setback requirements as each lot specific house requirements unless otherwise allowed by the Town of Fuquay Varina.

6. It is also the goal of South Lakes to provide site sympathetic and architecturally diverse elevations in more highly visible lot locations. Therefore lot by lot garage orientations (side loads, shared drives, etc.) and front elevation brick fronts, brick accent and stone accent requirements may be established by the Developer and the ARB and others are to be determined on a Phase by Phase basis and as coordinated by the Developer and the ARB.
7. The minimum heated square footage (per the South Lakes PUD requirements dated Dec 2004, Feb 2005, April 2005, July 2005, Sep 2006 and January 2011 for homes in South Lakes are established by the Developer and will be SF-1: 1,500, SF-2: 1,400, SF-3: 1,600, SF-4: 1,600, SF-5: 1,800, SF-6: 1,600, SF-7: 1,600, SF-8: 1,600, SF-9: 2,200 and SF-10: 2,200 heated square feet (for reference, verify exact SF Requirements with the Developer contracts, Sales Staff, etc.). Note: These SF Requirements still valid as required / reviewed / approved by Fuquay Varina. These SF may need to be updated for the newer smaller product, etc. in the future as reviewed and approved by Fuquay Varina. The builders are responsible for adhering to the required minimum SF or as otherwise reviewed and approved by the Developer and Fuquay Varina.
8. This square footage does not include garages, covered walks or porches and unfinished spaces. Variances for minimum sizes may be granted by ~~Impact Properties Group, LLC~~, if the site conditions present a hardship.
9. NOTE: All "finishable" floor area is counted as "heated" SF. Unfinished basements, walk-up attics and other spaces are not included in "finishable" floor area.

Porches and Decks

1. Porches are recommended on all lots. Porches shall be functional with the main area of the porch to have a minimum of 6'-0" minimum (7'-0" recommended) clear floor space between the face of the house and the inside face of the porch column and / or handrail (whichever is most critical) which normally is 7'-0" minimum from face of house to outside face of the porch. The intention here is to provide ample space for furnishings (swing, glider, chairs, etc.) and circulation. Porch space that is used for circulation only may be smaller and will be

reviewed on a case by case basis.

2. Houses on corner lots shall be designed to architecturally address the corner and both street frontages. Therefore, houses on corner lots should have porches that wrap the house corner (facing the intersection) at least 8'-0" around the side elevation. It is suggested that additional doors be located on the wrapped porch where appropriate (i.e. private door from a living, dining or bedroom area).
3. All porches, decks and stair risers must be enclosed. Lattice used under porches and decks may be either a horizontal or diagonal pattern. Lattice shall be wood and painted or stained to match the trim color. Vinyl lattice is also allowed however shall have similar appearance to wood lattice (i.e. no "flat" vinyl lattice) and as approved by the ARB. Lattice must be framed between structural members and trimmed out. Lattice may be held off ground approximately 4" maximum to prevent staining from soil.
4. All exposed vertical wood trim, risers, stringers, etc. must be painted to match the trim color.
5. All rear decks and porches visible from a street including but not limited to corner lots and lots with rear property lines adjoining a street or public commons area must be finished to match the front porch detailing (handrails, horizontal lattice, etc.) and colors. Lattice is not required on porches where the finished floor level is less than 4'-0" above finished grade and if additional landscape screening is provided for a solid screen to provide a visual barrier below the deck or porch. Evergreen shrubs and additional landscape screening are required in lieu of lattice for decks over 4'-0" above grade.
6. Various porch column and handrail detailing is strongly encouraged (i.e. brick piers with concrete cap and tapered wood columns, tapered round columns, triple and double square columns at corners and major elements such as steps, etc.) and in some highly visible locations and conditions (i.e. corner lots) may be required by the ARB.
7. Exposed vertical pickets attached directly to deck framing are not allowed. Horizontal trim is required to cover such conditions.
8. Metal porch roofs are encouraged and shall be consistent with the house's design detailing.

Patios

1. All patios must be located behind the home; within the framework of the house (between the two back corners of the house).
2. Where grades allow, patios are recommended in lieu of decks, however the impervious surface limitations may limit such patio requests. See additional notes concerning visible and other decks in the previous porch section.
3. Size of patio should be consistent with the size of the house and yard. All patios will be reviewed with respect to their visual impact on adjacent property.

- 4. Brick pavers, brick edges, textured concrete, detailed / patterned concrete control and expansion joints, curvilinear shapes and edges, etc. surfaces and materials are encouraged at all sidewalks and patios.

Garages and Carports

1. As a minimum all homes should have an attached two car garage (three car garages recommended where possible and feasible). One car garages are allowed on a case by case basis as approved by the ARB and Developer. Elevations should be designed to subordinate garages to the house to the greatest extent possible.
2. Front load projecting garages are not suggested however are allowed within these guidelines. Front load garages may not project in front of the edge of entry porch or stoop without approval by the ARB. It is strongly recommended that front load garages be located a minimum of 2'-0" or more back from the front façade of the house (the porch or stoop is not considered the front façade of the house in this recommendation). Front load garages shall have additional architectural detailing such as inset doors, column elements each side of doors, roof / trellis / shade elements over doors, etc. to de-emphasize garage doors.
3. Side load garages may be required on certain lots (i.e. corner lots, wide lots, etc.) to provide a varied streetscape.
4. Garages should be located opposite the main direction of vehicular traffic where possible as determined and approved by the ARB.
5. Detached and rear load garages are encouraged and allowed. Detached garages shall match the architectural detailing and colors of the main house. Rear and side load garages are especially encouraged on all corner lots and may be required in some cases.
6. All front load garages, garages facing street on corner lots and where highly visible as determined by the ARB should have single car width doors in lieu of a double width door. Double width garage doors are allowed on a case by case basis as approved by the ARB. However, when a double door is approved by the ARB, the door shall have a two single width door appearance and additional architectural detailing is required including but not limited to an architectural style door with glass panels, roof or trellis element over door, recessed door opening, column elements adjacent garage door, etc. Single car width doors are recommended on side load garages where the garage has high visibility from the street. Single width garage doors shall be 9'-0" wide. Doors less than 9'-0" are only allowed as approved by the ARB on a case-by-case basis.
7. Glass panes in upper garage door panels are preferred on front load garage doors and encouraged on all others.
8. Garages shall be designed and constructed properly for sufficient space for storage of vehicles and comfortable circulation around vehicles into the house. Steps, mechanical equipment, storage shelving, etc. shall not prohibit vehicle storage and circulation.

- ■ ■ ■ ■ ■ ■
9. Garage finished floor elevations should be coordinated with the main house finished floor elevation a maximum of 2'-0" difference to minimize amount of steps (3 risers maximum) from garage to main house and minimize the amount of siding and trim above the garage doors. Finished floor elevations on lots with questionable (i.e. moderate to severe) topography shall be reviewed and approved on site by the ARB on a case by case basis prior to beginning construction.
 10. All detached garages, carports and storage buildings shall be finished to match the main house detailing and colors. Detached structures are not allowed in front or side yards and locations which obstruct the view of public commons areas and other natural areas by adjacent properties.

Exterior Colors, Materials Color Schemes, Procedures, and General Notes

Note: The previous Guidelines color section had repetition and needed to be combined into one section as noted below.

1. Recommended color schemes have been prepared by the developer and are available in the South Lakes Sales Office for customer selection. A list of these color schemes and a Color Selection Form are included in the Appendix.
2. One color scheme must be selected and submitted to the ARB for review and approval prior to painting house. In case of conflict with existing homes, another color choice may be required for ARB review and approval. Review the permanent files and adjacent house colors for color coordination and prevention of color duplication prior to submittal.
3. Color schemes outside of the recommended color spectrum will be considered on a case by case basis. Colors other than those selected from the color selections shall be submitted with color chip samples (minimum 2" square in size or larger) for ARB review and approval.
4. Colors should be submitted with the original house submittal to best assure your first choice selection. Note: Color selection approval based on a first-come first-serve basis.
5. Various exterior colors are encouraged on the same house (i.e. siding, siding in gable ends, dormers, doors, shutters, window sashes, etc.). The ARB suggests accent colors in gable ends (i.e.: cedar shakes, etc.) including all visible gables on front elevations, dormers and corner lot side elevations.
6. Brick colors shall be in the red / brown range and shall be submitted for preliminary ARB review and approval prior to proceeding with formal lot submittals / proposals. Other brick colors will be reviewed and approved by the ARB on a case-by-case basis. Painted brick is allowed.
7. Garage doors may be painted to match the trim, siding or accent color as directed and approved by the ARB to minimize the impact of the garage doors on the streetscape. The garage color shall be designated / requested on the Color Selection Form.

- ■ ■ ■ ■ ■ ■
8. Fences in side and rear yards may remain unfinished. However, fences in locations visible from street and public commons areas (i.e. side yard fences facing street, corner lot fences facing and visible from streets, lots adjacent the Swim Club and public areas, etc.) shall be painted to match the house trim color or accent (or stained) as approved by the ARB.
 9. Asphalt shingles and metal roof materials are allowed and the color and texture shall be consistent with the house's design and detailing. Shingles colors other than the black, gray or brown range shall be submitted to the ARB for review and approval prior to beginning construction.
 10. All roof mounted equipment and penetrations (i.e. plumbing vents, HVAC vents, ridge vents, skylights, attic fans, etc.) shall be painted or finished to match the roof color.
 11. Gutters and downspouts may be exposed only if painted to match the color of the adjacent trim, wall, column, etc. color.
 12. Accent colors on doors, window sashes, upper gable ends and dormers, etc. are strongly encouraged.
 13. All decks on corner lots, visible from public spaces or other streets, adjacent the Swim Club, etc. shall be painted to match trim color or stained as directed and approved by the ARB.
 14. Electric panels and meter bases should be painted to match the exterior color of the house.
 15. No same color (as determined by the ARB) will be approved within 3 houses each side of house and on each side of the street or as otherwise reviewed and approved by the ARB.
 16. Houses of the same or similar exterior design should not match the same color scheme on the same street and suggested not to match the same of similar house within the community.
 17. Accent colors indicate colors for shutters, doors, accent trim, window sashes, muntins, etc. are strongly encouraged.
 18. The colors are divided into lighter and darker siding colors. Color Scheme numbers below are the pre-approved South Lakes Color Scheme numbers and will be used for ease of identification. A darker colored siding color is recommended a minimum of every fourth house (or 25% of all houses). White and off-white trim colors are approved (and in most cases recommended for all trim specified darker than the siding color) for all color schemes noted with ARB review and approval. All colors noted are Sherwin Williams. Other color manufacturer matches are allowed. Color sample binders are available for reference in the South Lakes Sales Office.
- ■ ■ ■ ■ ■ ■

Recommended Color Schemes

1. Siding: SW 2843 Roystcroft Brass
Trim: SW 6119 Antique White
Accent: SW 2809 Rookwood Shutter Green
2. Siding: SW 7016 Mindful Gray
Trim: SW 7013 Ivory Lace
Accent: SW 6200 Link Gray
3. Siding: SW 2820 Downing Earth
Trim: SW 6106 Kilim Beige
Accent: SW 2837 Aurora Brown
4. Siding: SW 2835 Craftsman Brown
Trim: SW 6119 Antique White
Accent: SW 2816 Rookwood Dark Green
Accent: SW 6034 Arresting Auburn
5. Siding: SW 7031 Mega Greige
Trim: SW 7013 Ivory Lace
Accent: SW 6264 Midnight
6. Lower Siding: SW 2826 Colonial Revival Green Stone
Upper Siding: SW 2861 Avocado
Trim: SW 6119 Antique White
Accent: SW 2837 Aurora Brown
7. Lower Siding: SW 6400 Lucent Yellow
Upper Siding: SW 2845 Bunglehouse Gray
Trim: SW 7005 Pure White
Accent: SW 6272 Plum Brown
8. Lower Siding: SW 6163 Grassland
Upper Siding: SW 6166 Eclipse
Trim: SW 7005 Pure White
Accent: SW 6188 Shade-Grown
Accent: SW 6166 Eclipse
9. Lower Siding: SW 2842 Roystcroft Suede
Upper Siding: SW 2843 Roystcroft Brass
Trim: SW 6119 Antique White
Accent: SW 2838 Polished Mahogany
10. Siding: SW 6223 Still Water
Trim: SW 7005 Pure White

- ■ ■ ■ ■ ■ ■
- Accent: SW 7069 Iron Ore
11. Siding: SW 2848 Roycroft Pewter
Trim: SW 7005 Pure White
Accent: SW 2844 Roycroft Mist Gray
12. Lower Siding: SW 2822 Downing Sand
Upper Siding: SW 2820 Downing Earth
Trim: SW 6119 Antique White
Accent: SW 2809 Rookwood Shutter Green
13. Siding: SW 6207 Retreat
Trim: SW 6119 Antique White
Accent: SW 6206 Oyster Bay
14. Siding: SW 2833 Roycroft Vellum
Trim: SW 7005 Pure White
Accent: SW 2847 Roycroft Bottle Green
15. Siding: SW 6199 Rare Gray
Trim: SW 7005 Pure White
Accent: SW 7662 Rock Bottom
16. Siding: SW 2834 Birdseye Maple
Trim: SW 6119 Antique White
Accent: SW 2842 Roycroft Suede
17. Siding: SW 6027 Cordovan
Trim: SW 6119 Antique White
Accent: SW 2842 Roycroft Suede
18. Siding: SW 7056 Reserved White
Trim: SW 7005 Pure White
Accent: SW 7020 Black Fox
19. Siding: SW 7037 Balanced Beige
Trim: SW 7005 Pure White
Accent: SW 2809 Rookwood Shutter Green
20. Siding: SW 6693 Lily
Trim: SW 7005 Pure White
Accent: SW 2809 Rookwood Shutter Green
21. Siding: SW 2832 Colonial Revival Gray
Trim: SW 7005 Pure White
Accent: SW 2848 Roycroft Pewter
- ■ ■ ■ ■ ■ ■

- ■ ■ ■ ■ ■
22. Siding: SW 2844 Roycroft Mist Gray
Trim: SW 7005 Pure White
Accent: SW 7020 Black Fox
23. Siding: SW 2827 Colonial Revival Stone
Trim: SW 2822 Downing Sand
Accent: SW 2837 Aurora Brown
24. Siding: SW 6105 Divine White
Trim: SW 7005 Pure White
Accent: SW 2819 Downing Slate
25. Siding: SW 7066 Gray Matters
Trim: SW 7005 Pure White
Accent: SW 6257 Gibraltar
Accent: SW 6034 Arresting Auburn
26. Siding: SW 6256 Serious Gray
Trim: SW 7005 Pure White
Accent: SW 6258 Tricorn Black
27. Lower Siding: SW 6156 Ramie
Upper Siding: SW 2845 Bunglehouse Gray
Trim: SW 6119 Antique White
Accent: SW 2839 Roycroft Copper Red
28. Siding: SW 6150 Universal Khaki
Trim: SW 6119 Antique White
Accent: SW 6237 Dark Night
29. Lower Siding: SW 7043 Wordly Gray
Upper Siding: SW 7031 Mega Greige
Trim: SW 6119 Antique White
Accent: SW 6034 Arresting Auburn
30. Siding: SW 7018 Dovetail
Trim: SW 7005 Pure White
Accent: SW 7062 Rock Bottom
31. Siding: SW 2829 Classical White
Trim: SW 7005 Pure White
Accent: SW 6172 Hardware
32. Siding: SW 6161 Nonchalant White
Trim: SW 7005 Pure White
Accent: SW 7058 Magnetic Gray
- ■ ■ ■ ■ ■

33. Siding: SW 7005 Pure White
Trim: SW 7005 Pure White
Accent: Any Accent color
34. Lower Siding: SW 6113 Interactive Green
Upper Siding: SW 7017 Dorian Gray
Trim: SW 7005 Pure White
Accent: SW 2802 Rookwood Red
35. Lower Siding: SW 7038 Tony Taupe
Upper Siding: SW 6200 Link Gray
Trim: SW 6119 Antique White
Accent: SW 6020 Marooned
36. Lower Siding: SW 6100 Practical Beige
Upper Siding: SW 6102 Portabello
Trim: SW 7005 Pure White
Accent: SW 6020 Marooned
37. Siding: SW 2846 Roycroft Bronze Green
Trim: SW 6119 Antique White
Accent: SW 2845 Bunglehouse Gray
Accent: SW 2839 Roycroft Copper Red
38. Lower Siding: SW 2815 Renwick Olive
Upper Siding: SW 2808 Rookwood Dark Brown
Trim: SW 6119 Antique White
Accent: SW 2824 Renwick Golden Oak
39. Siding: SW 6179 Artichoke
Trim: SW 6154 Nacre
Accent: SW 6181 Secret Garden
40. Siding: SW 6003 Proper Gray
Trim: SW 7005 Pure White
Accent: SW 2942 Liberty Blue
- Porch Ceiling SW 6478 Watery

Walls and Fences

1. Fencing can detract from the open character of the South Lakes property and may have both a visual and a physical impact on adjoining property. Careful consideration must be given to the fencing concept and execution. An “open” type fencing is preferred. All fencing proposals will be reviewed and approved by the ARB on a case-by-case basis. See acceptable fence types and details at the end of this section. Diversity of materials including wood (painted, stained and natural), vinyl, metal, etc. is allowed.
2. Whenever possible, alternatives to hard fencing should be used. The use of landscaping and plant material or combinations of plants and short segments of fencing, or fencing hidden in plant material may achieve the sought-after goal.
3. All fences visible from streets (front, side and rear yards) shall have additional landscape screening. Wood fences shall be stained natural in color or painted to match the house trim.
4. Certain lots, due to street grades, may require masonry or other type material retaining walls to accommodate the grades.
5. Solid fences are allowed however a minimum of 1” spacing between pickets is strongly recommended.
6. Fence height **shall not** exceed 5’-0” (4’-0” recommended) and/or as allowed and required for certain easements. Wood fences may have a solid lower section (i.e. 1” spacing between pickets strongly recommended) up to approximately 4’-0” and the upper remaining section shall be horizontal or diagonal lattice, vertical pickets; dog-eared style, arched or scalloped.
7. Front yard fences are not allowed.
8. Wood and Vinyl Fences must be installed a minimum of 1” from the ground to allow for drainage.
9. **Interior Lot Fences** shall be set back a minimum of 10’-0” from front face of the house or align with a major element (excluding front porches) or the rear of house.
10. **Corner Lot Fences:**
 - Fences on corner lots must **start** at the back corner/rear edge of the house on the street side, line up with a major exterior element of the house or start mid-way (half way) up from the back corner of the house.
 - On the street side, fences shall *not* project any closer to the street than the building envelope (indicated by a dotted line on a lot survey).
 - Fences *require* evergreen landscape plantings to soften the visual aesthetics of the fence from street view. Normal requirement is plant material 6’ on center and a minimum of 24” in height when installed. Planting plan must be included in submittals for corner Lots to include names of the evergreen plants.
 - See Example Corner Lot Fence location on plat map.

11. Fencing shall be a visual extension of a building and should relate to the materials, colors, and architectural style of the building.
12. Fencing finished on only one side must be constructed with the finished side facing out.
13. Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the ARB on an individual basis and heights / details as required by applicable codes.
14. Property owners are cautioned that building a fence that infringes on easements, buffers, or access of right-of-ways may result in destruction or removal of fence at the owners' expense.
15. Fences shall be constructed inside the property line and lawn and landscaping space maintained by that property owner to their respective property line.
16. Existing topography, drainage, and landscaping shall not be disturbed for the construction of a fence except with the approval of the ARB.
17. Wherever possible, fences should be located so that trees do not have to be removed.
18. Black aluminum or other metal type open picket fences are acceptable and shall not exceed 5'-0" in height.
19. Open picket black metal fences are strongly suggested in lieu of wood, vinyl, etc. fences.
20. Chain-link fences, split rail or horse farm type horizontal railing fences are not allowed.
21. All fence details and locations must be reviewed and approved by the ARB on a lot-by-lot and case-by-case basis.
22. Note: Additional fencing (and landscaping) standards and requirements suggested for lots adjacent Jones Lake Road (i.e. privacy fence of one specific type with additional landscaping along fence edge, etc.). Suggest the same open metal picket fencing with additional landscaping used along community main entry. All fences must be installed **inside** of the streetscape buffer. Fences adjacent to any connector road must not project any closer to the street than the building envelope line.
23. Unless attaching to an existing fence that is a different style than is being requested – all fencing must be the same style, material and color.
24. Open picket fencing, a maximum of 4'-0" high, is the maximum allowed adjacent the Swim Club

25. Lake Lot Requirements:

The lake lots on the South Lakes side of the lake (which are currently owned by Toll Brothers) are required to follow the current North Lakes Architectural Guidelines which allow only black aluminum fencing. Toll Brothers homes built in the new lake lots section must conform with the approved style for North Lakes which means that black aluminum is the only fence style and shall not exceed 5'0" in height. See Exhibit 1 (included).

Homeowners who are wanting to install fencing for the lake lots are only allowed to install black aluminum which does require prior ARC approval. The South Lakes Architectural Request Form can be found on the Omega website at www.Omegamgmt.com.

Below is a listing of the lots involved in South Lakes:

Lot 601	559 Glenville Lake Drive
Lot 602	555 Glenville Lake Drive
Lot 603	551 Glenville Lake Drive
Lot 604	604 Glenville Lake Drive
Lot 605	543 Glenville Lake Drive
Lot 606	539 Glenville Lake Drive
Lot 607	535 Glenville Lake Drive
Lot 608	531 Glenville Lake Drive
Lot 610	521 Glenville Lake Drive
Lot 611	515 Glenville Lake Drive
Lot 612	511 Glenville Lake Drive
Lot 613	3219 Jones Lake Road
Lot 614	3215 Jones Lake Road



Driveways and Walkways

1. "Carolina" driveways are encouraged to give visual relief to longer driveways. The dimensions for the Carolina drive shall be 2' - 6" wide concrete on each side of a 2' - 0" wide sod strip for a total width of 7' - 0". Carolina drives should begin and end allowing required turning radius to avoid driving on center sod strip. Brick pavers, textured concrete, stone, etc. are encouraged as an alternative infill in the sod strip area.
2. Parking will not be permitted on areas where the subdivision's drainage flow may be interrupted.
3. Driveways and vehicle parking pads shall be paved with a hard surface material such as concrete, exposed aggregate in concrete, concrete, stone or brick pavers. Any type of pad other than naturally colored concrete shall be reviewed and approved by the ARB on a case by case basis. Asphalt driveways are not permitted. The aggregate base, thickness, reinforcement, etc. should comply with good construction practices. Close attention must be paid to driveway, garage, carport, etc. placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots.
4. Reduce width of drive at the street to single car dimension. Note there may be additional drive restrictions per each specific lot location in regard to three car garage drives.
5. Additional driveways will not be permitted for parking purposes except in front of the garage or as approved by the ARB on a case-by-case basis if the impervious SF limitations allow and they do not have a visual adverse effect from the street, other public spaces and other homes.
6. Walkways (minimum of 36" in width) are required to extend from the front door to the street / sidewalk (where street sidewalk is present and strongly recommended at all other locations) in a perpendicular or curvilinear fashion. This may be waived on lots that require the house be set back a substantial distance from the street, where existing trees prohibit and where insufficient space is not present (i.e. cul-de-sac lots). Where the grade and length allow, steps in the walkway to street are encouraged. Stringers, brick paver detailing, textured concrete, etc. are also encouraged on all walkway steps. Walks shall be constructed of poured-in-place concrete, brick pavers, concrete pavers or stone. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the principal structure and design detailing. Any material other than naturally colored concrete shall be reviewed and approved by the ARB on a case by case basis.

Exterior Lighting

1. Post lights are encouraged and must be approved prior to installation.
2. Site lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not desired, or allowed by Town of Fuquay Varina Code. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings.
3. Exterior lighting shall be shielded from adjacent properties. Exterior lighting fixtures shall be proportioned per the scale of use and coordinated with the architectural style of the house.

Mailboxes

1. All single family homes built are required to have a standardized mailbox and pedestal. The mailbox structure shall be installed at the front of the lot at the edge of the road back of curb. A standardized mailbox design has been selected. Contact Omega Management for mailbox details and authorized suppliers.

Dog Houses and Runs

1. Dog houses should be located so as not to be obtrusive. They should be built and painted to blend with their immediate surroundings and match the existing house.
2. Landscaping may be required to soften the structures visually.
3. Dog runs must generally follow the guidelines for fencing. Pre-fab chain-link dog runs generally will not be approved unless totally screened by wood fencing or located in a heavily planted area and black or dark green in color.

Play Equipment

1. Play equipment shall be placed in rear yards; between the framework of the house (between the two back corners). Consideration should be given to lot size, equipment size, material, design, amount of visual screening, and relationship to neighboring property.
2. Equipment constructed from natural materials is encouraged.
3. Painted metal play equipment, not including wearing surfaces (e.g. slides, sliding poles, and climbing rungs) shall be painted dark green or brown to blend with natural areas.
4. Tree houses are generally discouraged because of their visibility from neighboring property and are reviewed on a case by case basis. Detailing shall be consistent with the house's design, detailing and colors.

- 5. Playhouses must be placed in rear yards and must be in scale with the size of the yard and existing buildings. The playhouse must be painted to blend with the natural open space or with the colors of the house if the house is located nearby. Playhouses, as well as play equipment, should be screened by natural vegetation or additional landscaping.
- 6. Skateboard, bike, and other type ramps are not allowed.
- 7. Above-ground swimming pools will not be approved. In ground swimming pools are allowed and will be reviewed on a case by case basis prior to beginning construction. Pools shall comply with all local, state, etc. safety codes and requirements.
- 8. Basketball goals are not allowed to be permanently mounted to the house. Free standing and portable basketball goals mounted in the ground are permitted as long as the backboard is mounted perpendicular to the street, the goal post is located at least fifteen (15) feet from the front property line curb and the goal post is located at least five (5) feet inside the homeowner's side property lines. The post and metal shall be black and the backboard clear plexiglass. As with all other exterior changes, homeowners are required to submit applications for **all** basketball goals and, if approved on a case by case basis, are required to perform periodic maintenance as necessary to keep it in good shape. Additional landscape screening may be required on a case by case basis and where basketball goal is in a highly visible high traffic location as determined by the ARB.
- 9. Provide additional landscape screening around play equipment, play sets, trampolines, etc. for lots adjacent Jones Lake Road in addition to additional suggested fencing requirements. Such equipment shall not exceed ten (10') feet in height and must be located a minimum of ten (10') feet from property lines and will be reviewed and approved on a case by case basis for such lots.

Retaining and Screen Walls

- 1. Retaining walls shall be unobtrusive as possible and built to the minimum height needed to serve their function.
- 2. Materials may be brick, natural stone, square corner timbers, or concrete, depending on location and contextual relationship. Generally, rounded landscape timbers will not be approved due to their lack of stability when used to retain earth, the strong horizontal lines created by the juxtaposition of the timbers, and their appearance.
- 3. The ends of the walls should be tapered into the ground rather than abruptly ending in space. If the height of the wall would require a railing to comply with county building codes, the applicant should consider stepping the wall in a terracing effect.
- 4. Mechanical equipment should be concealed and located so as not to have an adverse effect on the use of adjacent property. Mechanical equipment should not be located in side yards due to the high visibility, size / clearances and acoustical issues of such equipment.

5. Landscaping will usually be required to soften the visual impact of retaining walls, screen walls, and other exposed structures.
6. All garbage and recycles containment and receptacles shall be located inside house or garage or ~~totally~~ screened from street view. Garbage and recycles receptacles may remain outside near street as required for pick-up, however, they shall be returned to their concealed locations at the end of such days. Screening can be accomplished with live plantings or walls. See Exhibit 1 for examples.

Tree Removal

1. No live ornamental trees (e.g. holly, dogwood, and redbud) may be removed without specific written approval.
2. No live deciduous or evergreen trees the trunks of which are six or more inches in diameter may be removed without specific written approval.
3. Removal of live trees will be approved if their continued existence would be detrimental. In many cases, the ARB may require replacements. “Detrimental” conditions include physical intrusion by trees, roots, and branches on buildings or other structures in a way that could cause damage, excessive shade, or could block paths and sight lines from vehicles. Overgrowth may also be considered detrimental.
4. Trees damaged by storms or other events may be removed without approval.

Awnings

1. Awnings may be appropriate for rear or side-yard patios and decks, or even exposed rear entrances.
2. 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.

Satellite Dishes and Solar Panels

1. Provide specifications on size and color of dish and proposed location. The ARB reserves the right to deny the request if it is determined that the location of the dish would make it unsightly from the street. Dishes larger than 1 meter in diameter are not allowed. Dishes shall be painted to match house color as determined by the ARB. Landscape screening is required around ground mounted dishes where visible from street or public areas.
2. All solar panel installations require approval. All panels should 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.

Landscaping and Site Development

1. All landscaping will be in accordance with the requirements of the Town of Fuquay Varina requirements and these Guidelines. Nothing herein shall be construed to be less than nor to reduce the requirements of those documents. In particular, streetscape and buffer requirements shall be adhered to.
2. Landscape design should be integrated into the design of the home, from its inception. The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.
3. The ARB may require additional landscaping to create adequate screening and privacy from the street and adjacent lots. The following minimum landscaping requirements shall apply.
4. The paving and drainage design for South Lakes, including curb and gutter, shall not be altered in any way. Homebuilders and homeowners shall refer to site development drawings for any information of these areas.
5. Buildings and landscape material shall be placed on the site so the maximum number of desirable trees and other natural features are preserved. The site shall be finish graded to prevent ponding or soil erosion on the site or adjacent property.
6. Encroachment Permits are required by the Town of Fuquay Varina for irrigation systems located in the public R/W. Irrigation coverage of yards is encouraged. The irrigation system shall be permitted by, and constructed to Town of Fuquay Varina Standards. The irrigation system shall be automatically controlled by a time clock. Pop-up sprinklers or drip system shall be used. No permanent risers shall be allowed.
7. Landscape lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not desired, or allowed by Town of Fuquay Varina requirements. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings. Exterior lighting must be shielded from adjacent properties.
8. Rear decks that are visible from the street or adjacent lots must be underpinned with horizontal or diagonal lattice and/or landscaped for screening. Evergreen shrubs are required for decks 4'-0" or more above grade.
9. Fescue sod is suggested for all homes. However, warm weather grasses such as zoysia and bermuda grasses are also acceptable. Such warm weather grasses are invasive and if used a

minimum 2' wide planting bed / border is recommended along property line of properties now sharing such same type grasses to reduce creeping of such warm weather grasses. This must be installed prior to closing and shall extend from the back of curb to the front of the house along the side yards. Corner lots must also sod side yards. However, mulched natural areas are permitted on up to 60% of the side yard.

10. Included below is a list of the minimum amount of landscape material required for each lot. Many situations will require additional large evergreen shrubs to soften the impact of blank walks and/or garage entries. Evergreen shrubs may also be required to create privacy between homes.
11. Any plant material that dies or becomes unsightly after installation will be replaced by approved plants within 30 days of notification by the ARB.
12. Landscape screening shall be provided for all service areas, electric and gas meters, HVAC equipment, utility boxes, well houses (if applicable) or as otherwise specified and directed by the ARB. Screening shall consist of one or more of the following methods: A planting screen consisting of a minimum of two staggered rows of evergreen shrubs with a minimum height of four feet at the time of installation and spacing that will form an effective visual screen or a wall or fence of a material specifically approved by the ARB.
13. No fence, wall, hedge, shrub planting or grades, which may obstruct vehicular sight distance, shall be permitted at any driveway turnout or intersection. No fence, wall, hedge, shrub or trees may be planted on any street right of way except as approved by the ARB.
14. Permanent exterior clotheslines are not allowed.
15. Lawn ornaments, freestanding flagpoles, lantern poles, flood lights, security lights, fishponds, bird baths, etc. also require approval of the ARB. Items not requiring approval of the ARB include holiday decorations, for sale / for rent signage, garage / yard sale signage and political campaign signs provided that such signs are in accordance with standards set forth by the ARB and the Town of Fuquay Varina. On the items which don't require approval, the ARB reserves the right to request a homeowner to remove an item if surrounding homeowners complain and if, upon inspection, the ARB considers the item unsightly or a nuisance.
16. Artificial flowers, plants, etc. of any type, size, etc. are not allowed on any lot, home, flower box, flower pot, flower and plant beds, etc. for any reason or amount of time, no exceptions.
17. Additional landscaping suggested for lots adjacent Jones Lake Road in addition to fencing requirements (i.e. additional landscaping along fence edge, etc. and will be reviewed and approved on a case by case basis.

- minimum 2' wide planting bed / border is recommended along property line of properties now sharing such same type grasses to reduce creeping of such warm weather grasses. This must be installed prior to closing and shall extend from the back of curb to the front of the house along the side yards. Corner lots must also sod side yards. However, mulched natural areas are permitted on up to 60% of the side yard.
10. Included below is a list of the minimum amount of landscape material required for each lot. Many situations will require additional large evergreen shrubs to soften the impact of blank walks and/or garage entries. Evergreen shrubs may also be required to create privacy between homes.
 11. Any plant material that dies or becomes unsightly after installation will be replaced by approved plants within 30 days of notification by the ARB.
 12. Landscape screening shall be provided for all service areas, electric and gas meters, HVAC equipment, utility boxes, well houses (if applicable) or as otherwise specified and directed by the ARB. Screening shall consist of one or more of the following methods: A planting screen consisting of a minimum of two staggered rows of evergreen shrubs with a minimum height of four feet at the time of installation and spacing that will form an effective visual screen or a wall or fence of a material specifically approved by the ARB.
 13. No fence, wall, hedge, shrub planting or grades, which may obstruct vehicular sight distance, shall be permitted at any driveway turnout or intersection. No fence, wall, hedge, shrub or trees may be planted on any street right of way except as approved by the ARB.
 14. Permanent exterior clotheslines are not allowed.
 15. Lawn ornaments, freestanding flagpoles, lantern poles, flood lights, security lights, fishponds, bird baths, etc. also require approval of the ARB. Items not requiring approval of the ARB include holiday decorations, for sale / for rent signage, garage / yard sale signage and political campaign signs provided that such signs are in accordance with standards set forth by the ARB and the Town of Fuquay Varina. On the items which don't require approval, the ARB reserves the right to request a homeowner to remove an item if surrounding homeowners complain and if, upon inspection, the ARB considers the item unsightly or a nuisance.
 16. Artificial flowers, plants, etc. of any type, size, etc. are not allowed on any lot, home, flower box, flower pot, flower and plant beds, etc. for any reason or amount of time, no exceptions.
 17. Additional landscaping suggested for lots adjacent Jones Lake Road in addition to fencing requirements (i.e. additional landscaping along fence edge, etc. and will be reviewed and approved on a case by case basis.

■ ■ ■ ■ ■ ■ ■

Minimum Landscape Requirements

(Including final Town of Fuquay Varina approved requirements)

Foundation Shrubs-Low Growing

Quantity	Size	Spacing	Notes
12 (more if needed)	18"-24"	30" o.c. Max	Azalea, Laurel, Holley, Boxwood, Hawthorn, Abelia, Euonymus, Dwarf Buford, Nandina, etc.

Foundation: Accent Shrubs-Medium Growing

8 (more if needed)	3'-4'	5'-0"	Holly Boxwood, Acuba, Camella, Ligustrum, screen is Cleyera, Elaeagnus, Juniper, Wax Myrtle, Osmanthus, Pyracantha, etc.
-----------------------	-------	-------	--

Large Evergreen Screen or Accent

2	7'-8'	8'-0" to -10'-0" O.C.	Magnolia, Wax Myrtle, Ligustrum, Osmanthus, Pines, Pyracantha, Viburnum, etc.
---	-------	-----------------------	---

Flowering Accent Shrubs

4	24"-30"	N.A.	Quince, Hydrangea, Jasmine, Rhododendron, Rose, Spirea, Azelea, Camellia, Forsythia, etc.
---	---------	------	---

Flowering or Accent Tree

1	1.5"-2" (7-8)	N.A.	Dogwood, Plum, Cherry, Serviceberry, Redbud, Japanese Maple, etc.
---	------------------	------	---

Street Tree

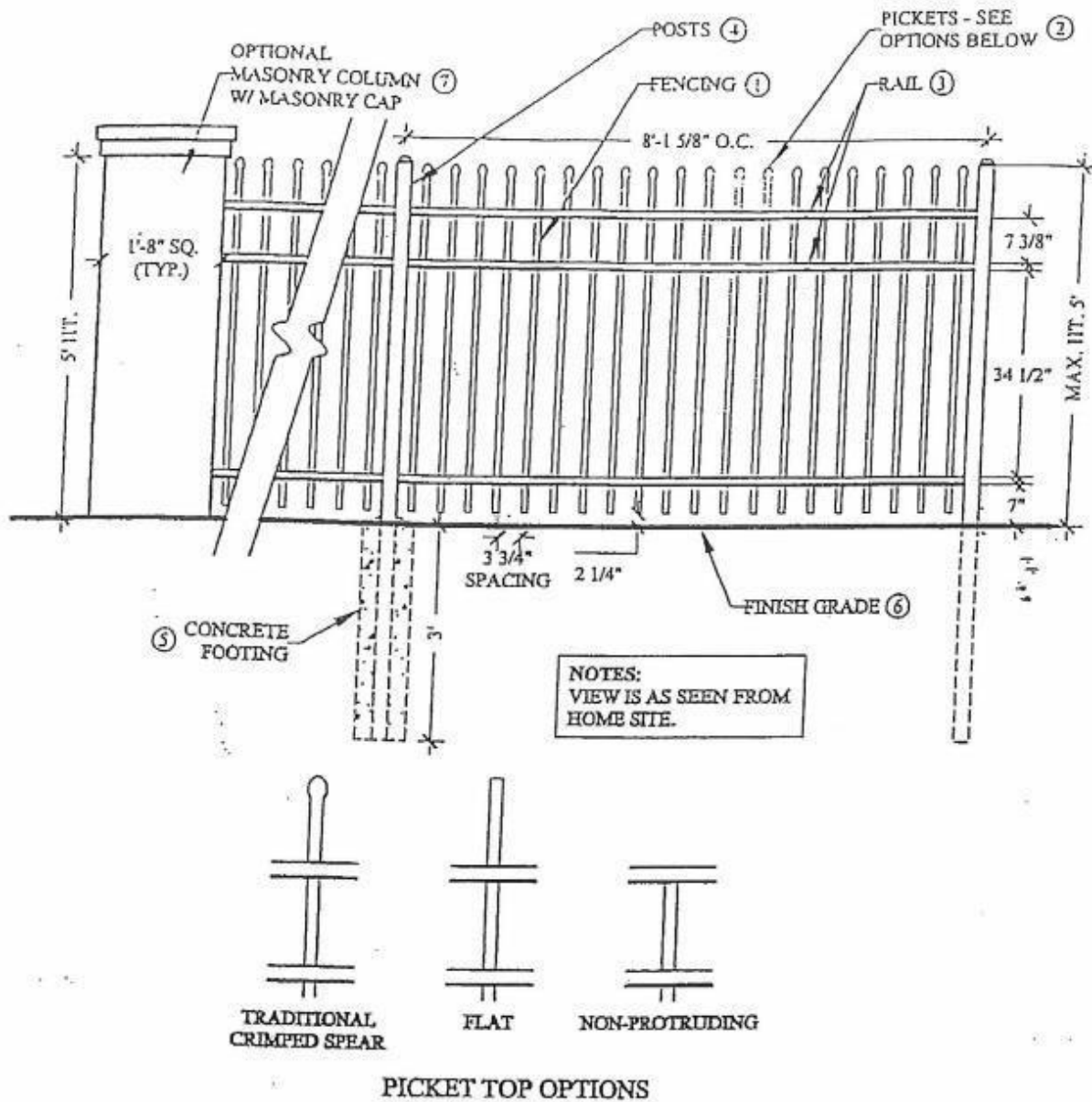
1	2.5"-3"	N.A.	Placement to be determined by the ARB.
---	---------	------	--

Construction Maintenance and Miscellaneous

1. During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) to assist in keeping the debris from being scattered.
2. Weekly (Fridays required) and after construction is completed, no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the South Lakes Property Owners' Association. Failure to comply with the request will cause removal of the debris by action of the South Lakes Property Owners' Association and all related costs will be charged to the homebuilder or the homeowner.
3. During construction, all streets shall be kept clean of mud and trash and all broken curb or paving shall be promptly repaired.
4. It is the primary responsibility of each homeowner to maintain his property in a way that it does not detract from the overall beauty of the South Lakes Community. Following is a list of areas that should be reviewed on a regular basis to ensure that your home is in good repair:
 - a. Shrubbery, trees, and lawns
 - b. Driveways and sidewalks
 - c. Decks
 - d. Fences
 - e. Play equipment
 - f. Roofing
 - g. Wood
 - h. Paint and stain
 - i. Garbage can storage
5. If at any time the ARB or the South Lakes Property Owners' Association is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the South Lakes Community, representatives of the Association will make a site inspection. Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Association may be forced to take more strenuous action and all related costs will be charged to the homebuilder or the homeowner.
6. There are many changes and additions that property owners can make to their property. The ones described in these Guidelines are the most common. If the project is not included in the Guidelines, refer to the one that is closest in concept to your project and use it as a guide for preparing an application to the ARB. Most of all, in all that is proposed, consider the neighbors and neighborhood to provide the best aesthetic and quality project possible.

Exhibit - 1

Fence Exhibit 1 for Lake Lots



NOTES:

1. ALL FENCING SHALL BE BLACK WROUGHT IRON, ALUMINUM OR STEEL.
2. 1/2" PICKETS MINIMUM. PICKETS SHALL BE STRAIGHT UP AND DOWN WITH NO CURVES AT TOP AND/OR BOTTOM. NO ADD-ON PICKET TIPS ALLOWED.
3. OPTION OF ONE OR TWO TOP RAILS.
4. 2 1/2" POSTS.
5. MINIMUM OF 3" CONCRETE AROUND POST.
6. MINIMUM CLEARANCE BETWEEN GRADE AND BOTTOM PICKET SHALL BE 1".
7. MASONRY COLUMNS MAY BE ADDED TO THE CORNERS OF THE FENCING. NO LIGHTING OR OTHER ORNAMENTAL FIXTURES MAY BE ADDED TO COLUMNS. COLUMN MASONRY TO MATCH MASONRY ON RESIDENCE. FENCING SHALL BE CENTERED ON THE COLUMN.

Exhibit 2 - Trash Can Enclosure Information

In order to maintain community aesthetics, all trash and recycled bins must be stored **completely** out of view when not in use, per HOA guidelines. The options are for storing the receptacles are:

Stored within a compliant style of trash can corral, behind the home in an area not visible from the street, in the garage or screened with evergreen landscape plantings.

If evergreen plant screening is used, the plants must **fully** screen (width and height) from street view and neighbors view. Corrals must be a permanent installation, professionally installed in appearance. Trash can enclosures must blend with the house; as a natural extension of the home.

*Temporary bins, plastic storage units/shed, temporary style fencing and other similar screening are not allowed. Please submit an arc request form if installing anything other than a permanent "L" shaped corral similar to what is pictured below. Corrals can be painted or stained to best match and blend with the exterior of the home. Trash cans should not be highly visible to your neighbors.

