

ARDMORE AT REEDY CREEK

General Information for Owners and Residents

Ardmore at Reedy Creek is a deed-restricted townhome community in Northeast Cary.

- A deed-restricted community requires that owners and residents follow the **Declaration of Covenants, Conditions and Restrictions** (DCCR), which were signed at the real estate closing.

The **Board of Directors** elected by the **Ardmore Homeowners Association** (HOA) is the governing body with respect to management, administration, maintenance and repair of the community.

- The Board of Directors meets at least quarterly and is open to all owners.
- The HOA holds an annual meeting to inform owners of community progress and elect the Board of Directors.
- A monthly HOA fee is assessed to each homeowner for community upkeep and maintenance.

Towne Properties collaborates with the **Board of Directors** to maintain the entire community by enhancing the exterior of the homes and common areas.

- All governing documents, including the Declaration of Covenants, Conditions, and Restrictions and Architectural Guidelines, are published on the website at Towne Properties.
- The website also offers access to community information related to owner account information, maintenance requests, forms for architectural committee review and more.
- Owners should bookmark this site for all vital community information.

The **Architectural Guidelines** apply to the appearance of the home's exterior and lot, and for easy interpretation, are categorized by structural, landscape and vehicular guidelines.

- The intent of the guidelines is to maintain uniformity in exterior appearance, create a harmonious style, display similar home design, and ultimately enhance all property values.
- An **Architectural Control Committee** (ACC) consists of owners who review all architectural requests.
- For any changes or additions to the home exterior or landscape, owners must submit a request to the Architectural Control Committee **before** commencing any work.

Listed below are some of the **most referenced Architectural Guidelines**.

Structural Guidelines

- Window treatments shall be white color with curtains or blinds that display a consistent appearance from the exterior.
- Porches, patios and decks may only contain appropriate outdoor furnishings.
- The American Flag, which does not exceed 3 feet by 4 feet, is the only flag that may be mounted to the dwelling.
- Trash cans and recycle bins must be stored in the garage and shall be promptly returned to the garage on the same day after pick up.
- No signs shall be on the lot or displayed from the windows.
- Laundry may not be dried outdoors or visible from the exterior.
- Water hoses shall be stored in a container and out of sight from the street.

Landscape Guidelines

- Flowers may enhance the landscape either by planting in existing beds or in a maximum of three decorative pots, which may not be placed on the grass. Flowers may not replace evergreen shrubs.
- Yard decorations detract from a uniform community design and are discouraged.
- If edging is needed to control erosion, the edging may only be black plastic.
- Shrubs and trees may not be planted or removed until approved by the ACC.
- Dead shrubs and trees planted by the developer will be replaced after evaluation by the landscape company and the Board of Directors.
- Evergreen shrubs shall be maintained as an essential element along the foundation of all homes.

Vehicular Guidelines

- Vehicles shall be operated safely and cautiously at the local speed limit.
- Owners and residents shall follow the one way directional patterns at all times.
- Owners and residents shall park all vehicles in their driveway and garage.
- No parking is permitted on any portion of the private streets, sidewalks, or grass.
- Illegally parked vehicles may be towed at owner's expense.
- Visitor parking spaces are reserved only for guests.
- Guest parking is limited to a maximum of seven days.
- Permits for visitor parking may be issued in special circumstances.
- Towne Properties should be contacted for special circumstances.

Owners and residents are obligated to abide by the Declaration of Covenants, Conditions, and Restrictions, and the Architectural Guidelines.