

Barrington Homeowners Association, Inc.

Architectural Guidelines

Effective: January 2021

FENCE GUIDELINES

All fences and similar enclosures must be approved by the ARC as to style, location, size and materials. Additional fence setbacks or limitations may be imposed upon Lots abutting Common Open Space, easement requirements or other natural areas.

Single Family Homes:

Fence heights: 4' minimum and 5' maximum height.

Fence color: Ornamental black aluminum fences of varying designs will be permitted.

Recommended: Screening with shrubs or plants may be required due to the location of the fencing and visual impact.

- There may be only two gates per Lot.
- A single gate may have the maximum width of 5 feet; a double gate may have a maximum width of 8 feet.
- There may only be one double gate per lot. A gate along the rear perimeter of the property is permitted if it does not encroach upon an adjacent property.

Duplexes and Townhomes:

Fence height and color: 6' white vinyl fence with one gate per lot.

Single Family, Duplexes and Townhomes:

Prohibited:

- Front yard fences.
- Electric or barbed wire fences. Chain link fences.
- Dog runs or pens.

Radio or Underground Dog fences will be permitted and ARC approval not necessary however front fence line must be a minimum of 10 feet from road shoulder.

Fence locations: Rear/Side Yard Only

- Fences must be located on the side and rear property lines shared by adjoining lots to allow for abutting of (future) fences.
- If desired to not fully enclose rear/side yard the fence must be at least 2 feet inside the property line to allow for maintenance of the exterior side of the property outside the fence line.

Fences located in the side yard may only extend as close to the front of the lot as the midpoint of the side of the house. Exception: A fence may be located within 10 feet of the front of the house only for the purpose of containing a side entry service door to the garage.

Submittal: Please submit the Application, a fence layout shown on your plot plan survey indicating the location

of the fence, gate(s) and plantings on the property (including adjacent existing fences), a photo/sketch of the proposed fence, and a list of materials for your landscape buffer/screening (plant name, installed size, number and location, mulch type, edging/bords and/or existing trees/shrubs).

Storage/ Detached Building:

All free-standing storage buildings MUST receive Architectural Review Committee (ARC) approval and must meet the following minimum criteria:

- Siding shall be quality material finished in the same color and composition as the home.
- Roof shall have approximately the same pitch, the same materials and the same color as that of the home.
- Storage Buildings shall have a suitably constructed floor system and/or foundation.
- Maximum size of any storage shed is 168 square feet (e.g. 12'X14')
- If installing electrical connection for lighting shall secure proper permits once approval granted.
- Placement of detached shed in relation to the house shall be to the rear of each lot and not located in side yards or areas that are highly visible from the street. It must also be located at least 10' from the neighboring property lines.
- Landscaping with shrubs/screening plants shall be required by ARC to reduce visibility of shed/storage building unless located in fully wooded existing area. Please detail height and type of plants/shrubs to be installed.

Playground Equipment- ARC approval is not required for most play equipment as long as it is placed so that it is not easily visible from the street and should be located at least 25 feet from neighbors property line. In circumstances where this placement is impossible due to terrain or corner lots, heavy screening with trees, bushes, or shrubs shall be installed so the equipment is not easily visible to the street or neighboring properties.
All slides must be green.

- Sports courts/fields/nets are to be behind the front yard space of a Lot and shall be of regulation material and submitted for review.
- All metal play structures are prohibited.
- Permanent basketball goals must be submitted for approval and portable basketball goals shall be located on driveway adjacent to garage area with proper weighted support.
- Play forts shall be free standing and roofs if applicable of material or shingles to blend into natural surroundings. Tree houses are not permitted.

- Movable play equipment such as trampolines, plastic/composite play structures shall be behind the home and kept in a neat and orderly manner. Trampolines shall be screened from view of the street. This type play equipment does not require ARC approval. If visible from street you may be requested to relocate.

In Ground Pools

All pools and pool cabanas are to be reviewed by the committee on a case-by-case basis, to ensure they are in harmony with the surroundings, to reflect the quality of the main dwelling, and to be consistent with the general neighborhood setting. Approved fencing is required around pool area. Patio, decking, and hardscapes shall be detailed on the plat drawing. The Committee is not responsible for review or approval of impervious surface calculations or septic location considerations and approval for both must be reviewed and permitted by Town of Zebulon/Wake County. Above ground pools are not permitted.

Landscape Additions - Plants and Gardens – Tree removal

Committee approval is not required for *most* plantings or biodegradable landscaping treatments. Landscaping shall be in accordance with the plans and specifications approved by the Architectural Committee. Grass, plants or landscape material shall cover all disturbed ground area and there will be no uncovered/bare soil. All home sites shall be landscaped and maintained consistent with the aesthetic quality of Barrington.

Gardens:

- Garden areas, plant beds, and natural areas should be maintained in a neat and attractive manner.
- Fencing around garden areas must be approved.
- Vegetable garden areas should be maintained in the rear yard not visible from the street and may require screening from neighboring Lots.
- Location consideration will be given for sunny areas on your Lot and may be permitted to remain only during the growing season.

Plantings/ Landscaping

- Plantings along street frontage must be approved in advance of planting and corner Lots may not create a sight line hazard with blocked views of intersection.
- A single tree or shrub planting does not require prior ARC approval. A hedge row of plantings creating a natural fence line does require ARC approval.
- Changing mulch or pine straw in your plant beds does not require prior ARC approval.
- Minor plant bed changes or planting of annuals or perennials does not require prior ARC approval.
- Hardscaping around planted areas does require ARC approval and detail of the height, design, location, and size of the bed to be installed shall be submitted in advance of the installation.
- Foundation plantings are required on sides of homes facing the street.
- Trees and shrubs are to be maintained neat in appearance.
- Trees growing around street lighting shall be trimmed and maintained by each owner.

- Changing of turf type does not require ARC approval however extensive grading of a Lot will require ARC approval and may require drainage installations. Owners may not intentionally divert water from their Lot to another property.
- NCDOT requires that the Right of Way be free and clear of plantings along the road shoulder in the Right of Way easement of each Lot. (Usually 30 Feet from the center of the road in either direction.) The DOT easement gives them the authority to make any alterations within the easement and DOT is not responsible for damage to plants or structures. They will re-seed the turf to establish erosion control but it may not be to your turf standards.
- Brush clippings, mulch piles, firewood and the like shall be stored toward the rear of your lot so as not to be visible from the street or immediate neighboring Lots.

Tree Removal & Tree Preservation

- Tree removal of live viable trees require ARC approval if the tree is 4" in diameter (caliper) or more as measured one foot from the base. Reason for removing trees and any plans to replant shall be submitted for review.
- Trees that present a danger to the home or those damaged by storm or disease may be removed without approval. We do request that Management be contacted in advance of the project for record.

Solar Panels

- Solar panels are allowed with ARC approval and will be approved on a case by case basis.
- A diagram showing location of the unit on the roof showing visibility from streets and neighboring lots must be submitted to the ARC. Solar panels shall be flush mounted to the roof and located as inconspicuously as possible. Whenever possible, panels should be placed on the rear of the home or on the side that has the least public exposure. Panels should be attached only to the roof, not free standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the solar collectors.
- Any tree removal required to permit increased solar exposure to the panels must adhere to the tree removal guidelines. No topping or removal of trees on Association common areas shall be allowed.

Satellite Dishes

Satellite dishes placed in the rear yard, not visible from the street, are allowed without ARC approval. Satellite dishes must be a maximum of 1 meter in diameter. A maximum of one dish per lot is allowed. If the dish must be placed in a location visible from the street, prior approval from the ARC is required. The dish must be screened from view of the street and landscape screening plans must be submitted with the application.

Signs

For-Sale and For-Rent Signs. Owners may place low-profile “For Sale” or “For Rent” signs on their Lot during any period when their property is being marketed. No sign can be more than 18” x 24” and should be professionally made. “Homemade” or handwritten signs of any type are not to be allowed. “For Sale” or “For Rent” signs may not be attached to wooden posts, placed in any windows facing outward or nailed to a tree. No other signs related to the sale of that property are permitted on the Common Properties, including the entrance of the subdivision.

Political Signs. Political signs may only be displayed in accordance with the Town of Zebulon ordinance.

Alarm Signs. One alarm sign is permitted per property near the front or rear entrance limited in size to no more than 10” x 10”. An additional alarm sign of the same size may be displayed in the rear of the property as long as it is not visible from the street.

No other signs, including “garage/yard sale” signs, placards, posters, billboards, or identifying name or number may be placed upon any lot, or any portion of the Common Properties, except as otherwise explicitly permitted by the Association.

