

The Village at Beaver Dam Homeowners Association

Architectural Standards and Control Specifications

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Submittal and Approval Process

Each owner has the responsibility to complete an architectural request form and receive approval prior to making additions or alterations to the exterior of their home or lot. The process will be the same for all submittals with the required details varying depending upon the type of project.

Items to be Submitted:

1. Architectural request form completed in its entirety.
2. Plot plan outlining the position/placement of each proposed addition.
3. Drawings/plans showing the construction of changes or additions.
4. Samples of paint, siding, or any other items that may be helpful in making a decision.

Submit your completed architectural request form to the management company. Incomplete or illegible submittals will be returned to the homeowner.

The Architectural Review Committee meets monthly to review all requests. The outcome of the meeting is communicated to the management company; each homeowner will be sent a letter indicating the committee's final decision.

Approval of any application or portion thereof does not ensure approval of similar submittals, as each application will be considered on its own merits.

Any alterations/deviations after the initial approval will require a new application.

Important Reminders:

1. No construction shall begin without written approval.
2. Municipal permits may need to be obtained and will be the responsibility of each homeowner.
3. In planning for construction, allow enough time for processing and approval.
4. All changes must meet municipal specifications.

Maintenance

It is the responsibility of each homeowner to maintain his property so that it is in keeping with community standards.

The following should be reviewed on a regular basis to insure that your home is in good repair:

- A. Landscaping
- B. Driveways and sidewalks
- C. Decks
- D. Fences
- E. Play equipment
- F. Roofing
- G. Siding
- H. Paint or stain
- I. Drainage

Deterioration

If at any time the Board of Directors is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the community, the management company will make a site inspection.

Depending upon 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 Board of Directors will proceed with fines pursuant to North Carolina General Statutes.

Neighborhood Inspections

The management company routinely makes inspections to review the appearance of our community, and to insure compliance with the Covenants and Architectural Guidelines.

Antennas and Satellite Dishes

Antennas located in the attic do not require approval.

Satellite dishes less than or equal to 18 inches in diameter do not require approval.
Guidelines:

1. Preferred location is the rear of the house.
2. Satellite dishes shall not be located within 10 feet of side or rear property lines.
3. It is recommended that satellite dishes installed at ground level be screened from view.
4. All wiring should be concealed.

Awnings

Requires Architectural Approval

All awnings must be submitted for architectural approval.

Information Required in Submittal:

1. Plot plan and elevation showing location of awning.
2. Description and sample of material(s) to be used.

Guidelines:

1. Awning may be placed only on the rear of the home.
2. Fabric is the only acceptable material.
3. Fabric should blend with color of home.
4. Awning may be retractable or stationary.
5. Awning must be attached to the house.
6. Awning must be properly maintained.

Basketball Goals

Requires Architectural Approval

Information Required In Submittal:

1. Plot plan showing location of basketball goal
2. Picture or description of goal.
3. Description and placement of screening, if appropriate.

Portable basketball goals must always be stored out of view when not in use, and are not permitted in the street or in the end of cul-de-sacs.

Bright Colors

Bright or exotic colors on doors, roofs, and other exterior surfaces will not be permitted.

Clotheslines

Clotheslines are not permitted.

Decks, Patios, Arbors and Lattice **Requires Architectural Approval**

Additions or alterations to a deck, patio, arbor, pergola and/or similar structure require architectural approval.

1. Deck Materials

- a. Deck material to be pressure treated wood.
- b. The types and treatment of wood shall be like that of fences.
- c. Post may be of brick, pressure treated wood or other suitable material.
- d. Include any landscape plan/screening of the area underneath the deck.

2. Patio Materials

- a. Concrete slabs, broom finish only.
- b. Bricks, with sand fill or grout.
- c. Stone, with sand fill or grout.
- d. Include a landscape plan for the area around the perimeter of the patio.

3. Height of Decks, Arbors, and Lattice

- a. Arbors should be no higher than eight feet above the deck surface.
- b. Freestanding deck screens (e.g. lattice) shall not exceed five feet in height.
- c. Lattice as part of the arbor may extend to the arbor.

4. Locations and Restrictions

- a. Patios should be located directly behind the house, but may not extend around corners.
- b. All decks must be in rear of the house, no side decks are permitted.
- c. Neighboring views will be considered.
- d. Decks or patios may not be constructed within a buffer.

- e. Only exterior material comparable to those on an existing structure and compatible with the architectural character of the community will be approved.
- f. All construction must be in compliance with municipal regulations.

Information Required In Submittal:

- 1. Plot plan showing the location of the deck or patio, in relationship to other structures and property lines.
- 2. Elevation drawing(s) showing style of deck or patio, including railings, steps, etc.
- 3. Description of material being used, including samples of stain or paint if applicable.

Dog Houses

- 1. Must be properly maintained.
- 2. Limited to one doghouse per home.
- 3. Must be located behind home so as not to be visible from front of home.
- 4. Dog runs are not permitted.

Driveways and Parking Pads **Requires Architectural Approval**

Any parking pads or changes to driveway require architectural approval.

Location and Restrictions

- 1. Driveways and vehicle parking pads should be concrete in broom finish only. Any other type of pad (i.e. brick, stone, etc.) shall be reviewed on an individual basis. Aggregate base, thickness, reinforcement, and etc. should comply with good construction practices.
- 2. Close attention must be paid to structure placement, setback and encroachment onto buffer areas, association owned common property, and neighboring lots.

Information Required in Submittal:

- 1. Plot plan showing location of driveway or parking pad.
- 2. Elevation drawing(s) showing the measurements of the parking pad, such as length and width, and any landscaping that will be added along the perimeter.
- 3. Detailed description of materials used and type of finish.

Fences

Guidelines:

1. **Styles:** Choose from the ~~four~~ **five** pre-approved fencing styles. Solid fences are ~~not~~ allowed. Recommended fence height is 4-~~5'~~ **6'** and the highest point of any fence may not exceed ~~5'~~ **6'**.
 - a. Curved or Scalloped –1 inch spacing, **shadowbox, or solid fence.**
 - b. Reverse Curve – 1 inch spacing, **shadowbox, or solid fence.**
 - c. Picket –1 inch spacing, shadow boxed.
 - d. Dog-Eared –1 inch spaced, shadow boxed, **or solid fence**
 - e. **Black Aluminum**

**** PICTURES OF APPROVED FENCE STYLES ARE INCLUDED AT THE END OF THIS DOCUMENT FOR REFERENCE****

2. **Color:** May be natural or stained. If stained, color must be submitted for architectural review. Color must be consistent with the neighborhood. Homeowners should allow appropriate time for wood to cure before completing the project.
3. **Materials:**
 - a. Fence to be made of wood **or black aluminum** only.
 - b. No electric, wire, or chain link fences allowed.
4. **Height:**
 - a. Fence may be 4 - ~~5~~ **6** feet in height, depending on style.
 - b. The maximum height at any point should not exceed ~~5~~ **6** feet.
 - c. A uniform height is to be maintained parallel to the ground line.
5. **Location/Setbacks:**
 - a. ~~Fence cannot extend any further forward than the rear corner of the home~~
are allowed to come 10 feet forward from the back corners of the houses.
 - b. All fences must be constructed on the property line.
 - c. Side yard fences on corner lots must align with, and may not extend beyond the rear corner of the home.
 - d. Property owners are cautioned that building a fence that infringes on easements or access to right-of-ways may result in the destruction or removal of the fence.

6. Landscape Screening Requirements:

It is important that the requesting homeowner check with the municipality to determine the screening required for their particular fence installation. Fences that face a street may be required to have landscape screening planted along the exterior of the fence.

Existing topography and landscaping within a buffer shall not be disturbed. Construction within a buffer area may require approval from the municipality.

Screening with mature plant material will be **required** for fences on corner lots.

7. Construction Details:

- a. All hardware is to be galvanized.
- b. All posts must be 4x4 or 6x6 with diamond style/gothic top or round ball top.
- c. All holes must be appropriate depth to secure proper stability of the fence.
- d. All posts must be set in concrete.
- e. The finished side of the fence must face the adjoining lots.
- f. All pickets must be of uniform height. They must be vertically plumb, follow the contour of the ground and be parallel to the vertical line of the house.
- g. Pre-fabricated fences are prohibited.

8. Maintenance:

Maintenance of the fence is the responsibility of the property owner.

Information Required In Submittal:

1. Plot plan to indicate the exact location of the fence in relation to the house and property lines.
2. Side view elevation must be included.
3. Detailed description of material to be used (lumber and hardware).
4. Fence dimensions must be included.
5. Gate locations, dimensions and hardware information must be included.

Process

- a. Each installation will be examined on its own merit.
- b. No construction shall begin without the written approval from the Architectural Committee.
- c. Allow enough time for processing and approval in planning for the construction.
- d. All approvals are valid for 6 months from the date of the approval.

If you have a question regarding the Municipal Ordinances for fences, buffers, etc., please call the municipality.

Garbage Cans

Garbage containers shall be kept in the residence, garage, or at a specific point as so designated on the owner's approved plans on days when no collection is scheduled. Containers may not be left at curbside for more than 24 hours, and should not be visible from the street.

Landscaping

Minor landscaping such as naturalization of an area of the yard or adding low growing shrubs and bedding flowers does not require approval, ***unless adjacent to property lines, or if it changes the contour of the land.***

Requires Architectural Approval:

All major landscaping projects such as mass plantings and/or hedges must be submitted for approval.

All projects that change the contour of the land, impact the grading, or are adjacent to a property line, or may obstruct a neighbor's view, will require architectural approval.

Information Required In Submittal:

1. Plot plan showing location of proposed landscaping.
2. Landscaping plan and description of plants.
3. It is the sole responsibility of the property owner to insure that nothing is done to negatively impact a neighbor via an altered flow of water, drainage, etc.

Guidelines:

1. **Hedges and Screened Plantings:**

- a. No hedge or screen planting shall be erected on any lot closer to the front lot line than the front of the house.
 - b. If a landscape hedge or screen will form a barrier between properties, setbacks will be required in order to accommodate plant growth.
2. No changes or modifications can be made to common property.

Mailboxes

1. All new mailboxes or replacement of deteriorating mailboxes must conform to the approved mailbox design of The Village at Beaver Dam .
2. Plantings around the base of the mailbox are allowed, provided they meet the architectural guidelines for landscaping.

Painting of Exterior House **Requires Architectural Approval**

All color changes must be submitted for approval.

Information Required In Submittal:

1. Color samples of all paints being used.
2. Clear description of color of siding, shutters, door and trim.

Items Not Requiring Architectural Approval:

1. Periodic repainting and restaining of the existing color for maintenance does not require approval.
2. Brick must remain unpainted except when matching an existing painted brick exterior.

Parking **Overview:**

Maximum of 2 vehicles parked in the driveway overnight.

Vehicles may only be parked in the driveway, garage, or an approved parking pad.

Vehicles may not be parked elsewhere on a lot.

Commercial Vehicles, boats, trailers, etc. must be kept in the garage.

Motorized dirt bikes, off-trail vehicles, 3-wheel vehicles or go-carts are not permitted on public streets, or any portion of the common property.

Screened Porches/Additions **Requires Architectural Approval**

Must be submitted for approval.

Guidelines:

1. Must be of same material, style and color of existing home.
2. Roof must have a pitch consistent with that of the house.
3. Roof must have same shingle style and shingle color as the house.
4. Siding material must be of same composition as that of the house.
5. Must be built with standard stick constructed methods. Pre-fabricated panels are not permitted.
6. Must be located on the rear of the house only.
7. Must meet 10-foot setbacks from all property lines.
8. Be sure to obtain appropriate permits and inspections as required by the municipality.

Information Required In Submittal:

1. Plot plan indicating location of addition/porch.
2. Construction/builder plans.
3. Side view and back view elevation drawings.
4. Detailed description of all material to be used.

Sheds

1. Siding material must be the same color and composition as the home.
2. Roof must have a pitch consistent with the house.
3. Roof must be of the same materials and color of the home.
4. Sheds must have a suitably constructed floor system and/or foundation.
5. Maximum size is 120 sq ft. (10 x 12)
6. Detached sheds must be located behind the home, so as to be screened from view of the street. Sheds must be at least 10' from neighboring property lines.
7. Sheds may not exceed one story in height.

Play Houses: Must meet the above criteria. Plastic is not allowed.

Skylights and Attic Fans

Requires Architectural Approval

Skylights or attic fans that alter the exterior appearance of the roof must be submitted to the Architectural Committee for approval.

Information Required In Submittal:

1. Plot plan showing the location of the addition.
2. Description of style, size and materials to be used.

Guidelines:

The addition of a skylight or attic fan must be located in the section of roof facing the back of the lot.

Solar Collectors

Requires Architectural Approval

All solar collectors require approval.

Information Required In Submittal:

1. Drawing showing location of unit on the roof.
2. Plot plan showing visibility from the street and neighboring lots.
3. Photo of the collector.

Guidelines:

1. Solar collectors must be installed so as to be as inconspicuous as possible.
2. Whenever possible collectors should be placed on the rear of the home or on the side that has the least public exposure.
3. Collectors should be attached only to the roof, not free standing or ground mounted.
4. Every effort must be made to camouflage the plumbing and supports for the collectors. This camouflaging may require completely encasing the collectors. All metal parts should be painted to match the roof coloring. There should be a minimum exposure of piping with no piping running down the side of the dwelling.
5. The ideal installation is one that is laid flat on the roof.
6. Any tree removal required to allow increased solar exposure to the collectors, must adhere to the tree removal guidelines.
7. No topping or removal of trees on association common areas and/or greenways shall be allowed.

Stone Walls/Retaining Walls **Requires Architectural Approval**

All stone walls and retaining walls must be submitted for architectural approval.

Information Required In Submittal:

1. Plot plan indicating location of the wall.
2. Drawing from side view with clear detailing of dimensions.
3. Detailed description of material being used.

Guidelines:

1. Must be constructed with traditional building methods; example: sand base, all stones must be level.
2. Must accommodate for all proper drainage and runoff.
3. May require engineering design and municipal permits.

Storage

1. No trade materials or inventories may be stored upon residential lots.
2. Temporary storage of materials for modification projects should be discreetly placed and orderly maintained.
3. All toys, tools, ladders, lawn mowers, etc. are to be stored inside the residence.
4. Storage utilized under a deck must have lattice or landscaping to screen the view from neighbors and streets.

Swimming Pool and Hot Tubs **Requires Architectural Approval**

All in-ground swimming pools and all hot tubs must be submitted for approval. No above ground pools will be permitted.

Information Required In Submittal:

1. Plans and specifications showing the nature, kind, shape height, materials, and location must be submitted.
2. Plot plan showing the location of pool or hot tub.
3. Plan for screening (fencing or live screening).

Guidelines:

1. Any wood support structure must be the same color as the house or deck,
2. Pool or hot tub cannot be located within a buffer or easement.
3. All Health Department regulations must be met.
4. Pool or hot tub must be screened from street view.
5. Hot tub cannot be freestanding; it must be adjacent to the house.

Swing Sets. Playhouses. Jungle Gyms **Requires Architectural Approval**

All permanent play equipment must be submitted for architectural approval, ***prior to installation.***

Information Required In Submittal:

1. Plot plan showing location of play equipment and distance from the property lines.
2. Drawings or pictures of the play equipment.
3. Description of the materials to be used.

Guidelines:

1. Permanent play equipment must be installed so as to be as inconspicuous as possible, and should be placed to minimize views from all streets. The equipment cannot be placed closer than 10 feet to any property line. The preferred location is in the rear, directly behind the house, but each request will be reviewed on its own merit. The 10 ft setbacks are a requirement of the municipal zoning ordinances.
2. The Architectural Committee reserves the right to request that a homeowner remove play equipment if surrounding neighbors complain about disrepair (disrepair constitutes noticeable missing and/or broken parts, rust and/or peeling paint). A site inspection will be conducted by the Management Company to verify if the complaints are valid and if action needs to be taken.
3. **The Architectural Committee may require screening along the property lines in order to block the view and/or noise from neighboring lots. This requirement will be decided on an individual basis due to differing lot plans.**
4. Non-permanent play equipment must be stored out of sight each day so that it does not detract from the neighboring surroundings.

Other Play Equipment

Must be submitted for approval and will be reviewed on an individual basis. Must meet the above requirements. Bright colors are not allowed. Screening may be required.

Tree Removal

If a tree on your property is dead, diseased or poses an imminent threat or danger to a person or a property, it may be removed without approval. If a tree in the common area poses a danger, please contact the management company.

Requires Architectural Approval:

You must receive approval to remove living trees that are 4 feet in height or greater and/or 6 inches in diameter or greater. You may be required to replace any trees that are removed.

Information Required In Submittal:

1. Plot plan showing location of tree.
2. Explanation of reasoning for removal of the tree.

No tree from the common area may be removed without express written consent from the Board of Directors. If you wish to remove a non-threatening tree from common area, please contact the Management Company to be placed on the next board meeting agenda for review of the situation.

Vegetable Gardens

Guidelines:

Flower gardens located wholly in the rear portion of a lot and a minimum of 10 feet from the property line do not require approval. Architectural Committee approval is required for any vegetable garden.

Maintenance of gardens is required. Excess debris must be removed at the end of the gardening season.

No compost piles are allowed on any portion of the property.

The Village at Beaver Dam Approved Fence Styles



Dog Ear solid style fence



Dog ear shadow style fence



Dog ear 1" space style fence



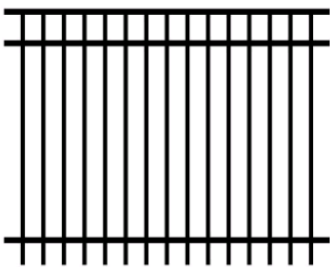
Arched/Curved/Scalloped style fence



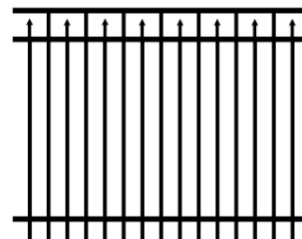
Arched/Curved/Scalloped 1" picket style fence



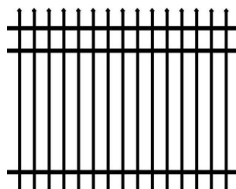
Arched/Curved/Scalloped solid style fence



Black Aluminum



Black Aluminum



Black Aluminum



<--- Reverse curved solid style fence



Reverse curved 1" picket style fence



Reverse curved shadow box style fence