

PRINCETON MANOR HOMEOWNERS ASSOCIATION

**ARCHITECTURAL STANDARDS
AND
GUIDELINES**

April 2020

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PRINCETON MANOR HOMEOWNERS ASSOCIATION, INC.

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919-848-4911 or 919-870-7241 (Fax)

Dear Homeowners and Prospective Buyers:

We have recently had the opportunity to establish the Architectural Standards and Guidelines for Princeton Manor. Enclosed is your copy. All homeowners are encouraged to familiarize themselves with its contents and to retain a copy for future use when information is needed pertaining to architectural changes.

The primary purpose of the Standards is to maintain and enhance the appearance of our community by assuring that any changes to the property are evaluated and approved in accordance with the Standards. Each property owner is required to adhere to the stipulations and guidelines contained in this document.

If you need information that is not provided in this guide, please call PPM at 919-848-4911 or email tsanderford@ppmral.com.

The Architectural Review Committee is made up of volunteers who live in Princeton Manor. We are your neighbors and our primary goal is to uphold the Standards and develop new Standards as necessary. We want to maintain and build upon that certain something that made each of us buy our homes in Princeton Manor. We want to ensure a high quality of life, while protecting and preserving property value without being unnecessarily restrictive.

We hope you enjoy your home and look forward to seeing you around the neighborhood.

Sincerely,

The Architectural Committee

SUBMITTAL AND APPROVAL PROCESS

Each homeowner is required to complete an Architectural Request Form **prior** to making any changes to the exterior of their home or property. The process will be the same for all submittals with the required details varying depending upon the type of change.

Items to be submitted:

1. Architectural Request Form completed in its entirety.
2. Plot plan outlining the position or placement of the change.
3. Drawings/plans showing the construction and effects of the change.
4. Samples of paint, siding or any other items that may be helpful in making a decision.

Submit your completed Architectural Request Form to PPM to perform an initial review for completeness and legibility. All completed submittals will be forwarded to the Architectural Committee. The committee will review the request and inspect the site. The committee will make a recommendation to the Board of Directors.

PPM will advise the homeowner, via mail, of the final decision of the Board of Directors.

Reminders:

1. No change shall begin without written approval from the Board of Directors via PPM.
2. Building permits may need to be obtained. It is the responsibility of each homeowner to obtain these permits. All residents must meet the Town of Knightdale Planning Guidelines.
3. Allow at least 45 days for processing and permits in planning for changes.
4. All AR forms are to be submitted to PPM by the 15th of each month.

APPEAL PROCESS

To appeal a disapproved submittal, the homeowner should submit a written appeal to PPM to be forwarded to the Board of Directors. The appeal should be submitted within 30 days of the notification of disapproval. It should include specific detailed information stating why the submittal should be reconsidered. The homeowner may request a meeting with the Board of Directors to discuss the submittal. Please contact PPM to be placed on the agenda for the next meeting.

Architectural Standards and Guidelines

ADDITIONS AND CHANGES TO HOMES

For all changes, permanent or temporary to the exterior appearance of homes, approval from the Architectural Committee is needed prior to start of project. This includes, but is not limited to, additions, porches, garages, patios, attached structures or detached structures of any kind. Also, any changes to windows, doors, chimneys, color or material require approval. Approval is also required when an existing item is to be removed.

Normal maintenance to preserve the structure in its original state does not require approval from the Architectural Committee; this would include repainting or restaining an object to match the original color. However, all exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures.

Information Required on Submittal:

- a. Official plot plan or survey showing lot boundaries, the existing building and the proposed structure.
- b. Elevations (drawings, photos, etc.) showing the planned appearance of the structure.
- c. Description of materials to be used including siding, paint, color and shingle samples if necessary.

Guidelines:

- a. No changes shall encroach upon the setbacks for the lot as listed in the covenants.
- b. Changes must match the house color and style.
- c. City/County/Town Building Permits are the responsibility of each homeowner.
- d. Window air conditioning units are not permitted.
- e. PTAC (Packaged Terminal Air Conditioners) units require approval of the Architectural Committee.
- f. Each homeowner is responsible for ensuring that their project meets and/or falls within the Town of Knightdale Planning Guide.

Architectural Standards and Guidelines

ANTENNAS AND SATELLITE DISHES

Satellite dishes require approval of the Architectural Committee. No previously approved installations shall constitute a precedent for approval.

Information Required on Submittal:

- a. Plan showing location of dish.
- b. Description of plantings used to camouflage/screen the equipment, if applicable.

Guidelines

- a. Location of externally mounted satellite dishes on the rear of a dwelling or in the back yard is encouraged. If such mounting does not afford a resident access to the satellite service, then a side of the dwelling or side yard location should be considered. If mounted on a side of the dwelling, dishes cannot be placed within ten (10) feet of the front of the dwelling.
- b. A mounting location on the front of the dwelling or in the front yard will not be permitted.
- c. Satellite dishes may be located on the roof of a dwelling provided that the dish is not on the portion of the roof facing the front and the highest point of the dish is no higher than the peak of the roof.
- d. If a satellite dish is installed on a pole, it must be screened in such a way that it cannot be seen from the street or adjacent lots.
- e. No exterior antenna or similar apparatus of any kind for receiving or transmitting CB and Ham radio will be permitted.

Architectural Standards and Guidelines

AWNINGS

All awnings require approval of the Architectural Committee. Awnings must be located on the rear of the house and each request will be reviewed on its own merit.

Information Required on Submittal:

- a. Plot plan showing location of awning.
- b. Elevation showing location of awning.
- c. Description and sample of material (s) and color to be used.

Guidelines:

- a. The awning material shall be fabric only.
- b. Fabric to blend with color of house.
- c. Awnings can be either retractable or stationary.
- d. Upon deterioration, the awning must be repaired or replaced.
- e. Awnings must be attached to house, not free standing.

BASKETBALL GOALS

Portable basketball goals are allowed without prior approval; however, the goal may not be placed where the main surface of play becomes the street. The Town of Knightdale does not allow basketball goals in the right-of-way of any town streets. **Note: the streets within Princeton Manor are town streets.** A warning will be issued to the owner and on the second offense; the basketball goal will be removed. If a homeowner wishes to install a permanent basketball goal (mounted on a pole) prior approval from the Architectural Committee is required. Please do not purchase materials or begin construction before receiving written approval from the Architectural Committee.

Information Required on Submittal:

- a. A plot plan detailing your desired location.
- b. A picture or brochure (if available).

Guidelines:

- a. Basketball backboards must be constructed of plexiglass.
- b. At all times, the backboard, hoop and net must be maintained appropriately.
- c. Post must be set in concrete and comply with any applicable government regulations.

Architectural Standards and Guidelines

CLOTHESLINES

Clotheslines or similar apparatus for the exterior drying of clothes will not be permitted. Homeowners are advised that deck railings are not to be used for similar purposes.

DECKS, PATIOS, ARBORS, GAZEBOS, TRELLISES AND SCREENS

There are no predetermined styles for decks or patios. All new decks, patios, gazebos, arbors, trellises and screens require approval of the Architectural Committee and the appropriate governmental agencies, if applicable.

Information Required on Submittal:

- a. Plot plan showing the location of the deck, patio, gazebo, arbor, trellis and screen in relationship to other structures and property lines.
- b. Elevation (drawings, photos, etc.) showing style of deck and patio, including railing, steps, etc.
- c. Description of materials to be used, including samples of stain or paint, if applicable.

Guidelines:

- a. Location – Decks and gazebos should generally be located in rear yards. Front and side yard locations will be evaluated on their individual merit.
- b. Scale and Style – The scale of all decks and gazebos, particularly elevated decks shall be compatible with the scale and style of the house as sited on the lot, with adjacent homes and the environmental surroundings.
- c. Color – Decks made from wood may be left to naturally age. Decks that are painted or stained should generally match the trim or dominant color of the dwelling. Natural or wood- colored stains will be considered.
- d. Under Deck Storage – Elevated decks have an under-deck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse visual impacts will be required, particularly in the case of high decks.
- e. Trellises and Screens – The attachment of privacy screens and trellises will generally be permitted if consistent with the size and scale of the home, lot and deck.

Architectural Standards and Guidelines

(Decks, etc. cont'd.)

- f. Patios – Generally, all patios should be located in rear yards, although front and side yard applications will be evaluated on their individual merit. Any adverse drainage requirements that might result from the construction of a patio should be considered and remedied. The use of a partially porous surface or the installations of mulch beds adjacent to the patio are ways to eliminate drainage concerns.

DRIVEWAYS AND PARKING PADS

Any parking pads or changes to driveways require approval of the Architectural Committee. Extensions, modifications and additions to driveways will be considered if there is no adverse aesthetic or drainage impact on adjoining lots or common area and if approved by the appropriate governmental agencies. Additions or modifications must be of the same materials as the existing driveway. Aggregate base, thickness, reinforcement, etc. must comply with good construction practices.

Information Required on Submittal:

- a. Plot plan showing the location of the driveway and/or parking pad in relationship to other structures and property lines.
- b. Elevation (drawings, photos, etc.) showing the measurements of the parking pad (i.e., length, height and width) as well as any landscaping that will be added along the perimeter.
- c. Description of materials to be used.

Guidelines:

- a. Driveways and vehicle parking pads shall be concrete only.
- b. Close attention must be paid to structure placement, setbacks and encroachment onto buffer areas, common property and neighboring lots.

Architectural Standards and Guidelines

FENCES

Construction of fences shall not begin without the approval of the Architectural Committee. Each installation will be examined on its own merit. No previously approved installation shall constitute a precedent for approval. However, fences proposed for construction adjacent to existing fences must be of the same style, material, and finish as the existing fences. No fences are permitted in the front yard.

Information Required on Submittal:

- a. Plan showing exact location of proposed fence construction in relation to house and property line.
- b. Elevation (drawings, photos, etc.) showing style of fence, posts and gate locations.
- c. Description of materials to be used.

Guidelines:

- a. Allow enough time for processing and approval in planning for construction.
- b. Approval of a fence does not constitute approval for any additional improvements (i.e., play equipment, playhouses, basketball equipment, or storage sheds). These items must be submitted on a separate application for approval.
- c. After construction, the Architectural Committee reserves the right to perform an inspection to ensure that the fence and any associated landscaping conform to the conditions stated in the approval.

Color

- A. Natural Treated Wood
- B. White Vinyl
- C. Wrought Iron (Black Only)

Materials

- A. Fence itself is to be of natural treated wood, white vinyl or black wrought iron. **No metal, wire, chain, stone, brick or concrete fences are permitted.**
- B. Style A above may be either cedar, redwood or treated pine lumber.

Architectural Standards and Guidelines

(Fences cont'd.)

Height

- A. Fence height shall be a maximum of 6 feet (not including decorative cap which is not to exceed 8 inches). All heights are measured from the ground to the top of the post. Fencing material may not extend beyond the height limits. Please contact the Architectural Committee for more information.

Location

- A. All fences must be set back 1/3 the distance between the front of the house and the back line of the house.
- B. A letter of approval should be obtained first from the Town of Knightdale Environmental Coordinator and the Corps of Engineers if your fence will be installed in or encroach upon wetlands, 100-year flood-line or a water quality buffer.
- C. Existing topography and landscaping within the buffer shall not be disturbed except with the approval of the Architectural Committee. Construction within a buffer area may require approval from the Town of Knightdale.
- D. Screening requirements will be in effect for any fence bordering a street. Evergreen plantings must be put in place that will screen ¾ of the fence within 3 years.

Setbacks

- A. If an adjoining property has an existing fence, the submitting homeowner must attach to that fence or place fence 3 feet off the property line to allow for maintenance between the fences.
- B. Additional setback requirements may be required for the sake of landscaping.

Landscaping

- A. A landscape plan shall be part of the documentation required for submittal. See Item D, under Location for guidelines.

Architectural Standards and Guidelines

(Fences cont'd.)

Construction Details

- A. All hardware is to be galvanized or powder coated black.
- B. All post must be set in concrete.
- C. **The finished side of all fence styles must face adjoining lots.**

Maintenance

- A. Maintenance of the fence and all associated screen plantings is the responsibility of the property owner.

GARBAGE/TRASH CANS AND RECYCLING BINS

Garbage/trash cans and recycling bins should not be kept on the driveway. These items must be stored out of view from the street at all times. It is suggested that these items be kept in your garage, backyard or side yard, screened from view with fencing or landscape plantings. Trash cans shall not be placed on the curb prior to 5 p.m. the night before the scheduled pick up. Trash cans must be removed from the curb no later than 6 a.m. the day after the scheduled pick up.

GARDEN PLOTS

Gardens in a single-family residential area will not require approval from the Architectural Committee if they are wholly located in the rear portion of the lot and a minimum of ten feet from the side and rear lot lines. Any tree removal required to provide space for the garden must adhere to the tree removal guidelines.

Guidelines:

- a. Approval by the Architectural Committee is required for any garden location other than described above or any deviation from the above guideline.
- b. Compost piles are allowed within your property lines after approval of location from the Architectural Committee.
- c. Maintenance of the garden is required. Debris must be removed at the end of the gardening season and the yard returned to a natural state. This would include removal of stakes and any other structural additions required for harvesting the garden.

Architectural Standards and Guidelines

HOME OCCUPATIONS

The Town of Knightdale grants Zoning Compliance Permits for home occupations. Each homeowner is responsible for ensuring that their home occupation meets and/or falls within the Town of Knightdale Planning Guide. A home occupation is defined as a business, profession or trade, which is conducted within a residential building for the economic gain, or support of a resident of the dwelling and which is incidental and secondary to the residential use of the lot and which does not adversely affect the character of the lot or the surrounding area.

LANDSCAPING

Minor landscaping such as naturalizing an area of the yard or adding low growing shrubs and bedding flowers do not require approval, provided they do not encroach upon neighboring properties or common area. If there is any doubt as to whether or not a proposed exterior change is exempt from review and approval, homeowners should first seek clarification from the Architectural Committee before proceeding with the improvement.

Major landscaping that will be structural, change the contour of the land, are adjacent to a property line or obstructs a neighbor's view, will require approval of the Architectural Committee. After initial construction, no live tree having a trunk of 3 inches or more, at a height of 2 feet above ground level, shall be removed without written prior approval from the Architectural Committee and/or the Board of Directors. Homeowners who remove trees without prior approval will be required to replant with a suitable number of trees of at least 8 feet in height. Homeowners in violation may be required to attend a hearing and may be fined up to \$150 per day for the violation.

In the event of a major weather storm that causes trees to break, fall or tree is dying/diseased, which poses an imminent threat of danger to structure or personal safety, may be removed without prior approval.

Architectural Standards and Guidelines

(Landscaping cont'd.)

Contact the Town of Knightdale Planning Director at 919/217-2240 to obtain a written opinion for tree removal.

Information Required on Submittal:

- a. Plot plan showing quantity and location of plants.
- b. Description of plants.
- c. Details of any landscape plan that may change the flow of any drainage/runoff shall be submitted with details. This includes a plot plan, drawings showing the present drainage/runoff and drawings showing the proposed change in the drainage flow as a result of the change.

Guidelines:

- a. Hedges, screen plantings or live fences erected from the front corner of the house forward shall not exceed 4 feet.
- b. Hedges or screen plantings which form a barrier between properties should have the following:
 - Agreement for maintenance access
 - Setback to allow for plant growth
- c. No changes or modifications are allowed to Common Property without prior Board of Director's written approval.
- d. Ornaments – see guidelines for lawn decorations.
- e. Garden Plots – see guidelines for garden plots.
- f. Fences – see guidelines for fences.

Architectural Standards and Guidelines

LAWN ORNAMENTS, DECORATIONS, OUTSIDE LIGHTING, SIGNS AND FLAGS

Approval will be required for all exterior decorative objects, whether natural or man-made, which were not part of the original construction design, either as a standard or optional feature. Examples include, but are not limited to, bird houses, bird baths, driftwood, lantern poles, flood lights, security lights, weathervanes, sculptures, fountains, house address numerals, waterfalls, fishponds, water gardens and any items not attached to approved structures. These will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities and visual impact on neighborhoods and surrounding area. Freestanding poles of all types are not permitted.

Items Not Requiring Architectural Approval:

Holiday decorations shall be removed one month after the holiday has passed. All other signs, including for sale, for rent, garage sale, yard sale and political campaign signs, are allowed as long as they are removed one week after the event. Owner is responsible for removal and disposal of signs. No sign shall be placed on the common property.

Information Required on Submittal:

- a. Plot plan showing location of item.
- b. Picture or description of item.

Guidelines:

- a. No more than five lawn ornaments shall be in view from any adjacent street or lot.
- b. On items not requiring approval, the committee reserves the right to request a homeowner to remove an item if surrounding homeowners complain.
- c. No political flag other than the American flag is permitted.
- d. Commercial advertising signs are prohibited.

Architectural Standards and Guidelines

MAILBOXES

The mailbox must remain in its original color and design. No physical alteration of the mailbox or post will be permitted. As the paint on the mailbox and post fade, they shall be repainted to match their original color. Any replacement mailboxes shall conform to the original color, style and material as that installed by the builder. Plantings around the base of the mailbox and non-permanent seasonal decorations are allowed, provided the guidelines for landscaping are followed. Any plantings and decorations must not obstruct the view of the address numbers. No decorative mailboxes or modifications to the approved style, color and material are permitted.

MAINTENANCE

It is the primary responsibility of each homeowner to maintain their property in a way that does not detract from the overall aesthetics of the Community.

Guidelines:

- a. All portions of a lot, which are not improved by an impervious surface or a structure, must be maintained with grass (or other vegetation installed by a builder or approved by the Architectural Committee).
- b. All turf areas on a lot must be kept neatly mowed during the growing season. Grass should not be permitted to exceed 10 inches in height.
- c. Turf areas and other vegetation should be watered during dry periods. Any dead plants, shrubs or trees should be immediately removed. Replanting should be performed during the appropriate time of the year.
- d. Turf areas should be kept as weed free as possible. At no time should weed cover exceed 25% of the total turf area.
- e. No trash or debris may accumulate or be stored in a visible location on a lot. Construction materials required for the improvement of a home or a lot should be neatly stored in an unobtrusive location on the lot as soon as possible when not in use.
- f. All hedges, trees, shrubs, mulch and pine straw must be neatly trimmed and maintained in proportion to the lot and home through pruning and/or replacement.
- g. The exterior of a dwelling must be maintained in an attractive manner. No significant blistering or peeling of exterior painted surfaces is permitted.
- h. Any exterior building components, (i.e., siding, gutters/downspouts, roof shingles, windows and doors), which are missing, broken or otherwise in a state of disrepair, must be repaired as quickly as possible.

Architectural Standards and Guidelines

PAINTING OF HOUSE (EXTERIOR)

Approval is not required in order to repaint or re-stain an object to match the original color. However, all exterior color changes must be approved. The requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures.

PARKING

Only in the performance of construction activities will commercial licensed vehicles that fall under prohibited vehicles be allowed on any lot, common property or street right-of-way. Nor shall limousines, trailers, campers, recreational vehicles, other large vehicles, including any type of equipment, aquatic vehicles, utility trailers, ATVs/dune buggies, hovercraft, aircraft or any inoperable vehicles, be parked on the lot or on any common property or within any right-of-way of any street in or adjacent to the Subdivision as stated in the Declaration of Covenants.

Commercial Licensed Vehicles Permitted

- a. Vehicles that weigh $\frac{3}{4}$ ton and under.
- b. Vehicles are parked in garage or in driveway; no street parking of commercial vehicles is permitted.
- c. Vehicles are maintained.

Prohibited Commercial Licensed Vehicles

- a. Any vehicle that weigh over $\frac{3}{4}$ ton.
- b. Includes box trucks, tractors, trailers, dump trucks, heavy-equipment, etc.

Aquatic Vehicles

- a. Includes boats, jet skis, rafts, canoes, kayak, etc.

Architectural Standards and Guidelines

(Parking cont'd.)

Guidelines:

- a. Homeowners storing their aquatic vehicles, utility trailers, campers, recreational vehicles, ATVs/dune buggies on their property will have 48 hours to clean, arrange personal belongings and either store the item(s) entirely within their garage or at an off-site facility. If not removed within 48 hours, a violation notice will be issued. The Association will then proceed with further action, including but not limited to, the imposition of fines to have the item(s) removed.
- b. Vehicles may not be parked at a 90°degree angle to the curb in a cul-de-sac.
- c. Vehicles must be parked in the direction of traffic flow when parked on the right-of-way of any street in the Subdivision.
- d. Parking vehicles on the grass is not permitted.
- e. Vehicles belonging to property owners may not be parked overnight on the right-of-way of any street in the Subdivision.
- f. Vehicle repairs and storage are not permitted in the right-of-way or driveway.
- g. No vehicle on which current registration plates or decals and current town, county and state inspection permits are not displayed, shall be kept upon any portion of the Common Area. Nor shall they be permitted on any portion of a lot, be visible from adjacent lots or any portion of the right-of-way.

PETS, PET HOUSES AND PENS

The maintenance, keeping, breeding, boarding or raising of animals, exotic animals, livestock, poultry or reptiles of any kind, regardless of number, is prohibited on any lot or upon the Common Area.

Guidelines:

- a. Dogs, cats or caged birds may be kept, provided they are not bred or maintained for commercial purposes.
- b. Animals must not be left unattended on the outside, unless the yard is fenced and gate is closed.
- c. Homeowners are required to pick up after their pets. The Town of Knightdale leash laws are to be followed.
- d. No fenced dog runs are permitted. Tethered dog runs are permitted, if the owner is home.
- e. Outside dog housing is not permitted.

Architectural Standards and Guidelines

SKYLIGHTS AND ATTIC FANS

Approval from the Architectural Committee is required for the addition of any skylight or attic fan that alters the exterior of the roof.

Information Required on Submittal:

- a. Plot plan showing visibility from streets and neighboring lots.
- b. Drawing showing the location of the unit.
- c. Information stating the height, length and width of the unit.

Guidelines:

- a. Skylights should be located so they are not visible from the front of the dwelling.
- b. Attic fans should be painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end).
- c. Attic fans should be mounted on the least visible side of the ridgeline.

SOLAR COLLECTORS

All solar collectors/panels require approval from the Architectural Committee before installing. **Guidelines:**

- a. Solar collectors must be installed to be as inconspicuous as possible.
- b. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure.
- c. Every effort must be taken to camouflage the plumbing and supports of the collectors. This camouflaging may require completely encasing the collectors.
- d. Piping running down the side of the dwelling is not permitted.
- e. All metal parts should be painted to match roof coloring. Solar panels should match the color of the existing roof, as close as possible.
- f. The ideal installation is one that is laid flat on the roof.
- g. Collectors may NOT be installed on the roof, on the front of the home, if the roof fully faces the public street, when standing in front of the home.
- h. Collectors may be installed on the roof, on sides on houses that are on corner lots.
- i. Collectors may be installed on the roof, on the back of homes that back up to public areas.
- j. Collectors may be installed on the sides of the roof, on front/pitched roof elevations.

Any tree removal required to permit increased solar exposure to the collectors, must adhere to the tree removal guidelines.

Architectural Standards and Guidelines

STORAGE

No trade materials or inventories may be stored upon any lot for an extended period of time. Temporary storage of materials for minor projects should be placed and maintained in an orderly manner up to 15 days from date of delivery. Some examples are lumber, bricks, siding, roof materials, landscaping material, etc.

STORAGE SHEDS

Approval from the Architectural Committee is needed for the addition of a storage shed. The storage shed shall be located only at the rear of each lot. Homeowners are encouraged to design and construct sheds, which are integrated with the dwelling. The shed should be compatible with the design qualities of the house and be constructed of the same materials.

In general, the dimensions of the shed must be appropriate for the size of the home and lot, as well as surrounding dwellings. It should be compatible with the architectural qualities of the house and adjacent houses.

Information Required on Submittal:

- a. The architectural design of the shed.
- b. Plot plan showing the location of the shed.
- c. Listing of the finish materials.
- d. The size of the shed.

Guidelines:

- a. Vinyl, plastic, and metal sheds are not permitted.
- b. Portable commercial storage units shall not remain on any property for more than 30 days without written approval from the Architectural Committee.
- c. The color scheme of the shed must be the same as for the house.
- d. The finish materials must be the same as for the house.
- e. The size of the shed should be compatible with the size of the lot and adjacent properties and is not to exceed 8 feet in height at the highest point.

Architectural Standards and Guidelines

SWIMMING POOLS AND HOT TUBS

Approval from the Architectural Committee is needed for the installation of a swimming pool and/or hot tub. Only in-ground pools are permitted in Princeton Manor. Pools must be located in the rear of the property. Kiddie pools are permissible during the appropriate season. Homeowners are required to practice responsibility and not allow water to collect when kiddie pools are not in use. Above ground swimming pools are not permitted on any lot within the subdivision.

Information Required on Submittal:

- a. Plans and specifications showing the nature, kind, shape, height, materials and location.
- b. Plot plan showing the location of the pool or hot tub.
- c. Plan for screening (fencing or landscape screening).

Guidelines:

- a. Any wood support structure must be the same color as the house or deck.
- b. Pool or hot tub cannot be located within a buffer or easement.
- c. All Wake County Health Department regulations must be met.
- d. Pool or hot tub must be screened from view from any street or adjacent property.

Architectural Standards and Guidelines

SWING SETS, PLAY HOUSES AND JUNGLE GYMS

Approval from the Architectural Committee is needed prior to placement of any permanent or semi-permanent play equipment.

Information Required on Submittal:

- a. Plot plan showing location of play equipment and distance from the property lines.
- b. Drawings or pictures of the play equipment.

Guidelines

- a. Permanent play equipment must be installed to be as inconspicuous as possible. The preferred location is in the rear, directly behind the house.
- b. Screening may be required in order to block the view and/or noise from neighboring lots. Landscape plans should accompany the submittal.
- c. Non-permanent play equipment must also be placed inconspicuously so that it does not detract from the neighborhood surroundings.
- d. Only wooden or composite swing sets are permitted.

Architectural Standards and Guidelines

WINDOW AIR CONDITIONERS

Window air conditioners are not permitted on any home or shed in Princeton Manor.