



ARCHITECTURAL
GUIDELINES &
RESTRICTIONS

Revised 01-2026

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Introduction

WELCOME to the South Lakes Master Association. South Lakes is an exciting and vibrant place to call home. The goal of these guidelines and restrictions is to preserve the value of your investment in your home and enhance your enjoyment of the property and improvements.

South Lakes is a planned unit development (PUD). This means that the original tract of property was site-planned, designed, and approved as a self-contained, deed restricted community, with its own set of covenants and conditions under which all property owners will live and abide. Conditions and restrictions define the neighborhood aesthetics and preserve harmony within the community.

The **South Lakes Master Association** currently consists of three (3) sections with different/varying architectural requirements. The three (3) sections currently are:

1. **South Lakes**
2. **North Lakes**
3. **North Lakes at South Lakes.**

Please reference **Exhibit 1A** to view the community sections map. All sections fall under the umbrella of the South Lakes Master Association. This document will state any variations or different requirements for these sections. Some sections are not yet developed and are subject to changes within this document. The Board reserves the right to revise and/or update these guidelines and restrictions at any point.

The primary purpose and foremost consideration of these guidelines and restrictions is the creation of a community which is aesthetically pleasing, functionally convenient, and protective of the Owners' investment.

Architectural Control

The following Architectural Guidelines and Restrictions outline the community standards and restrictions for the exterior of your lot, including changes to your home and lot. This document also outlines the procedure for submitting a request for changes to the Architectural Review Committee (ARC) to receive the necessary Board approval for those changes. The ARC Committee reviews all requests and makes their recommendations to the Board of Directors. Unless otherwise stated herein, exterior changes to your lot or home require an ARC submittal and written approval prior to any construction or work beginning.

This document is meant to assist owners in understanding the expectations and standards for architectural changes with respect to common requests that arise in the South Lakes Master Association. However, no guidelines or standards can cover every exterior change or situation. The fact that this document may not address a specific type of project does not result in the fact that the project is permitted. ALL exterior modifications require an ARC application and must receive written approval by the Board of Directors unless stated specifically otherwise herein. No board member or committee member is authorized to grant verbal approval of a project. Please note that all applications are considered on a case-by-case basis. A modification that is appropriate for one lot may not be appropriate for another, depending on factors such as lot location, size, visibility, etc.

The Board of Directors has full authority over the ARC Guidelines and Restrictions and review procedures with the right to alter, change, overrule, or revise at any point in time. All decisions and considerations are made at the discretion of the Board of Directors.

Owner Responsibilities

It is the sole responsibility of the homeowner (applicant) to obtain all necessary permits, and adhere to 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, building codes, etc. This is separate from the HOA review/approval process.

Failure to comply with ARC requirements or follow the Board approved plans may result in the required removal of any non-compliant structure or changes. The Board/ARC Committee reserves the right of entry to any property within the development for inspection purposes. It is the sole responsibility of the homeowner to construct and maintain any improvement which receives a Board decision, in accordance with the Approved Plans or applicable Architectural Guidelines.

The owner is responsible for maintaining up to their respective property lines. The owner may only request/make changes to their property. Non-compliant architectural changes or changes made without Board approval may be reported to Sentry Management to address directly with the owner of that property.

Application Information

The following instructions outline the architectural review process required for any exterior changes, unless stated otherwise in this document.

1. Prior to any alteration, addition, or improvement for which approval of the ARC is required pursuant to the Declaration, the homeowner must complete a Request for Architectural Approval (the “Application” form). This form may be obtained by request from the HOA Management Company or copied directly from the South Lakes page of the Sentry Management website at www.Sentrymgmt.com. **NOTE:** Requests will not be accepted by third parties or a homeowner’s choice of contractor, vendor, project manager, etc.
2. A complete request shall include the following (unless stated otherwise):
 - **Application**, including a summary of all projects being requested.
 - A copy your **Lot Survey/Plat Map** with the location of all changes, alterations, additions, etc. clearly marked in relation to your home and property lines. Lot Surveys are not required for exterior painting submittals.
 - o **NOTE:** Lot Surveys/Plat Maps are for individual homeowner lots. This document is typically included in closing documents or can be found at the Wake County Register of Deeds office. Sentry management does not generate or have access to surveys.
 - Project specifics such as **dimensions, distance from property lines**, and,
 - The necessary supplemental information such as **pictures, examples, vendor renderings, landscape plan**, etc. to accurately depict the project.

Architectural Requests/Applications must be complete before they can be processed or reviewed. Additional information may be requested upon receipt or requested by the ARC for further review and consideration. Information needed for the review process is subject to the discretion of the ARC and Management Company. Incomplete applications will be returned and are not eligible for review until fully deemed complete.

3. Once a completed Application is received, the request will be forwarded to the ARC for its review and decision. Architectural requests will only be processed during the scheduled office hours of Sentry Management.
4. The Association is allotted sixty (60) days to relay the decision, as per the Declaration of Covenants, Article XI, Section 4. In most cases, requests cannot be expedited and must follow the standard review process. However, the ARC makes every effort to review and provide a decision in advance of the 60-day deadline date.

Declaration of Covenants

ARTICLE XIII: OWNER MAINTENANCE RESPONSIBILITIES

Section 1. Duty to Maintain. Except for those items for which the Association has maintenance responsibility under the Governing Documents, or except as otherwise provided in the Governing Documents, each Owner, at such Owner's sole cost and expense, shall maintain such Owner's portion of the Properties, including all improvements thereon, in a safe, clean and attractive condition at all times, subject to and in a manner consistent with the Governing Documents and Community Wide Standard, including all of the following:

- a) Prompt removal of all litter, trash, refuse and waste.
- b) Lawn mowing and maintenance on a regular basis, including, subject to any Legal Requirements, any portions of a publicly dedicated street right of way or private street right of way adjacent to any boundary of such portion of the Properties and not maintained by the Association or the City.
- c) Tree and shrub pruning and removal of dead or diseased trees, shrubs and other plant material.
- d) Maintenance of flower and plant gardens.
- e) Maintenance of exterior lighting and mechanical facilities.
- f) Maintenance of parking areas and driveways.
- g) Complying with all Legal Requirements.
- h) Soil erosion control as required by the Declaration.
- i) Maintenance of stormwater drainage easements as required by the Declaration.

The foregoing responsibilities shall be performed in a manner that does not unreasonably disturb or interfere with the reasonable enjoyment of the Properties by Persons entitled thereto. Provided, however, and notwithstanding anything to the contrary appearing herein, Declarant is exempt from the provisions of this Section with respect to all portions of the Properties it owns, except for any of same on which Dwellings are located.

ARTICLE XI: ARCHITECTURAL APPROVAL

Section 9. Violation; Enforcement: Each failure of an Owner or any other Person to construct or maintain any improvement in accordance with the Approved Plans or applicable Architectural Guidelines shall be a violation of the Declaration. Declarant, each Owner and the Association each shall have the right, but not the obligation, to enforce the provisions of this Article against an Owner or any other Person who violates or attempts to violate same, either to restrain the violation, recover damages, or seek other available legal or equitable remedies. Any failure to enforce this Article of the Declaration or seek any applicable remedy with respect to any specific violation hereof shall not constitute a waiver of the right to do so thereafter, nor shall it constitute a waiver of the right to enforce this Article of the Declaration at any other time with respect to the same or substantially similar matter. All such rights, remedies and privileges granted in this Section are cumulative, and the exercise of any one or more of such rights, remedies or privileges shall not constitute an election of remedies or preclude subsequent exercise of other rights, remedies and privileges.

Architectural Guidelines

Patios

1. The addition of any patio, deck, or patio extension, must have Board approval. *The homeowner is responsible for all necessary building permits.* Careful consideration must be given to maintain drainage patterns.
2. All decks and patios must be located behind the home in the rear yard and remain within the framework of the house. Materials will be reviewed on a case-by-case basis. Decks and patios are not permitted in the front or side yards. Exceptions for extending past the framework may be considered with supplemental landscape screening.
3. The patio/deck size, design, and setback distances to neighboring property lines should be kept in proportion to the home and property. The view of the patio/deck should be softened from view from neighboring properties whenever possible. All patios and decks will be reviewed with respect to their visual impact on adjacent properties.
4. When contemplating adding a deck or patio to the rear of your home, it is important that you consider the following factors:
 - Water drainage pattern under or around the deck/patio
 - Distances of deck/patio to property lines, easements, and neighboring properties
 - Privacy screening (whether vegetative or other)
 - Appearance: The patio or deck should be consistent with the aesthetics of the existing house.
 - Wood: Wood stains require Board approval. Opaque stains or paint colors will be considered on a case-by-case basis and must also be approved by the ARC.
 - Pavers/Other: Materials may consist of natural-color concrete, flagstone, slate, brick, or similar. Materials will be reviewed on a case-by-case basis.
 - The following does **not** need Board approval:
 - Applying clear protectants over existing structures.
 - Applying transparent stains (with natural wood coloring) over existing structures.

Driveways and Walkways

1. Driveway extensions, driveways, walkways, decorative walkways such as tiles or steppingstones, and parking pads require Board approval.
2. Driveway extensions should taper to the street apron (street right-of-way). The driveway apron must not be altered, as dictated by the Town of Fuquay Varina.
3. Driveways and vehicle parking pads or extensions shall be paved with hard surface material such as concrete, pavers, brick, etc. Asphalt driveways are not permitted.
4. Walkways extending from the front door/porch area must be a minimum of 36" in width.
5. Close attention must be paid to the location of hardscapes such as driveways, extensions, walkways, etc. with consideration to lot setbacks, easements, and drainage/runoff.

Outdoor Kitchens & Fireplaces

Permanent outdoor kitchens, barbecues, and/or outdoor fireplaces may be permitted within the framework of the home and cannot extend past the sides of the house. This includes firepits (mobile & permanent), outdoor kitchens with grills and similar structures with flames. On a case by case basis, natural screening can be approved to protect items from street view.

Retaining Walls

1. Retaining walls and screen walls shall be as unobtrusive as possible and built to the minimum height needed to serve their function.
2. Retaining Wall Materials may be brick, natural stone, timber, or concrete, depending on location and contextual relationship. The retaining wall should be tapered into the ground rather than abruptly ending in space.
3. Landscaping is strongly recommended to soften the visual impact of retaining walls, screen walls, and other exposed structures.

Porches and Decks

Board approval is required for the addition of any porch or patio structure. The following additional structures may **not** be attached to the *front* of the house, including but not limited to a screened porches, decks, canopies, sunscreens, awnings, trellises, arbors or tents or likenesses thereof. However, these structures may be permitted *behind* the home and within the framework, in a less visible location.

Pergolas, Trellises, and Screens

1. All raised structures such as pergolas, trellises, screen walls, partitions, or similar, require Board approval.
2. These types of raised structures shall not be visible from the front street view. On a case by case basis, natural screening can be approved to protect items from street view. The location must be within the framework and behind the home, not extending beyond the sides of the house.
3. All pergolas, trellises, screens, etc. will be reviewed on a case-by-case basis with respect to their visual impact on adjacent properties and keeping in line with the aesthetics of the community or section.
4. Pergolas, trellises, and screen walls should be constructed of natural material such as wood, metal, or vinyl, to blend with the aesthetic of the home and must appear professionally installed. Temporary types of screening structures are not permitted. Soft screening such as trees, shrubs, or other landscaping, are preferred around raised structures.

Awnings

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

Fences

1. Fencing shall be a visual extension of a building and should relate to the materials, colors, and architectural style of the building. The homeowner is responsible for maintaining their fencing.
2. The finished side of the fence shall face outward from the yard.
3. Chain-link fences, temporary fences, split rail, horse farm type or horizontal railing fences are not allowed.
4. Fence height shall not exceed five (5) feet. The minimum height for fences is four (4) feet. A height of four (4) feet is recommended.
5. Fences must either be set back a minimum of ten (10) feet from the front face of the house, start at the rear corners of the house, or otherwise align with a major element (excluding front porches) of the house.
6. **Corner Lot Fences:**
 - On the street side, fences shall not project any closer to the street than five (5) feet from the street curb.
 - Fences on corner lots must either start at the back corner/rear edge of the house on the side that faces the street, start mid-way (halfway) up from the back corner of the house, or line up with a major exterior element of the house (excluding front porches).
7. **Interior Fences:**
 - Fences must either be installed on the owner's property line,
 - Abut (appear to tie into) an existing fence along the shared property line, or
 - Be installed at least one (1) foot inside the property line to allow for maintenance space between neighboring lots. *(for example, fencing placed a few inches inside the property lines is not permitted, as the ability to maintain the yard in this small area is not possible).*

The below information includes the additional fencing requirements based on the section in which you reside. Each section of the community differs in the style and material of fence that is allowed. Refer to the community site map show in **Exhibit 1A**.

South Lakes Section

Material: Black Aluminum, White Vinyl, or Natural Wood are compliant fence materials. Wood and Vinyl (solid) fences must be installed a minimum of 1" from the ground to allow for proper drainage. Refer to **Exhibit 2A, 2B, & 2C** for fencing examples.

North Lakes Section

Material: Fences are limited to only Black Aluminum material. Refer to **Exhibit 2A**. Wood and Vinyl (solid) fencing are not permitted in the North Lakes Section.

North Lakes at South Lakes Section

Material: Fences are limited to only Black Aluminum material. Refer to **Exhibit 2A**. Wood and Vinyl (solid) fencing are not permitted in the North Lakes at South Lakes Section.

8. Incomplete and/or partial fencing is not permitted. Fences must enclose the lot on all sides, and cannot be free standing or partially enclose the lot.

9. Yards must be maintained up to your respective property line, regardless of fence location.
10. No temporary (non-permanent) fencing is allowed on any lot.
11. 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, on the respective lot for consistency purposes.
12. It is recommended that fencing be “softened” through the use of landscaping or plant material on the exterior facing side whenever possible.
13. 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 be projected any closer to the street than the building envelope line. *The building envelope line is represented by a dotted line on the lot survey.***
14. **Lake Lot Requirements:**
Homeowners who want to install fencing for the lake lots are only allowed to install black aluminum, which does require prior Board approval. The South Lakes Architectural Request Form can be found on the Sentry website at www.Sentrymgmt.com.

Pools & Hot Tubs

1. Swimming pool/hot tub requests will be reviewed on a case-by-case basis prior to beginning construction.
2. Above-ground swimming pools will not be approved.
3. Natural screening must be provided around all pool/hot tub equipment (i.e. filters, motor, etc.) and other structures related to the installation of the pool, so as to minimize the visual impact and additional noise caused by the equipment. Screening may include fencing, landscaping, architectural panels, or other methods approved by the Architectural Committee that are compatible with the community’s aesthetics. Bright, reflective, or highly contrasting exterior finishes are discouraged.
4. Pools/hot tubs Installation must meet or exceed all applicable codes, regulations, ordinances, permit requirements, and inspection requirements of Wake County and the State of North Carolina. All Wake County and State standards are the minimums, and Association requirements may exceed them.

Homeowners are solely responsible for obtaining all required Wake County permits before installation, including, but not limited to, electrical, zoning, and building permits, where applicable. All permitted electrical work shall comply with the North Carolina Residential Code and the National Electrical Code (NEC), as adopted by Wake County. The Association may request proof of required permits.

Careful consideration must be given to maintain drainage patterns and minimize neighbor impact. All saunas and hot tubs will maintain proper drainage on the site. If a pool/hot tub is planned, homeowners must provide a plan detailing drainage patterns and runoff. The homeowner should take care to prevent water from spilling onto adjacent properties when the hot tub is emptied for the season. **Drainage shall not discharge onto adjacent lots or common areas.**

5. The pump/motor, filter, and other associated pool/hot tub equipment must not be located too close to neighboring property lines to minimize noise pollution for neighbors. The explicit location and size of this equipment must be included in any pool architectural submission.
6. Inground swimming pools and hot tubs are only allowed within the framework of the home, not extending past the sides of the house. At no time shall any pool or hot tub extend beyond the boundary of each side of the home. Installations must comply with all applicable Wake County setback requirements. On corner lots, on lots adjacent to common areas, or on lots where the rear yard is visible from a public right-of-way, additional screening may be required, as determined by the Architectural Committee, to minimize visual impact.
7. The design including the surrounding patio, concrete, and landscaping must be compatible in scale, character, materials, and color with the original house and surrounding landscaping. Factory-finished exteriors in neutral or dark tones are preferred. Any decking, pads, or enclosures associated with the installation must match or be in compliance with the home and existing community standards.
8. Pool features, including waterfalls, diving boards, and/or other water features, shall not rise above the height of the surrounding fence. No waterslides will be approved on personal pools.
9. Regular and ongoing maintenance of the pool/hot tub, its equipment, and the surrounding area must be properly maintained to resemble the original appearance of the pool/hot tub as installed. This includes ongoing maintenance to prevent excess algae buildup, overflowing skimmers, or other water conditions that could be unsightly to neighbors.
10. Temporary or inflatable hot tubs, plug-and-play units, and seasonal installations are subject to the same review and approval requirements as permanent installations. The Architectural Committee may require removal if such installations are not adequately maintained or screened.
11. Any installation completed without prior Architectural Committee approval or required permits shall be considered a violation of the governing documents and subject to enforcement action, including fines and removal at the homeowner's expense.
12. Homeowners must comply with all applicable Wake County noise ordinances and any community-established quiet hours. Repeated substantiated noise violations may result in enforcement action.
13. The Association assumes no responsibility for personal injury, property damage, electrical hazards, water damage, or maintenance issues related to homeowner-installed hot tubs or saunas.

Trashcan Corrals

1. Each owner shall maintain sufficient screening for their trash/recycle receptacles in an area that is not visible from the front street view. Trash/recycle receptacles can be located either (1) inside the garage, (2) behind the home out of street view, or (3) otherwise must be located behind compliant corral or landscape screening.
2. Receptacles may remain outside during pickup days and should be promptly returned to their concealed locations at the end of such collection days.
3. All corrals must be permanently installed. No temporary corral structures are permitted for garbage receptacles.
4. Trashcan corrals should appear as a natural extension of the home and be consistent with the aesthetics of the existing house. See **Exhibit 3A** for examples.
5. An ARC Submittal is **not** required so long as the following requirements are met:
 - 1) Corral structures must be a minimum size of four (4) feet in width, length, and height.
 - 2) The corral size cannot exceed six (6) feet in length and five (5) feet in height.
 - 3) Corrals must be made of wood or vinyl material (not plastic). The color must match the aesthetic of the home
 - 4) The location cannot extend past the front face of the house.
 - 5) Corrals cannot be free standing and must abut/attach to the house exterior to appear as a natural extension of the home with consistent style, color, and type.
6. Trashcan corrals that do not meet the above requirements must be submitted for Board approval to be reviewed on a case-by-case basis.
7. No garbage, trash, or refuse shall be burned or dumped on any lot, nor shall those items be deposited curbside, in common areas, or areas designated for storm water control, except in accordance with local ordinances.

Landscaping

General Information: The South Lakes Master Association encourages its homeowners to accent their homes with landscaping elements. All landscaping requires architectural review and approval unless otherwise stated herein.

Residents must maintain their lawns and lots. Failure to care for the lawn and landscape elements impacts on the property and can affect adjacent properties both visually and physically because of runoff, drainage, and weeds. Failure to properly maintain the lawn/landscaping may result in possible violations and fines from the South Lakes Master Homeowners Association. Please see Article XIII Section 1, regarding maintenance responsibilities.

Lawn/Grass

Fescue, Bermuda, Zoysia, and Centipede grasses are allowed and do **not** require Board approval. Sod must be consistent on all areas of the property (front, side, and backyard). Fescue sod is recommended.

Residents are encouraged to consult with their neighbors prior to planting the “creeping grasses” (Bermuda, Zoysia or Centipede) and are asked to take reasonable precautions if the neighbor does not

want that type of grass on their property. Such warm weather grasses are invasive and if used, a planting bed/border is recommended along the property line of these properties to reduce creeping of such warm weather grasses.

Residents are responsible for maintaining their lawns up to their respective property lines. Failure to care for a lawn impacts not only that property but also adjacent properties both visually and physically. Failure to properly maintain your lawn may result in possible violations and fines from the South Lakes Master Association.

Plant Install, Removal, & Replacement

1. Board approval is required for any live tree, bush, shrub, or other type of vegetation for any installation, removal, or replacement. If replacing plantings or vegetation with the *exact* same type and in the same location (no change), then an ARC Request is **not** required.
2. In order to preserve the natural beauty of the community, no live trees with a diameter of six (6) inches measured at ground level nor flowering trees with diameter of two (2) inches or greater measured at ground level shall be cut or otherwise removed from a lot unless reasonably necessary.
3. Removal of live trees will be approved if their continued existence is deemed to be harmful, including physical intrusion into structures or other improvements by trees, roots, and branches; damage caused by excessive shade; or blocking paths and vehicle sightlines.
4. Trees or plantings damaged by storms or other events may be removed without prior approval, for safety reasons. Owners are encouraged to take a photograph of the damage in the event that there is any question about whether the tree was healthy.
5. Trees should not hang over the property lines in a manner which impacts the ability to walk along the street/sidewalk or common areas.
6. All plantings must be maintained to their originality intended appearance. Dead or dying plantings should be removed and/or replaced according to the standards listed above.

Landscape Beds

Board Approval is required for new or replacement beds, or removal of any landscape beds. If any landscape bed edging/curbing material will be used, this must be included with your architectural submittal.

1. Landscape Bed material shall be either natural colored mulch, pine straw, or natural colored river rock/stone material. No artificial mulch or bed material is allowed.
2. No more than **three (3)** types of landscape bed material are permitted per lot.
3. Landscape beds must be regularly maintained and kept free of weeds, debris, and dead plants.

Edging / Curbing

1. Edging requires board approval. The only edge that does **not** require approval is the standard thin plastic or metal edging, not to exceed **3 inches** above the ground, indicated in **Exhibit 3A**.
2. When submitting, the edging height, location, and a picture example of the material, must be included with your ARC Request.
3. No more than **two (2)** types/styles of edging or curbing materials are permitted per lot.
4. Edging type is reviewed on a case-by-case basis to determine consistency with the aesthetics of the home and lot.
5. All edging/curbing must remain upright and appear professionally installed at all times. Lawn and landscaping space must be maintained surrounding the edging/curbing material.

Planter Boxes / Raised Garden Beds

1. Raised boxes/beds must be located within the framework behind the home and must not extend past the sides of the house. Planter boxes, garden beds, etc. are not allowed in front or side yards.
2. **The maximum allowed dimensions for raised planter boxes are 8 ft. x 10ft. or a total of 80 square feet. Garden plantings must not exceed fence height.**
3. Box/planters shall be made of wood, metal, brick, or vinyl material. Planters should be natural wood color, metal, or otherwise painted dark green, brown, or similar to blend with natural areas
4. Planter boxes made of plastic, netting material, **or cinder blocks are not permitted.**
5. Raised planter box structures must remain upright, appear professionally installed, and fully enclose the garden bed on all sides.
6. All fruit/vegetable gardens are only permitted in the rear yard. These must also be located within the framework of the home.
7. All gardens must be kept clean and clear of high-growing weeds and maintained year-round.
8. Garden Boxes can be installed outside of the framework if that is the only viable location for growing

* On a case by case basis, natural screening can be approved to protect these items from street view.

Play & Recreational Equipment

1. Play equipment such as playsets, swing sets, playhouses, shall be placed in the back yard and must be located inside the framework of the house (cannot extend past the two sides of the house). *Consideration should be given to size, material, design, visual screening, and impact on neighboring properties. On a case by case basis, natural screening can be approved to protect items from street view.*

2. Recreational equipment such as hammocks, kayaks, fitness equipment, sports nets, etc. are not permitted in the front yard and must be stored away properly when not in use, out of street view.
3. Play and recreational equipment shall not exceed ten (10') feet in height and should not be visible from the front street view.
4. Metal/plastic play equipment, not including wearing surfaces (e.g. slides, sliding poles, and climbing rungs) shall be dark green or brown to blend with natural areas.
5. Skateboard, bike, and other type ramps are not allowed.
6. Additional landscape screening is encouraged around play equipment, play sets, trampolines, etc, for lots adjacent Jones Lake Road in addition to additional suggested fencing requirements.

Basketball Goals

1. Basketball goals are not allowed to be permanently mounted to the house.
2. Free standing and portable basketball goals are permitted. An ARC submittal is **not** required, as long as the following requirements are met:
 - The backboard is perpendicular to the street
 - The goal post is located at least fifteen (15) feet from the front 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.

Trampolines

Trampolines do **not** require Board approval provided they are placed in the rear yard and located inside the framework of the home (not extending past the sides of the house). Due to safety concerns, it is highly recommended that trampolines be inside fully fenced yards. On a case by case basis, natural screening can be approved to protect items from street view.

Storage Sheds

All storage sheds must receive Board approval prior to installation. Careful consideration is given to the placement and appearance. *NOTE: The Town of Fuquay-Varina may require that a building permit be obtained for a shed of any size.*

1. Storage structures are not allowed in front or side yards, or in locations which obstruct the view of public commons areas and other natural areas by adjacent properties.
2. Detached storage structures cannot exceed **120 sq. ft or dimensions 10'x12'**. The height of structures cannot exceed **ten (10) feet in height**.

Sheds shall be located in the rear yard and cannot extend past the sides (framework) of the house or be visible from the front street view. On a case by case basis, natural screening can be approved to protect items from street view.

3. Sheds must be placed a minimum of **eight (8)** feet inside the rear property line. This requirement is dictated by the Town of Fuquay-Varina.
4. Materials and colors shall be finished to match the main house. Siding, roofing, and color scheme must be consistent with the existing house. Materials such as plastic, metal, etc. are not permitted for shed structures.
5. Shed structures must be permanently affixed to the ground with a concrete slab floor, footing anchors, etc. No temporary storage structures are allowed.
6. It is the homeowner's responsibility to check for any easement or setback restrictions on their individual lot.

Dog Houses

Dog Houses, storage structures for the purpose of housing animals, and similar structures are **not** permitted to be installed.

Mailboxes

Mailboxes are not required for all single-family homes, only a subset of South Lakes homes 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 near the curb. Mailbox design has been selected and new/replacement mailboxes must match the existing community standard. Contact Sentry Management for mailbox details and authorized suppliers.

Holiday Decorations

Holiday décor is permitted as long as it is not publicly displayed more than forty five (45) days before the holiday and is removed within thirty (30) days following the end of the holiday. Decorations and/or lighting should not cause adverse impact to adjacent neighbors. Holiday Décor does not require Board Approval.

Flags, Signs & Banners

1. Board approval is **not** required for installation of a single pole attached to the home that does not exceed six (6) ft. in length. Additionally, the flag size cannot exceed **four (4) ft. by six (6) ft.**
2. Freestanding flagpoles require Board approval. Flagpoles cannot exceed **30 ft.** in height and must be at least 10 ft. inside all neighboring property lines, as required by the Town of Fuquay Varina.
3. Commercial signage or signage advertising a company, service, or profession, is not permitted. The only exceptions being a professional sign related to the home security system.
4. Owners have the right to display political, religious, and holiday signs, banners, and flags, as per the Town of Fuquay-Varina. However, the HOA can regulate the number, size, time, place and manner of posting or displaying such signage. Political signage is permitted as long as it is not publicly displayed more than forty five (45) days before the election and is removed within thirty (30) days following the election

5. Temporary signage related to the sale of a home, “For Sale” or “Sold” are permitted and must be promptly removed following the sale.

Decorative Features, Miscellaneous Objects, & Lighting

1. Bird baths, bird houses, miniature sculptures, rain barrels, and flowerpots, are considered minor decorative features and do **not** require an ARC submittal so long as they are located within the framework of the home in the backyard are limited to **five (5)** fixtures per yard.
2. Outdoor recreational and seating items such as lawn chairs, tables, hammocks, and similar, are not permitted in the front yard. These must be located in backyard within the framework of the house. On a case by case basis, natural screening can be approved to protect items from street view.
3. Permanent exterior clotheslines are not allowed.
4. Objects may be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment and community aesthetics.
5. Artificial flowers, plants, etc. of any type, size, etc. are not allowed on any lot, home, flower box, flowerpot, flower and plant beds, etc. for any reason or amount of time.
6. Light fixtures that remain affixed to the home’s exterior do **not** require Architectural approval so long as the size does not exceed 12 inches in height.
7. Low voltage lighting will be acceptable in most areas and does not require board approval.. Floodlights and spotlights will typically be limited to rear and back yards. Lights must be white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.

Exterior Painting

1. Any change of appearance or color to the house exterior or an existing structure on the lot requires an application to be submitted for Board approval prior to any work.
2. When submitting a request for exterior painting, please provide specification of each structure being painted (siding, shutters, trim, gutters, dormers, etc.).
3. Houses being re-painted with the exact same color scheme to match what is currently existing, would **not** require an ARC submittal as this is considered standard maintenance or upkeep of what is existing.
4. No two identical appearing color schemes for houses should be next to one another. Colors should be submitted with a picture of original house and the desired color schedule. **NOTE: Color selection approval based on a first-come first-serve basis.**
5. Shingles shall be neutral in color such as black, gray, or brown. Garage doors may be painted to match the trim, siding, or accent color to minimize the impact of the garage doors on the streetscape.

6. All roof mounted equipment and penetrations (i.e. plumbing vents, HVAC vents, ridge vents, skylights, etc.) shall be painted or finished to match the roof color.

Generators

Generators are permitted for lots and do **not** require Board approval so long as the following conditions are met:

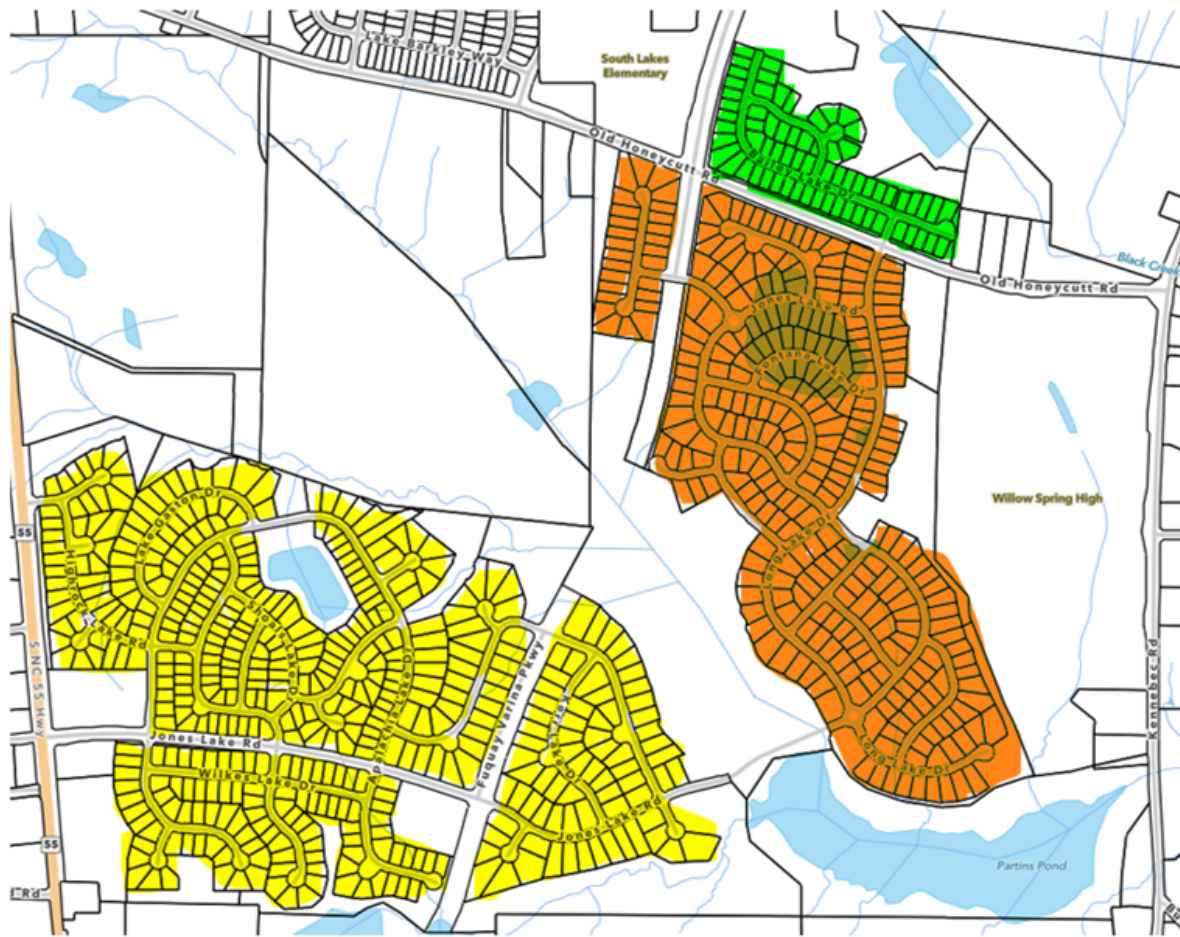
- The generator is located against the perimeter of the house (not free standing) and is at least five (5) feet back from the front face of the house.
- The generator location has proper screening currently in place to shield visibility from the front street view, such as behind an existing A/C unit, Trashcan Corral, building bump-out, or existing landscaping.

Satellite Dishes and Solar Panels

1. All solar collectors require Board approval. A layout rendering showing the location of all panels on the roof must be included in the ARC submittal.
2. It is preferred that solar collectors and satellite dishes are placed as inconspicuously as possible.
3. Whenever possible, these should be placed at the rear of the home or on the side that has the least public street exposure. Every effort must be taken to camouflage the plumbing and supports for collectors/dishes.
4. Collectors must be installed flushed/flat against the roof, with materials that appear to blend/match the roof color.
5. Collectors cannot be free standing or ground mounted and must be attached to the roof. Not free standing or ground mounted.

EXHIBIT 1A

Community Map



SOUTH LAKES MASTER ASSOCIATION

- South Lakes
- North Lakes
- North Lakes at South Lakes

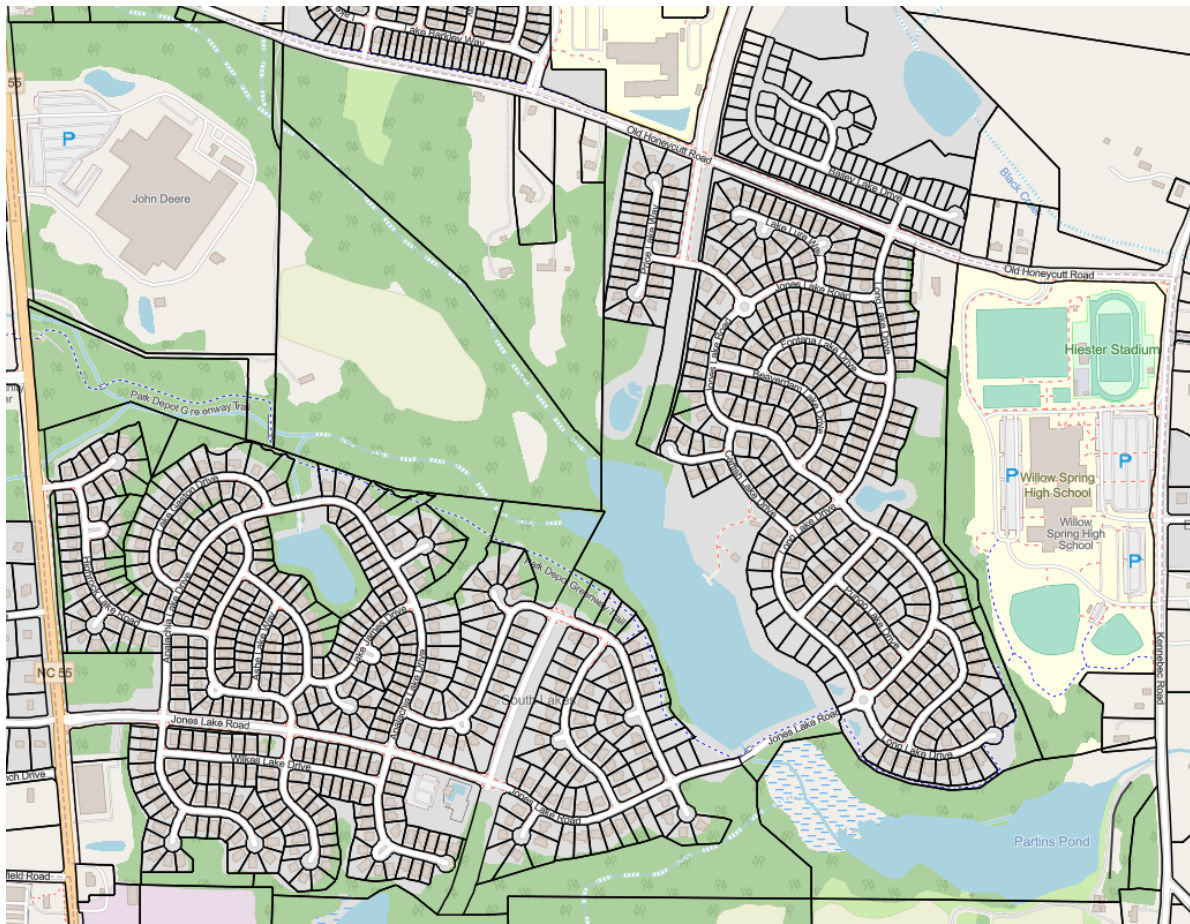


EXHIBIT 2A

Black Aluminum Fencing



EXHIBIT 2B

White Vinyl Fencing



EXHIBIT 2C

Natrual Wood Fencing



EXHIBIT 3A

Trashcan Corral Example - White Vinyl



EXHIBIT 3B

Trashcan Corral Example - Natural Wood



EXHIBIT 4A

