

Kitts Creek

HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

March 2024

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1. INTRODUCTION

This document will use the phrase “the community” to refer to and be synonymous with the Kitts Creek planned community. In a planned community, the question of maintaining a harmonious, quality development as the community matures arises. The following guidelines attempt to provide a meeting ground between private interests and the broader interests of the community.

The Declaration of Covenants governs the community, is binding to all homeowners, and should be fully understood. Please retain these additional Guidelines as part of your permanent papers. You should make these Guidelines available to any renters of your home. If you need additional copies of this document or The Declaration of Covenants for the community, please contact the Community Manager at (kittscreek@casnc.com) or download a PDF from www.kittscreek.com.

The fact that each homeowner is subject to these Covenants should assure all homeowners that the design quality standards shall be maintained, enhancing the community's overall environment and protecting property values.

The rules, responsibilities, and procedures outlined in these Guidelines have been approved by the Board of Directors (BOD) in compliance with the community's Declaration of Covenants. In addition to protecting the property values of the Community, the intent of these guidelines is:

- To ensure quiet enjoyment for the residents;
- To minimize problems and expenses for the association;
- To provide for the architectural integrity of the neighborhood; and
- To foster cooperation from each owner to the mutual benefit of all.

2. ARCHITECTURAL AUTHORITY

The Architectural Review Committee (ARC) is established by the Board of Directors as an integral part of the Community.

3. WHAT IS AN ARCHITECTURAL OR LANDSCAPING CHANGE?

An architectural or landscaping change is any proposed exterior improvement on the owner's property, including additions to, or changes in, the existing structure, the construction of new structures, or changes in the grounds at an owner's residence.

Examples of architectural or landscaping changes include the following construction projects or installations: all buildings, storage areas (including trash storage), roofed structures, decks, patios, parking areas, exterior recreational areas, recreational equipment and facilities, mailboxes, exterior antennae, dishes or other apparatus to receive or transmit television or radio or other microwave or other signals, fences, walls, hedges, mass plantings, poles, driveways, changes in grade or slope of a property, landscaping, signs, exterior illumination and changes in any exterior color or design.

4. ARCHITECTURAL GUIDELINES

Please retain these Guidelines as part of your permanent papers. You should make these Guidelines available to any renters of your home.

Please read and follow these Guidelines. You **MUST** obtain approval **IN WRITING** from the ARC **BEFORE** the start of any exterior change. The ARC is allowed up to sixty (60) days to act on an application. Therefore, do **NOT** commit labor or materials until you have received written approval. Starting work before obtaining approval can result in a substantial fine.

5. ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board of Directors established an ARC to review and make educated recommendations on architectural submissions. The ARC is charged with reviewing all applications for exterior changes and rendering a recommendation to the Board. The Board must render a decision to the applicant within sixty (60) days of receipt as defined herein. The Board will respond in writing with either approval, approval with conditions, disapproval, or a request for more information on the project. More information may be required for the ARC to make an informed recommendation. It is the Homeowner's responsibility to provide that information in a timely manner. If the Board fails to render a decision (after receiving all required information)

in the allotted sixty (60) days, the approval will not be required, and the application will be considered to have been approved.

The ARC & Board together may occasionally publish and promulgate architectural standard bulletins, which shall be fair, reasonable, and uniformly applied. The ARC & Board together shall be responsive to technological advances or general changes in architectural designs and materials and related conditions in future years and use its best efforts to balance the equities between matters of taste and design (on the one hand) and use of private property (on the other hand). Such bulletins shall supplement the Declaration and are incorporated herein by reference.

5.1. The ARC Process

The Declaration of Covenants requires prior written approval for any improvements other than Blanket Approvals to an owner's house, lot, and/or property. Therefore, do not commit labor or materials until you have received written approval. Please note that any owner is welcome to request via email to attend the ARC meeting to review their request at the time their request is submitted. Due to time constraints, there will be limited discussion on any one request. If the owner wishes to continue the discussion, they may request a continuance of the review. If a continuance is approved, the sixty (60) day reply period will not start until the continuance is completed.

The following is an outline of the review process:

1. Owner submits to the Architectural Review Committee, in the care of the Community Manager, an Architectural Change Request. **Please note the Architectural Review Committee has sixty (60) days to review the application.** Please call to follow up if nothing is received within thirty (30) days. Occasionally, items get lost in the mail **and the review period does not start until the ARC receives the completed application, as noted below.** Complete applications will be considered on individual merit, using these documented standards as a basis for decision-making. A homeowner with existing ARC or other violations must resolve those violations satisfactorily in order to have a new ARC request considered.

An ARC application is complete if **ALL** required components are included:

- Application
- Neighbor's signatures
- Photos of the area to be improved
- Site survey of the lot marked with details of requested improvements (see below for exceptions)
 - Lot Site Survey definition: official document with detailed information

about the specific property's boundaries, dimensions, easements, and physical features (NOT the document that shows many of the neighboring lots on a street available online or at Town Hall), usually including the official surveyor seal indicating the final version

- If an owner does not have a lot site survey
 - A copy might be attainable from the original surveyor - a list of those by street name is available on kittscreek.com
 - Otherwise, a survey of the lot will need to be done by a professional
- Detailed descriptions and photos of materials to be used (including a photo of the specific fence if one is requested)
- Drawings where applicable

The only exceptions where a site survey of the lot is not required include:

- Painting of the house or a section of the house or a door
- Solar panels
- New or replacement door or window
- Additions of lighting to the home
- Replacing a tree with another tree of the same general type (i.e. shade tree)
- Security cameras
- Pergola added to existing patio with zero changes to the patio footprint

Why is a survey needed, barring the above exceptions?

When a survey is needed as part of a Change Request, it is for the protection of the homeowner and the HOA. It provides the following:

- Understanding by all parties of easements, line of sight requirements, property lines, or other lot-specific needs
- Protection for the homeowner's and neighbor's investment re: property lines
- Documentation of the exact location of changes so that there is no confusion on what is being requested and what is approved for any location
- Protection for homeowner project location approval in the event that the management company or Board members change and the project is questioned in the future

ALL requests must have photos of the current state of the area to be improved from multiple angles.

The ARC must receive all applications no later than the close of business on the last

business day of each month. Any application received by the ARC after the first of the month will not be reviewed until the next meeting, and the 60-day review period will not start until that meeting.

The Community Manager will attempt to reply to all applications received by the monthly meeting within a week of the following board meeting, often sooner.

Out of courtesy, we require you to inform your neighbors of your proposed improvement(s) by signing the ARC Change Request and inviting them to contact the ARC (via the Community Manager) should they have comments to share.

2. The application, noted with the manager's date of receipt, is turned over to the ARC within two working days, provided all information necessary for review is received. Management will conduct a cursory review of the application and request any additional information from the owner. The committee may still require additional information, as detailed in 4.d below. The **60-day timetable** begins when the application is **complete**, appropriate for review, and logged into CAS's tracking system.
3. The committee will act on the application within **sixty (60) calendar days** from receipt, often sooner.
4. The Board's decision will be noted on the application. The owner will be notified by the Community Manager of all final decisions, either:
 - a. **APPROVAL:** The application is approved as submitted.
 - b. **APPROVAL WITH CONDITIONS:** The overall proposal is accepted, but with certain specified changes, limitations, or requirements that must be followed.
 - c. **DISAPPROVAL:** The application is denied. The owner can appeal to the Architectural Review Committee to adjust their recommendation within fifteen (15) business days or escalate directly to the Board of Directors. (See Appeal Process section for more details).
 - d. **ADDITIONAL INFORMATION REQUIRED:** The Committee has determined that additional information is needed for appropriate review of the application. In this case, the entire process begins again once management receives the information. The owner should follow the same submission procedure. The Architectural Review Committee will act swiftly on all re-submissions.
5. Architectural Review Committee inspection: The Architectural Review Committee reserves the right to visit your lot during daylight hours as part of the review process and inspect the improvement during execution and/or after completion. This will be done for three specific reasons:

- a. To clarify any questions regarding the application;
- b. To ensure that the application details were followed and to note problems encountered which might help other residents on similar projects; and
- c. To learn any “pointers” that other residents may employ to complete an improvement project more easily.

The ARC will make a reasonable attempt to arrange with the owner to visit at a mutually convenient time for any visit but cannot guarantee that the ARC will not visit at an unscheduled time, particularly if a time cannot be agreed upon with the owner, or if urgency does not permit a delay. ARC members will attempt to notify the occupant when they arrive, although lack of notification will not prevent the review. An application for review implicitly gives the ARC permission to access the area under review.

6. Once work has been approved, work must begin within nine (9) months. Once begun the project must be completed within ninety (90) days unless an extension is applied for and granted by the Board. Applications are valid for nine (9) months from the date of approval. After an approval expires, the request must be resubmitted.

Please note that many design changes require a permit and the City and/or County may not issue a permit without the written approval of the ARC. Please plan in advance. **THE ARC HAS 60 DAYS TO REVIEW ALL REQUESTS, AFTER ALL THE APPROPRIATE**

INFORMATION IS SUBMITTED. It is strongly suggested that the City and /or County be contacted to determine what permits or approvals are required from a City/County Ordinance. Architectural Review Committee approval does not substitute for approval by the City. It is the homeowner’s responsibility to acquire appropriate approvals, permits, etc. from the City.

Please note that while precedence will have a bearing on any decisions, neither the ARC nor the Board is held to any decision based solely on precedence but upon the individual merits of each application. In some cases, precedence may not apply as in the cases of a pending violation or grandfathered improvement. **DO NOT ASSUME THAT BECAUSE SOMETHING EXISTS ELSEWHERE IN THE COMMUNITY, IT IS AN APPROVED IMPROVEMENT.**

5.2. Review Criteria

The ARC evaluates each application on the individual merits of the application and the current standards listed below. The existence of approval of a similar (or the exact)

modification does not imply approval of the request. Further, some homeowner improvements have been grandfathered based on past Guidelines and would no longer be permitted. Evidence of work at another home is not necessarily relevant to any ARC Request submission. All decisions as to the suitability of design, materials, and workmanship, etc. shall be made by the ARC for each application.

5.2.1. Validity of Concept

The basic idea of the exterior change must be sound and appropriate to its surroundings including, but not limited to, design, materials, and workmanship.

5.2.2. Landscape and Environment

The exterior change must not significantly alter the natural landscape or the achieved man-made environment, as designated by the ARC in each individual situation.

- a. Any wood materials used should be of the treated type.
- b. Except as otherwise permitted in these guidelines, only grass may be installed in the area between the curb and the sidewalk. No stone or other material may be used in this area. Changing to artificial will require prior approval as described in Section 7;
- c. ***No plantings are permitted on common property.***

5.2.3. Relationship of Structures and Adjoining Property

The proposed change should relate harmoniously among its surroundings and to existing buildings and terrain that have a visual relationship to the change including but not limited to design materials, and workmanship.

5.2.4. Protection of Neighbors

The interest of neighboring owners should be protected by making provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design, which may have substantial effects on neighboring property. Any neighbor wishing to comment on the application must be invited by the applicant and be included in the discussion of the application as noted above. The failure to notify an interested neighbor could be considered an incomplete application and could delay the approval process, including the beginning of the 60 day response from the ARC.

5.2.5. Design Compatibility

The proposed change must be compatible with the design characteristics of the applicant's home and the general neighborhood setting. Compatibility is defined as including, but not limited to, design, workmanship, harmony in style, scale, materials, color, and construction details.

5.2.6. Scale

The three-dimensional size of the proposed change must relate satisfactorily to adjacent structures and their surroundings.

5.2.7. Materials

Continuity is established by the use of the same or compatible materials as used in the existing home, including, but not limited to, siding materials, trim, shutters, and shingles that must match the existing structure.

5.2.8. Color

Color may be used to soften or intensify the visual impact. All home color changes must be approved by the ARC and must be visually different from five (5) homes to each side and the one directly across the street. A color chip and, if possible, a sample of the material painted with the actual paint/coloring to be used should be included in the application.

5.2.9. Workmanship

The quality of work must be equal to or exceed that of any existing structure. Poor practices may cause the owner problems and may be visually objectionable to others. All work must be completed by a professional or to such a standard that it appears to be professionally completed.

5.3. Appeal Procedure

If the applicant disagrees with the recommendation of the Committee or decision of the Board in its review or inspection, the process is noted for an appeal:

1. Within fifteen (15) business days after receipt of a notice of disapproval, the homeowner must file a written appeal with the Architectural Review Committee via the Community Manager.
2. Upon receipt of the appeal, the ARC may contact the homeowner and schedule a review of any further information relating to the request and appeal.
3. Should the ARC determine that the disapproval remains and the Board agrees, the homeowner may request within seven (7) days that the appeal be forwarded to the Board of Directors and may request a meeting. It is the responsibility of the ARC & Community Manager to forward any correspondence and pertinent information to the Board of Directors at this time.
4. The Board of Directors shall then establish the date and the time that the appeal will be heard. Normally, this will be made on the day of the next scheduled Board meeting. To reverse an Architectural Review Committee recommendation and previous Board decision requires a majority vote of the Board of Directors.
5. No work may progress during this appeal process time period, and any work completed during this period will be considered a violation if the request is not approved. The owner shall be responsible for removing any violation made during the appeal process period within thirty (30) days from the resolution of the appeal.

6. VIOLATIONS AND PENALTIES

An exterior change made without the required approval of the ARC & Board constitutes a violation of the Declaration of Covenants ***and may well incur a fine***. Similarly, an exterior change that is different from what was approved by the ARC constitutes a violation. **A violation may require the removal or modification of the work at the expense of the property owner.**

When a violation is determined to have occurred, the following steps shall be taken:

1. Homeowners will be notified in writing of the violation and are expected to bring the violation into compliance within the specified number of days. The homeowner may request that the ARC attempt to help advise and offer suggestions that bring the owner into compliance. The HOA response to the violation will generally take one of the following forms:
 - a. The Community Manager will notify the owner of the violation and require that the owner submit an ARC request for approval. This will generally be used in the event of a change that would have been approved if it had been requested as outlined in this document. This is not an implied approval and must go through the complete approval process. If the owner does not request approval for the change within the time specified on the violation, the manager will send a request for the owner to remove the changes and restore the area to the original design. A fine **may be** assessed for making a change without prior approval.
 - b. Notify the owner of the violation and any changes that need to be made to it to conform to these Guidelines and require that the owner document the changes to be made through the ARC request procedure. The request will then follow the standard request procedure here documented. If the owner does not request approval for the change within the time specified on the violation, the Community Manager will send a request for the owner to remove the changes and restore the area to the original design.
 - c. Require that the owner remove the changes, and restore the area to the original design.
2. The homeowner shall be invited to a hearing with the Board of Directors where the homeowner will have the opportunity to be heard and present evidence. Failure to appear may result in a fine beginning to accrue on the day after the scheduled hearing date. If the violation is brought back into compliance prior to the hearing, no hearing will be necessary.
3. After the hearing, the Board of Directors shall respond to the homeowner with a decision in writing within five (5) business days. Any penalties or costs relating to the violation (and the date from which the accrual shall begin) shall be noted in the letter from the Board of Directors.

6.1. Fines

Fines will be levied on a daily basis of up to \$100 per day, per violation, until the violation is rectified. The North Carolina Community Act passed in January of 1999,

allows planned residential communities the ability to uphold standards that will protect and ensure homeowners of maintained property values, with regard to holding all property owners accountable for abiding by the existing covenants.

6.2. Fees

A violation may also result in payment of damages incurred by the Association in having the work removed or modified, as well as a fine assessed by the Association. Attorneys' fees, court costs, site assessment will all be incorporated into the fine process.

6.3. Renters

Owners who rent their homes should make a copy of these Guidelines available to their tenants. However, please remember that Owners are ultimately responsible for their tenants. It is recommended that owners include language in the rental agreement that requires tenants to abide by all Covenants and Community Guidelines.

7. EXPLANATION OF STANDARDS

The following Standards are the procedures and guidelines applied by the ARC and Board of Directors to assist the Association and its members in the design review process. It is hoped that these Standards will serve as a positive tool to assist in the full and free use of each homeowner's property in a manner consistent with the aesthetic and harmonious development of the community.

There are three major categories of items for specific home improvement guidelines:

- Blanket Approvals / Common Improvements (Section 7.1);
- Improvements by Request (Section 7.2); and
- Appearance Standards (Section 8).

These three are very important to you because they identify which improvements are permitted and how approvals can be secured. **Items not specifically mentioned here require approval.**

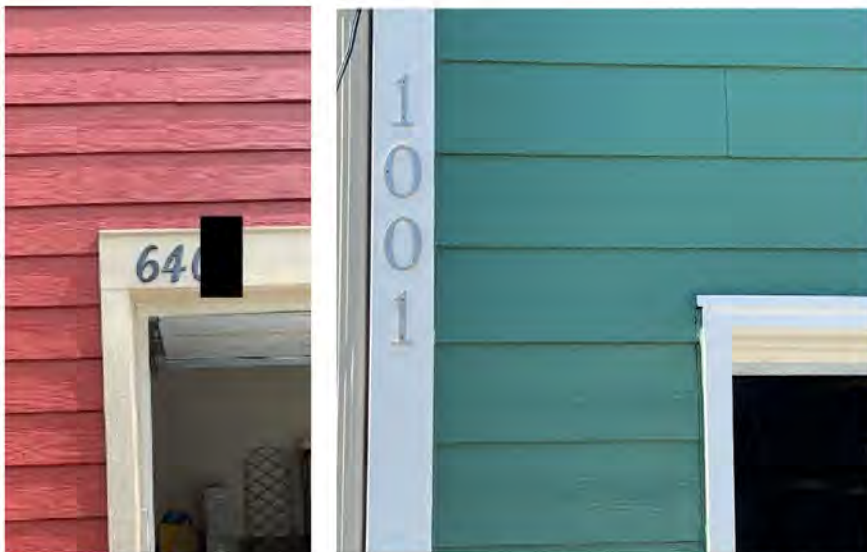
7.1. Blanket Approvals / Common Improvements

Items in this category do not require approval unless indicated and provided the guidelines mentioned are followed and are not the kinds of common improvements that always require ARC approval as described in 7.2. ***Variances from these guidelines must be approved in advance.***

- Plants, shrubs, and flowers
 - No noxious, invasive, or illegal plants may be planted in any area of the property or community. No bamboo or corn shall be planted.
 - Plants, shrubs, and flowers may be planted that will not exceed 18 inches (1.5 feet) upon maturity. All others require prior approval.
- Landscaping
 - The grass type for single-family homes in the community is tall fescue. No other grass types are permitted for single-family homes.
 - ***Adding or decreasing grass coverage on the lot requires ARC approval.*** All front yards shall have a minimum of 40% grass. All parking strip areas shall be grass;
 - Synthetic grass is no longer an option, effective June 2024. Previously approved installations can remain as long as they are well maintained;
 - Grass is required to be maintained at all times (including cutting to approximately 3.5-4.5 inches i.e. not too short in the growing season (or it may die) nor too high, edging and trimming) and kept reasonably weed-free;
- Bedding Borders & Hardscape Borders (formerly called Edging)
 - Must be constructed of common hardscape border not to exceed four inches (4") in height. Hardscape border higher than 4" or where the owner or neighbor has questions or concerns about the size, style, components, or any other part of the border requires the owner to submit a request to the ARC. Only one type of border per lot;
 - Hardscape border materials may consist of brick, stone, precast concrete, or black/dark green plastic edging (must be sunk into the ground so as not to be visible

above the grass). Red plastic border material is not permitted above ground;

- Natural areas and landscape beds shall be mulched and maintained to prevent overgrowth by weeds. Mulching must be pine straw, hardwood or bark mulch, or rock cover of a similar size. No rubber mulch is permitted. Only one type of mulch per lot;
- All border installations must be completed by a professional or appear to be a professional installation. Border hardscapes that appear to be DIY will receive a violation;
- Drainage rock is allowable for areas where mulch would get washed away with prior approval via the ARC change request process;
- Plantings of flowers and shrubs around mailboxes
 - Is not permitted without prior ARC approval.
- Mailboxes and posts
 - If repainted or replaced, it must be in approved colors and style. The approved color for the box and post is flat black and high gloss red for the flag. The only approved replacement mailbox style is from Betterbox Mailboxes, Style BBC-B Contemporary Cast Aluminum Residential Mailbox in Black
<https://betterboxmailboxes.com/mailbox/contemporary-style-better-box-mailbox-black-modern-decorative-cast-aluminum-residential-curb-side-high-quality-upscale-mailboxes> . There shall be no deviation from this style for new mailboxes;
 - The sidewalk, driveway, or mailbox may not be obstructed by any plantings or decorations;
- Low voltage landscape lighting (uplighting) is allowed if unobtrusive
- Driveway & alley side house numbers
 - Helpful for some delivery and service people/contractors and also to help guests use the driveway by easily finding the home on the alley side. If done in either of these two following ways, no ARC request is needed to add house numbers;
 - (1) On the garage frame if the home has one (on either side or in the middle) or on the trim next to the garage door, with metal colored numbers (black, bronze, brushed silver) like this:



-
- (2) Or a **small** dark stake sign next to the driveway similar to these:



- - If you would like to put driveway side house numbers up in a manner different than one of the two options here, you'll need to submit an ARC change request for consideration;
 - This type of stake sign is permitted next to the driveway for any home in KC (alley or street-side driveways)
- Hose caddies
 - May be affixed to the home or enclosed in an appropriate container. Caddies should not be visible from the street in front of the house;
 - Watering
 - Owners have the responsibility to ensure that their lawns, trees, and shrubs have sufficient water to maintain good health;

- Addition of a lawn irrigation system does not require approval;
- Outdoor seasonal decorations & lighting
 - May be displayed up to four (4) weeks prior to and two (2) weeks after the associated holiday season;
 - Must be appropriate for the current season – i.e. no Halloween decorations past two (2) weeks following October 31st;
- Vegetable gardening
 - Is allowed ONLY in these two (2) places:
 - (1) in raised garden beds in **rear yards on the patio side of homes with alleys with prior ARC approval**, provided the garden is not visible from the street and does not exceed the allowed fence height (6 feet) or grow into the neighbor's yard. **Gardens should never be placed anywhere along the side of your home across from a neighbor's back patio/porch.** On certain lots (including corner lots), gardens / raised beds may be permitted on side yards with required large evergreen or other approved screening to prevent visibility from the street. The addition of any trellis or other structure to guard gardens or to support vines is not permitted unless the yard is enclosed by a privacy fence. This does not include small stakes or tomato cages or the rabbit wire described below, used in that specific way.
 - (2) On certain lots there is a bed area between the back walkway and side of the home (see example in photo) where vegetable plants are permitted without approval;

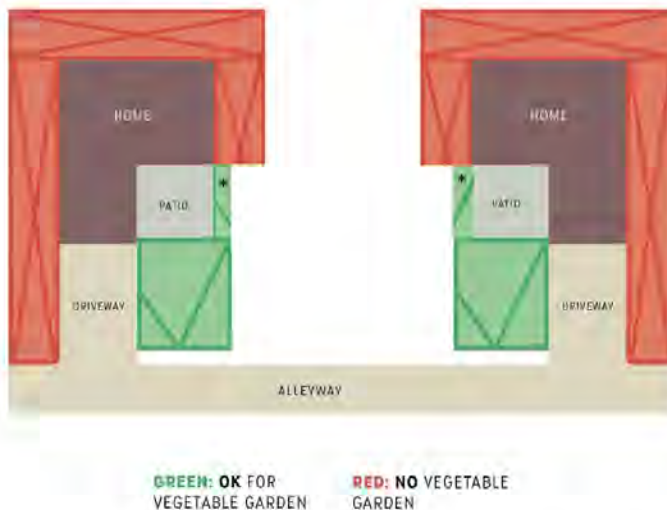


- No other locations are permitted for vegetable gardens (not inside the trash coral, not along the side of the home, not in front beds or any other beds besides the one pictured above, not on the far side of the alley, not on HOA common land nor any land not owned by the homeowner);

HOMES WITH FRONT DRIVEWAYS



HOMES WITH REAR DRIVEWAYS



- Vegetable garden plots / raised beds must be located a minimum of five (5) feet from the nearest property lines unless the yard is enclosed by a privacy fence. A maximum of two (2) raised beds is allowed per lot. These gardens will not be permitted next to the adjacent neighbor's patio. Gardens will not be approved on the other side of any alley unless the homeowner owns that land and the garden is behind the home and not visible from the street. Raised beds must be: (1) made of wood (no metal or plastics), (2) no higher than 18 inches above the ground, (3) no larger than 4' x 8', and (4) placed a minimum of 3 feet apart. Wood can be stained a natural color but not painted any other than natural color. Natural color examples:



- Maintenance of any garden is required. No plants shall exceed 6 feet tall, including sunflowers. No corn is allowed. Any kind of trailing vines (i.e. pumpkin, peas, squash, etc.) **MUST** stay inside of the beds and not travel (across the lawn or other beds or anywhere outside of the planting bed). Excess debris must be removed at the end of the gardening season, and the plot must be returned to a natural state. This includes dead vegetation as well as stakes and other minor structural additions like tomato cages required for the growing season. Inactive garden plots must also be returned to a natural state.
- Garden plots cannot cause erosion or sediment flow into a drainage area.
- Pesticides, if used, must be “eco-friendly” and not cause toxic runoff or leaching into nearby lakes, streams, drainage channels, or neighboring properties
- Some specific vegetable plants, like herbs or tomatoes, are permitted in decorative pots (not the nursery containers the plants came in) located on rear patios only (not in front of any home) and not in the grass. Pots must be neat & orderly. If the number is excessive, homeowners may be required to reduce the number of potted plants.
- Plant trellis or cages: no DIY or wooden or string structures are permitted in garden beds. Tomato cages are allowed if they are black, silver, or dark green and blend into the garden visually
- Rabbit protection: no cloth draping or any other DIY covering or garden bed rabbit fencing with one exception. Garden beds may have upright vertical posts that do not lean installed on the interior side of the raised bed frame (either wood or *black* metal) and neat *black* chicken wire similar to this:



- Trees & Shrubs

- Except in the case of emergencies, ARC approval is required to remove or change out any tree. Removal of Morrisville Unified Development Ordinance (UDO) trees will require replacement with UDO trees from the approved list of shade trees OR understory trees. (See List of Shade and Understory Trees below) This is a requirement from the Town of Morrisville and the HOA, front and rear respectively. Every lot must have one UDO compliant shade or understory tree in the front yard. and one UDO compliant shade or understory tree in the backyard. Emergency tree removal can be made where a tree represents a clear and present danger to the general public or an existing structure, however, **owner must notify the HOA office of the removal within 24 hours (at kittscreek@casnc.com) and submit an ARC request as a follow up within one week. Failure to do so can result in a non-compliance notice.**
- UDO tree excerpt from Morrisville UDO: “The UDO requires a Type K buffer for detached residential uses adjacent to a local residential street. The Type K Option 1 buffer (see below) requires 1 shade or understory tree fronting the street.

Buffer Type K (Streetyard)		
This streetyard buffer provides minimal landscaping along the street corridor.		
Option 1	Street Right-of-Way/Easement	• 1 tree (shade or understory) per dwelling fronting the street [2]

5.12.3. General Landscaping Standards

A. New Planting Standards

1. Required vegetation shall be planted in accordance with American Standards of Nursery Stock guidelines.
2. At the time of planting, vegetation included as part of required landscaping shall comply with the following size standards:
 - a. Shade trees shall have a caliper of at least three and one-half inches and be at least 14 feet in height above ground level. They shall be capable of attaining a height of at least 35 feet and a crown diameter of at least 30 feet at maturity.
 - b. Understory trees shall have a caliper of at least two inches and shall be at least eight feet in height above ground level.

”

- List of Shade and Understory Trees (from Morrisville UDO):
- Deciduous Shade Trees Mature height 35' or more at maturity
- Red Maple 40-70'
- European Hornbeam 30-40'
- American Yellowwood 30-50'
- American Beech (slow-growing) 50-80'
- Ginkgo (maidenhair tree) (male trees only) 50-80'
- Black Gum 30-50'
- Eastern Hop Hornbeam 25-40'
- Sourwood 20-50'
- White oak 50-80'
- Red Oak 50-75'
- Chinese Elm/Lacebark Elm 40-50'
- Japanese Zelkova 60-80'
- Evergreen Trees 35' or more at maturity Mature height
- Deodar Cedar 40-50'
- Southern Magnolia 60-80'
- Green Giant Arborvitae (fast-growing) 50-60'
- Deciduous Understory Trees Mature height less than 35' at maturity
- Trident maple 20-30'
- Japanese maple 10-25'
- Eastern Redbud 20-30'
- Flowering Dogwood (very susceptible to diseases) 15-30'
- Kousa Dogwood 15-30'
- Rutgers Hybrid Dogwood cultivars 15-30'
- Carolina Silverbell 30-40'
- Golden Raintree 30-40'
- Crape Myrtle (height varies)
- Star magnolia 15-20'

- Saucer magnolia(for protected locations, no soil extremes) 20-25'
- Chinese Pistache 30-35'
- Kwanzan Japanese Cherry 15-25'
- Yoshino Cherry 20-40'
- Purple leaf plum (litter) 15-25'

- Evergreen Trees less than 35' Mature height
- American Holly 15-30' Foster's Holly 20-30'
- Nellie Stevens Holly 15-25'
- Eastern Red Cedar 30-65'
- Sweetbay magnolia 15-60'
- Fortunes Osthmanthus/Tea Olive 15-20'
- Degroots spire arborvitae 20-30'
- Emerald green arborvitae 12-14'

- No new Bradford Pear trees will be permitted;

- Homeowners with smaller lots/yards should consider maximum tree size before choosing a tree variety. A tree that is too big for the space may cause root issues.

- Homeowners, at their expense, shall replace trees removed without the consent /approval of the ARC and Board.

- Trees & shrubs shall be pruned, and limbs must allow for sidewalk use without hitting any pedestrians. Trees over sidewalks must not have any limbs lower than 9 feet. No shrubs may hang over an alley or sidewalk. Tree branches over an alley must also be no lower than 9 feet from the alley surface;

- Small trees and shrubs located in the front beds shall not be used for privacy screening of the front porch and must be kept neat with pruning and at a reasonable height that does not cover the front exterior;

- Water Gardens require ARC approval and are to be located in the rear yard. Water gardens shall not intrude on the public right-of-way or adjacent property owners.

- Attic turbines are allowed if they are mounted on the rear of the house roof, extend no higher than the roof peak, and are no more than twelve inches (12") above the roof surface.

- Flag Poles are allowed if mounted on the exterior of an existing home. Homeowners will be asked to remove any decorative flag which, in the determination of ARC or the Community Manager, may be offensive in nature. Flags that may cause safety problems for vehicular traffic shall be removed immediately. No permanent flag poles may be installed on the ground. (see section on Yard Signs for more on flags)

- Satellite Dishes

In accordance with the federal Telecommunications Act of 1996, installation of a satellite dish does not require prior approval, provided that the dish is:

- No more than 1 meter (39.37") in diameter, with hidden cable;
- Preferred placement of the dish is on the roof-mounted on the rear one-half (1/2) of the roofline and not visible from the street;
- Dishes placed on poles in the yard are prohibited unless written ARC approval is received. It is also prohibited to place dishes anywhere other than the homeowner's property as designated on a recorded plat or recorded deed or other document defining the portions of the property;
- A maximum of 2 (two) dishes is permitted

- Front Storm Doors

- Must be white or the same color as your existing trim or existing door;
- Of the "full view" design or ONE bar across the center section;
- Examples of permitted storm doors:



- Of anodized aluminum (including baked-on enamel)
- Unadorned;
- Retractable Screens ("invisible or phantom screens) are permitted:



- Example of retractable screen:

- Back Storm Doors

- Must be white or the same color as existing trim;
- Of anodized aluminum (including baked-on enamel);
- Retractable Screens (“invisible or phantom screens”) are permitted.

- Exterior Painting / Maintenance

- Allowed provided material and color remain the same. No approval is required for standard house exterior maintenance using the same color, design, materials, workmanship, etc.

- Lawn furniture, barbecue equipment, toys, bikes, trampolines, etc.

- Must be stored within the rear area or an enclosed area such as the crawl space or garage when not in use, provided they are not visible from the street directly in front of the home;
- Outdoor patio furniture is permitted on the front porch;
- No toys, play/sports equipment, gardening equipment, etc. can be stored or left unattended on the front porch or front driveway;

- Play Equipment

- Depending upon the lot configuration, all play and sports equipment should be located in the rear of the house unless approved by ARC – some lots require side placement;
- Play equipment must be located at least five (5) feet from property lines unless behind

a white privacy fence;

- Basketball Goals
 - Portable basketball goals are to be stored on the rear half (toward the house) of the driveway or parking pad and perpendicular to the street or alley;
 - One goal per house;
 - It is required that players be courteous and not hinder a neighbor's property during normal play;
 - Goals are not to be placed so basketball is played in the street or in any alley;
 - Homeowners may place a basketball goal on the home above the garage with **prior** ARC approval. Installation must appear professional, and a clear backboard is required.

7.2. Improvements by Request

Items in this category, or where a question arises about any change, require approval. An application must be submitted and meet these guidelines. Approval is not necessarily limited to the constraints listed here:

7.2.1. Grading and Drainage

- Major changes to the topography of a lot are required to be approved by the ARC prior to being started;
- Any changes to water drainage or water flow patterns are required to be approved by the ARC prior to being started;
- Neither the Association, its Board of Directors, nor the ARC accepts any liability for any damage caused by such grading, whether or not the committee approved the request; and
- It is the homeowner's responsibility to acquire appropriate approvals, permits, etc. from the City, County, or any other organization requiring such.

7.2.2. Exterior Color and Maintenance (Changes)

You must specify the new material and/or color you wish to use. Include a color sample from the store and, if possible, a sample of the material in the requested color. Color changes must be visually different from the five (5) homes to the right and left and the one directly across the street.

7.2.3. Driveways and Parking Areas

- Proposed changes in drives or parking pad additions must be submitted to the ARC;
- Driveway extensions must use the same quality of concrete used on the driveway or better and be professionally installed or appear professionally installed;
- Alley/rear garage homes may extend driveways up to a maximum of two (2) feet per side as long as the extension does not go past the edge of the garage or side plane of the home;
- Garage front homes: no driveway extensions are permitted;
- Gravel or asphalt driveways or parking areas will not be permitted.

7.2.4. Pools and Hot tubs (Permanent and Temporary)

- No swimming pools shall be permitted in the community on individual lots;
- Hot tubs (permanent or temporary) are confined to the rear of the home, and screening will be required if it is not inside of a privacy fence;
- Homeowners shall meet or exceed all North Carolina and Town of Morrisville applicable building codes, regulations, ordinances, permit, and inspection requirements for hot tubs/spas (permanent or temporary). ARC requirements may exceed those standards;
- The homeowner is responsible for all fees, charges, expenses, and costs associated with permits or inspections;
- **All** hot tubs and spas must maintain proper drainage patterns on and off of the installation site and the homeowner may be required to provide an engineered site plan that must show any and all affected drainage patterns and ways to control excessive runoff;

- Water from the hot tub or spa may be drained onto the existing storm sewer system at the end of the hot tub/spa season. Drainage water must not spill onto adjacent properties;
- Hot tubs or spas installed on the ground must be surrounded by a fence with locking gates and may require additional screening;
- Screening devices may consist of evergreen planting material or approved fencing;

7.2.5. Fences/Walls

- All fences must be one of 4 approved styles (3 black aluminum and 1 white privacy).
- All fence requests will be reviewed on a case-by-case basis;
- All fences must be properly maintained in a safe and attractive condition at all times. Any repairs or replacement of any sections of any damaged fences or improperly maintained aesthetic features of a fence must be performed within thirty (30) days;
- All homes: Black aluminum fences shall not be installed nearer than three feet (3') to any alleyway or sidewalk nor twenty-five feet (25') to the front property line/right of way lines nor past the front edge of the home. White privacy fences shall not be installed nearer than five feet (5') to any alleyway nor three feet (3') to any sidewalk nor twenty-five feet (25') to the front property line/right of way lines nor past the front edge of the home.
- EO Cottage homes: Use easements exist for some of the Cottage homes on Legendary Lane, Gold Rock Lane, Circandian Court, & Somers Drive and indicate which side of a home may be fenced and extend onto an adjacent owner's property. This allows fencing to abut the neighboring garage but not attach to the home. Only black aluminum fences are permitted on these lots, and two gates must be installed (one each front and rear);
- Front garage homes: Fences shall not be installed nearer than twenty-five (25') to the front property line or past the front edge of the home. Fences shall be installed exactly along the side property lines with only one fence permitted per property line. Fences may be along the rear property line or closer to the home as desired **Note:** When attaching to a neighbor's existing fence, written approval must be obtained from the neighbor(s) in the form of a letter or email;
- Plain stockade fences, wooden fences, and chain link fences will not be permitted;

- All hardware is to be galvanized with the exception of the hinges and latches.
- Fences must be maintained and kept in good repair;
- If a fence has already been installed on your property at the time of purchase, you may extend the existing fence; however, the following conditions apply:
 - The extension of the fence must be applied for and approved by the ARC prior to installation;
 - The extension must have the same materials, style, height, etc., as the existing fence.
- Black aluminum and White PVC are the only permitted fence materials.
- Any requests for privacy panels must use the approved white PVC fencing. No wood fencing or panels;
- Details on Black aluminum fencing - the following additional guidelines apply:
 - All proposed black aluminum fencing must match one of the existing three approved styles in the community and shall be installed in a professional and workmanlike manner by a fence company representative.
 - All black aluminum fencing shall be a minimum of four feet (4') in height and a maximum of six feet (6'). The homeowner must install a minimum of one (1) unlocked gate having an opening of forty-eight inches (48") for access by public utility companies. All corner posts shall be four inches (4") posts. All fence posts must be installed in at least twelve inches (12") of concrete.

- Gate & Corner posts should be 4" with a ball-shaped finial:



Type 1: Fleur-de-lis spikes



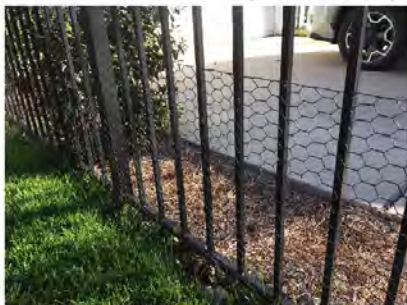
Type 2: Straight spikes



Type 3: No spikes



- Black chicken wire attached with black zip ties may be installed inside black aluminum fenced yards to keep rabbits out or small dogs in, without approval. No other colored chicken wire or zip ties are permitted. See example:



- Details on white PVC privacy fencing - the following additional guidelines apply:
 - ***It is understood that all ARC Guidelines apply and are enforceable inside privacy fencing just the same as any other KC lot;***
 - All proposed privacy fencing will be white and constructed of PVC. It must match the existing approved style in the community exactly (see photo) and shall be installed by a fence company representative in a professional and workmanlike manner.



- All privacy fencing shall be up to six feet (6') and a minimum of 4 feet (4') in height. The homeowner must install a minimum of one (1) unlocked gate having an opening of forty-eight inches (48") for access by public utility companies. Corner caps must match the standard fence. All fence posts must be installed in at least twelve inches (12") of concrete.
- Any privacy fence being installed on a lot at the entrance or exit of an alley must have a 45 degree, five foot (5') angle at the corner adjacent to the alley apron;
- Screening is required for all privacy fencing placed along any street to soften its appearance. Likewise, screening is required for the front (street-facing side) of any privacy fence. The required screening material is evergreens, a minimum of three feet (3') high and planted six feet (6') on center. They must match and be planted along the fence between the street and the fence. The required screening must be included in your ARC request.



- Retaining Walls:

- Natural type block retaining walls must be installed by a professional contractor or appear to be installed professionally. The community has a right to request the removal of any walls not installed in this manner;

- No retaining wall shall encroach on any public right-of-way or adjacent property;
 - Colors for blocks must be natural colors, and a color photo of the exact block to be used may be included in the request;
 - The homeowner shall maintain proper drainage patterns on the site;
 - All retaining walls shall be properly secured to prevent collapse and must meet all current North Carolina and Town of Morrisville building codes. ARC requirements may exceed those codes;
 - Compatibility with the existing structure will be considered;
 - Any application for a retaining wall that exceeds four feet (4') in vertical rise must include detailed manufacturer's recommendations and specifications for securing/anchoring of the retaining wall;
 - Fees, charges, expenses, and costs for permits and/or inspection requirements shall be the homeowner's responsibility;
- Dog walks, cages, or enclosures for any pets shall require approval and must be made to the standards of a fence. Chickens and chicken coops are not permitted;

7.2.6. Storage Sheds & Trash Corrals

- No storage sheds are permitted; Small storage containers may be permitted if they are immediately adjacent to the home screened from street view, and have ARC approval;
- All trash cans must be stored at the top of the driveway immediately adjacent to the home or inside the garage and not left out at the alley or street end of the driveway;
- If homeowners wish to install a trash corral next to the garage, then PVC must be used (not wood), and there are two approved styles. No temporary trash screens are permitted;



- To submit an alternative style, an ARC request is required

7.2.7. Patio, Decks/Screened Enclosures/Outdoor Living Areas

- A patio, deck, etc. may extend past the side of the house only with proper evergreen screening from the street;
- Deck or screened porch paint or other covering must be approved by the ARC and be natural color stains or painted to match the house trim and must be consistent with the neighborhood. If the builder has not stained the deck, the owners may stain decks with natural wood or neutral stain colors or paint the deck a natural color or match the home's trim. Natural colors include:



- They will pose no drainage problems for you or your neighbors;

- The materials to be used are designed specifically for patio and/or deck designs;
- All patio additions shall be of the same design, color, and texture as the existing patio unless approved by ARC and may not cover the entire backyard. A minimum of 30% of the backyard must be natural (grass, mulched plant/shrub beds, etc.).
- All decks, patios, gazebos, and screened porches must be confined to the rear of the home and blend in with the natural terrain and design of the house, and be screened with evergreens if they protrude past the edge of the home. The maximum protrusion is twenty-four inches (24"). Decks must be constructed within the minimum setback requirements established by the Town of Morrisville. Final placement and approval will be determined by ARC and may be more restrictive than the Town of Morrisville;
- A building permit shall be obtained from the Town of Morrisville for any deck, porch, building, or patio additions, and all required permits and inspections must be obtained by the homeowner. All existing drainage patterns must be maintained unless new ones are established and approved by ARC. All drainage must be directed away from foundations.
- Building additions such as pergolas, canopies, or awnings over patios, screened porches, and sunrooms shall complement the existing dwelling;
 - Materials utilized during construction of any addition or modification must meet or exceed the quality of the existing dwelling and be consistent with the materials used in the construction process of the original structure;
 - Compliance with the current edition of the North Carolina and Town of Morrisville Building Codes will be considered meeting the minimum standards of construction and ARC reserves the right to require that the homeowner exceed these standards if it is deemed necessary to maintain the quality of materials and workmanship present in the original structure. Requests to use different materials than those utilized during the construction of the original structure will be reviewed on a case by case basis. In any case, vinyl siding will not be allowed;
 - All building additions and modifications must maintain proper drainage patterns on the site and if drainage may be affected by the proposed addition, the homeowner is required to provide an engineered plan that details the new drainage patterns and runoff;
 - No pergolas or structures or carports are permitted over driveways;
 - Canopies and awnings must be solid colors that coordinate with the home, and faded

cloth must be replaced;

- Pergolas may have privacy screening between columns/uprights as part of the design as submitted to ARC
- The front porch must be free of superfluous items or storage. Furniture, plants, containers, decorations, and lighting must be weatherproof and of “front porch” design. Any other items must be expressly approved by the ARC;
- Camping, sleeping, and or living for more than three (3) days in a row and/or ten (10) days in a thirty (30) day period outside of the house proper, including but not limited to the porch, deck, patio, or lawn area is not allowed;
- No structure other than the primary residence may be used any time as a dwelling;
- Roofs must have similar pitch, similar materials, and the exact same color as that of the home (or as close as possible).

7.2.8. Solar Collectors and Solar Attic Fans

All solar collectors & fans require ARC approval - required information includes:

- Description of the type of solar collector to be installed;
- Drawing showing the location of the unit on the roof with dimensions and photos of the existing roof lines and home;
- Solar collectors should be attached only to the roof, not free-standing or ground-mounted.
- Solar collectors should be installed so as to be organized attractively and as inconspicuous as possible with black frames matching the color of the collectors. Solar collectors on the rear of the house are permitted on any facade. On the front facade only the main roof, not on any dormer, porch or portico roof. Critter guards with black mesh (to deter squirrels, pigeons, etc.) must be included on all new solar panel installations. These guards can be retrofitted on existing solar panel installations without ARC approval. *note: this does not apply to solar panels for security lights/cameras - see Section 7.2.9, page 35.
- Every effort must be taken to camouflage the plumbing and supports for the collectors.

- Solar shingles are acceptable if they look very similar to traditional shingles and may be placed on any roofline if an ARC change request is approved prior to installation.
- The approved installation is one that is laid flat on the roof. All metal parts should be painted to match the roof coloring. There must be a minimum exposure of the piping running down the side of the house.
- Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines.
- Solar attic fans must be located on the rear roof.

7.2.9. Lamps, Landscape & Security Lighting and Security Cameras

Any new lights installed on the exterior of any property require ARC approval. This includes but is not limited to: wall-mounted lights, eave-mounted floodlights, free-standing pole lights, and new security lighting except as noted in the Blanket Approvals (Section 7.1).

- This section does not apply to temporary holiday lighting.
- One rear walkway/entrance light on a post is allowed, not to exceed seven feet (7') in height to the base of the light fixture. The post shall be of metal, painted black or the same color as the existing house exterior lights. The lamp design should be similar to existing house exterior lights;
- Beam spread and lighted areas from all fixtures installed shall be confined to the homeowner's lot. On corner locations and locations where lighting may affect drivers, care must be taken to ensure that vehicular safety is a priority;
- Front and rear entrance lighting on ARC-approved walls and on the sides of driveway entrances will be considered, providing they match existing light fixtures;
 - Note that low voltage landscape lighting (generally confined to planting beds, along sidewalks, driveways, patios, and decks) does not need ARC approval, while all other addition of lighting does require approval, including café lights;
 - Excessive or unpleasant lighting is not allowed in any part of the exterior;
 - Security lighting
 - is encouraged and must not point directly at a neighbor's home;
 - Light beams may neither be intrusive nor a nuisance to neighbors;
 - Floodlights and security floodlights should be white or match the color of the trim.

- No floodlights are permitted on front facades of homes with a rear garage;
- No solar lights on front facades. Security lights on front facades must be hardwired or battery-powered;
- Bulbs in front porch lights mounted on exterior walls or in porch ceiling must be clear or white, no colored bulbs (except as part of seasonal holiday decor);
- Security Cameras do not need ARC approval and must be neat in appearance (no visible power cords) and be of a similar color to the location where they are mounted (white on light trim or siding and black on dark trim or siding)

7.2.10. Windows

- Window unit air conditioners are prohibited;
- Fans in windows are prohibited;
- Appropriate window dressings are required (sheets, newspapers, blankets, etc. are prohibited) and must appear white from the outside when closed.
- ARC must approve replacement windows, except for exact duplicates of existing windows. The request must include a detailed design (or picture) of the before window and proposed window.
- The addition of a new window must be approved by the ARC.
- All awnings require ARC approval.
 - The awning may be made of fabric only and solid color.
 - The fabric should blend with the color of the residence.
 - An awning may be installed on the rear or sides of the residence only.
 - The awning must be attached to the residence, not free-standing.

7.2.11. Building materials

- Building materials used must conform and harmonize with the existing structure and

with neighboring structures;

- Tile roofing, vinyl or aluminum shingles, and siding are not permitted on any additions;
- The use of all building materials requires prior approval;
- No trade materials or inventories (other than materials used for active construction of approved structures on the property) may be stored where they are visible; and
- The use of composite materials, with a "wood-like" design or appearance, i.e. Trex, Stonewood, Azek, etc are acceptable products for use in the construction of decks, patios, screened porches, and gazebos. Must specify the type of composite material.

7.2.12. Burning

No outside burning of wood, leaves, trash, garbage, or household refuse is permitted.

7.2.13. Commercial vehicles

Oversized commercial vehicles are not allowed to park in the community overnight without prior approval.

8. APPEARANCE STANDARDS AND MAINTENANCE

The following standards are in addition to any listed in the Declaration of Covenants.

- Paint and stain must be maintained in uniform and good repair (with no peeling, chipping or cracking, or fading/discoloration) on the trim, shutters, or siding.
- No items (toys, bikes, garden equipment, trash containers, chairs, wood, recycling bins, etc.) may be left in front or side yards or on front porches when not in use. Basketball goals need to be erect at all times. Metal play structures are prohibited.
- No parking vehicles on lawns, along alleyways, or common areas. Parking over the sidewalk is prohibited for garage front homes, including sidewalks that go through driveways. For events such as garage sales or parties, it is the responsibility of the homeowner hosting the event to inform guests of the one-side-only parking rules and make provisions to prevent damage to the neighbors' yards.

- For safety and aesthetic purposes your driveway should be full of cars if you are parking on the street.
- Unlicensed, unregistered, or inoperable vehicles are prohibited unless placed in a closed garage.
- Per Morrisville ordinance, “no person shall stand or park a vehicle upon any street for the principal purpose of displaying it for sale.” No For Sale signs in or on cars.
- Campers, tractors, and tractor-trailers are prohibited.
- Boats, watercraft, and trailers may be parked in a closed garage.
- No vehicle of any type or size which transports inflammatory or explosive cargo or which stores or transports materials or hazardous or toxic substances may be kept or allowed to remain in or on a property at any time unless its presence is required to effect removal of such prohibited materials and substances.
- No portion of the property may be used to repair automobiles that require more than 48 hours to repair.
- No portion of the properties can be used to tie up dogs or for breeding. No dog houses should be visible from the street; adding one requires ARC approval. Excessive dog noise will be treated as a noise ordinance violation. Maintenance of the yard to keep it free from offensive odors is required. Please note all homeowners are required to pick up after their pets. There is a Town Ordinance that enforces this guideline. Please be courteous! Pets are not permitted at the playground, in the clubhouse, on the tennis courts, or the pool deck except during some specific HOA pet events;
- Only commonly accepted domestic animals may be kept as pets. No beehives are permitted. No pets may live outside in any yard full-time time, and farm animals are not permitted;
- Properties should be free of any debris;
- No clotheslines or clothes drying racks may be erected or maintained on any lot for any amount of time unless behind a privacy fence and not at all visible;
- Signs:
 - For Sale signs may be placed in the homeowners’ yard for the express purpose of selling the property;

- For Sale signs are not permitted on or in cars parked in the community;
- For Rent signs are not permitted in any yards or windows;
- Political signs may be placed on the homeowner's property expressing support or opposition to a candidate or referendum issue no more than sixty (60) days before the first day of voting in an election and must be removed within two (2) days following the event;
- Security system alarm signs or dog fence signs shall be located discreetly;
- No signage may be located in the common area, with the exception of an open house or community-sponsored activity or event;
- Yard/Garage Sale signs are permitted the day prior to and of the event and the event day and then need to be removed promptly;
- Temporary signage **during** the period of home improvements is permitted. Signs must not be installed until the work begins on the project and must be removed as soon as the job is completed;
- No signs are permitted in windows, with the exception of alarm system fire safety child/pet signs, neighborhood watch decals, and small "no solicitation" signs;
- Homemade or celebration signs in yards are prohibited with the exception of birthday, new baby, just married, graduation, etc. announcements, which are permitted for no more than two weeks;
- Up to two garden flags (not to exceed 12 inches by 18 inches) are permitted on stakes in the planting beds
- Any sign not explicitly mentioned here is prohibited without prior ARC and Board approval;
- Overall Maintenance:
 - It is the responsibility of each homeowner (or their renter) to maintain the property appearance, with some exceptions for Townes and Bungalow owners, in a way that adds to the overall beauty and harmony of the community;
 - Grass is required to be maintained at all times (including cutting to approximately 3.5-4.5 inches i.e. not too short in the growing season (or it might die) nor too high, edging and trimming) and kept reasonably weed-free;

- Each homeowner should take this responsibility seriously, as a failure to do so can negatively impact property values;
- Periodically, an inspection tour will occur, and a Compliance Notice can be sent for failure to comply with this document. The first notice is often a friendly reminder, but ignoring these notices can ultimately result in substantial fines;
- If you get a violation notice and are concerned, confused, or need help with an extended resolution timetable for a valid reason, please contact the Community Manager immediately for assistance. The Manager and HOA Board will make every attempt to work with you. (kittscreek@casnc.com)