

**PROVIDENCE PLACE HOMEOWNER'S ASSOCIATION
ARCHITECTURAL GUIDELINES**

17 March 2022

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1 INTRODUCTION

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

The Declaration of Covenants runs with the land and is binding with 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. In the event you need additional copies of this document or The Declaration of Covenants for the community, please contact the management company.

The fact that each homeowner is subject to these Covenants should assure all homeowners that the standards of design quality 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.

The intent of these guidelines is:

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

2 ARCHITECTURAL AUTHORITY

The Architectural Review Committee (ARC) is established per Article IX of the Association's DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. If you do not have a copy of the DECLARATION, please request a copy from the community management company.

3 WHAT IS AN ARCHITECTURAL OR LANDSCAPING CHANGE?

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

Examples of architectural or landscaping changes include the following construction projects or installations: all buildings, storage sheds or areas, 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, ponds, lakes, changes in grade or slope of a property, landscaping, swimming pools, tennis courts, signs, exterior illumination and changes in any exterior color.

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 thirty (30) days to act on an application. Therefore, do **NOT** commit labor or materials until you have received written approval.

5 ARCHITECTURAL REVIEW COMMITTEE (ARC)

The BOD established an ARC composed of at least three (3) representatives to rule on architectural submittals. The ARC is charged with conducting the review of all applications for exterior changes and with rendering a decision to the applicant within thirty (30) days of receipt as defined herein. The ARC will respond in writing with either an 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 decision. It is the homeowner's responsibility to provide that information in a timely manner. If the ARC fails to render a decision (after receiving all required information) in the allotted thirty (30) days, the approval will not be required, and the application will be considered to have been approved.

The ARC may from time to time publish and promulgate architectural guidelines, which shall be fair, reasonable, and uniformly applied. The ARC 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).

5.1 The ARC Process

The Declaration of Covenants requires prior written approval for any improvements other than Blanket Approvals to a homeowner's house, lot, and or property. Therefore, do not commit labor or materials until you have received written approval. Please note that any homeowner is welcome to request to attend the ARC meeting at the time their request is submitted. Due to time constraints, there will be limited discussion on any one request. If the homeowner wishes to continue the discussion, they may request a continuance of the review. If continuance is approved, the thirty (30) day reply period will not start until the continuance is completed.

The following is an outline of the review process:

1. Homeowner submits to the ARC, in care of the management firm, an Application for Architectural Improvement. Applications should be submitted using the form available from the management firm. The form should be complete and must be accompanied by the supporting information identified on the form.

Please note the ARC has thirty (30) days to review the application. The review period does not start until the ARC receives the completed application as noted above. Complete applications will be considered on individual merit, using these documented standards as a basis for decision-making.

Out of courtesy, we request you inform your neighbors of your proposed improvement(s) and invite them to contact the ARC (via the property management company) if they have comments they wish to share. In some cases, the ARC may require the signatures of adjacent homeowners on an application form.

2. The application, noted with the date of receipt by the manager, is turned over to the ARC within two working days, provided all information necessary for review is received. Management will make a cursory review of the application and request from the homeowner any additional information needed. The ARC may still require additional information, as detailed below. The 30-day timetable begins when the application is complete, appropriate for review, and logged into the community management company's tracking system.
3. The ARC's decision will be noted on the application. The homeowner will be notified by management 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 ARC within fifteen (15) business days. Further escalation may require the involvement of the BOD. (See section 5.3 for more details).
 - d. **ADDITIONAL INFORMATION REQUIRED:** The ARC has determined that additional information is needed for appropriate review of the application. In this case, the entire process begins again once the community management company receives the information. The homeowner should follow the same submission procedure. The ARC will act swiftly on all re-submissions.

The ARC 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:

1. To clarify any questions regarding the application.
2. To ensure that the application details were followed and to note problems encountered which might help other residents on similar projects.
3. To learn any "pointers" that other residents may employ in more easily completing an improvement project.

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.

Please note that many design changes require a permit and the Town and/or County may not issue a permit without the written approval of the ARC. Please plan ahead. **THE ARC HAS 30 DAYS TO REVIEW ALL REQUESTS, AFTER ALL THE APPROPRIATE INFORMATION IS SUBMITTED.** It is strongly suggested that the Town and/or County be contacted to determine what permits or approvals are required from a Town and/or County ordinance. ARC approval does not substitute for approval by the Town and /or County. It is the homeowner's responsibility to acquire appropriate approvals, permits, etc. from the Town and/or County.

5.2 Review Criteria

The ARC evaluates each application on the individual merits of the application and the standards listed below. Existence of an approval of a similar (or the exact) modification does not imply approval of the request. All decisions as to 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.

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 homeowners 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. For example, fences may obstruct views, breezes or access to neighboring property. The ARC should consider the various and appropriate criteria and exercise discretion in determining which of these criteria will be governing in each specific application. 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 would be considered an incomplete application and could delay the approval process, including the beginning of the 30-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 use of the same or compatible materials as used in the existing home, including, but not limited to, siding materials, trim, shutters, and shingles must match existing structure.

5.2.8 Color

Color may be used to soften or intensify visual impact. All color changes must be approved by the ARC. 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 homeowner problems and may be visually objectionable to others. For example, a wooden fence not properly built, treated, and maintained will decay in a short time and become unsightly.

5.3 Appeal Procedure

If the applicant disagrees with the decision of the ARC 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 ARC via the community management company.
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, the homeowner may request within five (5) business days that the appeal be forwarded to the BOD. It is the responsibility of the ARC to forward any correspondence and pertinent information to the BOD.
4. The BOD shall then establish the date and the time that the appeal will be heard. Normally, this will be made at the next scheduled board meeting. To reverse an ARC decision requires a majority vote of the BOD.

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 homeowner 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 constitutes a violation of the Declaration of Covenants and Community Guidelines. A violation may require removal or modification of the work at the expense of the homeowner.

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

1. The ARC will investigate any reported violation and attempt to bring the owner into compliance. Homeowners will be notified in writing of the violation and are expected to bring the violation into compliance within thirty (30) days. The ARC response to the violation will generally take one of the following forms:
 - a. Notify the homeowner of the violation and require that the homeowner submit a 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 homeowner does not request approval for the change within thirty (30) days, the ARC will send a request for the homeowner to remove the changes and restore the area to the original design.
 - b. Notify the homeowner of the violation and of any changes required to conform to these guidelines and require that the homeowner document the changes to be made through the request procedure. The request will then follow the standard request procedure here documented. If the homeowner does not request approval for the change within thirty (30) days, the ARC will send a request for the homeowner to remove the changes and restore the area to the original design.
 - c. Alternately, at the discretion of the ARC, notify the homeowner of the violation and request that the homeowner apply for the changes required to conform to these guidelines. The request will then follow the standard request procedure here documented. This is a one-time option and should be discussed with the ARC before submission. If the new changes are not approved, the ARC will either notify the owner of the changes required or send a request for the homeowner to remove the changes and restore the area to the original design.
 - d. Require that the homeowner remove the changes and restore the area to the original design.
2. Should the homeowner fail to act upon the recommendations for corrections, the Committee shall submit the matter to the BOD.
3. The homeowner shall be invited to a hearing with the BOD where the homeowner will have an opportunity to be heard and present evidence. Failure to appear shall result in a fine beginning to accrue on the day after the scheduled hearing date. If the violation were brought back into compliance prior to the hearing, no hearing would be necessary.
4. After the hearing, the BOD 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 BOD.

6.1 Fines

Fines will be levied daily 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

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

7 EXPLANATION OF STANDARDS

The standards that follow are the procedures and guidelines applied by the ARC 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 that is consistent with the aesthetic and harmonious development to the community.

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

- Blanket Approvals.
- Common Improvements.
- Appearance Standards.

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

Items in this category do not require approval, provided the guidelines mentioned are followed. **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.
 - Plants, shrubs and flowers may be planted within eight (8) feet of the front of your house, not to grow higher than four (4) feet above the ground.
 - Hedges and screen planting which form a barrier between properties are not permitted in the front yard. They are permitted in the back yard and on the sides of the yard immediately adjacent to the home, so long as they do not create a problem for the adjacent property.
 - No plantings are permitted on common property.
 - Except as otherwise permitted in these guidelines, only turf may be installed in the area between the curb and the sidewalk. No stone or other material may be used in this area.
- Bedding borders
 - Must be constructed of common landscaping borders not to exceed eight inches (8") in height.
 - Borders made of natural untreated woods are not permitted. Borders or curbing made of treated landscape timbers, milled timbers, and treated railroad ties are permitted.
- Plantings of flowers and shrubs around trees and mailboxes is permitted, provided the mailbox, walkway, or driveway is not obstructed by any plantings or decorations.
- Low voltage lighting is allowed if unobtrusive
- Decorative string lights are permitted in the back yard only
- Exterior tankless water heaters

- 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.
- Outdoor seasonal decorations
 - May be displayed between October 1st and January 15th.
- Vegetable gardening
 - Is allowed in rear yards, provided the garden is not visible from the street and does not exceed the allowed fence height or grow into the neighbor's yard.
 - Vegetable garden plots must be located a minimum of five (5) feet from the nearest property lines, unless they are within a yard enclosed by a fence.
 - Maintenance of the garden plot is required. Excess debris must be removed at the end of the gardening season and the plot returned to a natural state. This includes dead vegetation as well as stakes and other minor structural additions 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.
- Removal of trees
 - Is allowed provided that they are less than six (6) inches in diameter. All other tree removals must have the approval of the ARC and require the signatures of adjacent neighbors on the application.
 - Any dead tree, one deemed dying by an arborist, or one posing an immediate danger to people or property may be removed without approval.
- Attic turbines
 - Are allowed if mounted on the rear of the house roof, extend no higher than the roof peak, and are no more than twelve (12) inches above the roof surface.
- Satellite Dishes
 - The dish must be no more than 1 meter (39.37") in diameter, with hidden cable.
 - Preferred placement of the dish is on the roof. If placement is necessary on the side or front of the house, screening with plant material and/or painting the dish to match the background is also preferred.
 - Dishes placed on poles in the front yard are prohibited unless written ARC approval is received.
- Front Storm Doors
 - Must be white or the same color as your existing trim.

- Of the “full view” design.
 - Of anodized aluminum (including baked-on enamel).
 - Unadorned.
- Back Storm Doors
 - Must be white or the same color as existing trim.
 - Of anodized aluminum (including baked-on enamel).
- Exterior Painting and Maintenance
 - No approval is required for standard maintenance of the house exterior using the same color, design, materials, workmanship, etc. (e.g., roof shingle replacement).
- Hot Tubs
 - Hot tubs must not be visible from the street.
 - Must meet all Town, County, and State requirements (enclosed, fencing, plumbing, electricity, 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.
- Play Equipment / Treehouses
 - All play equipment should be located in the rear of the house.
 - Play equipment must be located at least five (5) feet from property lines.
- Basketball Goals
 - One goal per house.
 - Players should be courteous and not create a nuisance or hinder a neighbor’s property during normal play.

7.2 Common Improvements

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 constraints listed here, but is much more likely to be given for applications adhering to these constraints.

7.2.1 Grading and Drainage

- Major changes to the topography, water drainage, or water flow patterns require the signatures of adjacent neighbors on the application.
- Neither the Association, its BOD, nor the ARC accepts any liability for any damage caused by such grading, whether or not the ARC approved the request.

- It is the homeowner's responsibility to acquire appropriate approvals, permits, etc. from the Town, 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.

7.2.3 Drives and Parking Areas

- Proposed changes in drives or parking pad additions must be submitted to the ARC.
- Gravel or asphalt driveways or parking areas are not permitted.

7.2.4 Pools

- No above-ground swimming pools are permitted.
- Requests for in-ground swimming pools shall be considered and are required to be approved by the ARC prior to being started.

7.2.5 Fences/Walls

- All fence requests will be reviewed on a case-by-case basis.
- All fences require the signatures of adjacent neighbors on the application.
- All fences must meet the Town of Morrisville fence and landscaping standards.
- 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.
- Gates should be provided to allow access to all sections of the property for maintenance purposes. Homeowners should consider installing gates to allow access to utility easements.
- Fences must enclose all or a significant part of the back yard.
- Fences shall extend no further forward than ten (10) feet beyond the rear corners of the house, excluding additions (e.g., sunroom, screened porch, etc.).
- Dog walks, cages, or enclosures for animals shall require approval and must be made to the standards of a fence.
- Plain stockade fences (i.e., fence boards with pointed tops) and chain link fences will not be permitted.
- Pressure treated wood, natural cedar, black aluminum, and white PVC are the only permitted fence materials.
- Wooden fences can be either natural (unstained) or stained.
 - Information on the color of the stain should be included in your application. Natural color stains should be used and must be consistent with the neighborhood.
 - Painting of fences is generally unacceptable and is prohibited unless explicitly approved by the ARC.

- If a proposed fence will abut an adjacent existing fence, or if the majority of existing fences in a neighborhood are of a particular style, the new fence should match the existing style as much as possible.
- Must be no higher than six feet (6') and no shorter than four feet (4').
- All fences must be placed within the homeowner's property.
- Fences may be allowed to make short perpendicular crossings of easements. Fences are prohibited from running laterally within an easement of any kind.
- The smooth side of the fence must face outward.
- When a fence fronts a street, the fence must be 2/3 landscaped within two years. Plants must be mature plantings upon installation. Applications should include details about the plants to be installed.
- If a fence has already been installed on your property at the time of purchase, you may extend the existing fence, however, the extension of the fence must be approved by the ARC prior to installation and the extension must have the same materials, style, height, etc. of the existing fence.

7.2.6 Storage Sheds

- No larger in size than eight by twelve feet (8' x 12').
- Shed should be of durable materials and consistent with the aesthetics of the home and the community.
- No more than one shed per home.
- They are placed on the property behind your home so the shed cannot be seen from the road when standing directly in front of house.
- They must be at least three (3) feet from the neighboring property.
- Fuel storage tanks are not allowed within the Community except for propane tanks for grills.

7.2.7 Patio, Decks, Screened Enclosures, and Outdoor Living Areas

- A patio, deck, etc. should not extend past the rear corner of the house.
- All patio, deck, etc. should be on the rear of the house. No side or front patio, deck, etc. are permitted.
- Deck coatings, stains, or other covering must be approved by the ARC.
 - Information on the color of the coating or stain should be included in your application. Natural color stains should be used and must be consistent with the neighborhood.
- The materials to be used are designed specifically for patio and/or deck designs.
- Screened enclosures must not be visible from the street when standing directly in front of house.
- Roof must blend in with the existing roof of the home (i.e., have similar pitch, use similar materials, use similar colors, etc.).
- Permanent gates are prohibited on front porches.

- Temporarily installed baby gates are permitted but must be removed when not actively in use.

7.2.8 Solar Panels

All solar panels 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.
- Plot plan showing the location of the solar collectors.
- Solar collectors should be attached only to the roof, not free standing or ground mounted.
- Solar collectors should be installed so as to be as inconspicuous as possible.
- Every effort must be taken to camouflage the plumbing and supports for the collectors.
- The ideal 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 runs 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.

7.2.9 Lamps & Landscape Lighting

Any lights installed on the exterior of any property require ARC approval. This includes but is not limited to: wall mounted lights, eave mounted flood lights, free standing pole lights, ornamental sidewalk and driveway lights, landscaping accent lights that are permanently hardwired, ground mounted “up lights” and security lighting, except as noted in the Blanket Approvals (Section 7.1).

- One walkway/entrance light on post is allowed, not to exceed seven feet (7') in height to base of light fixture.
- The post shall be of metal or wood, painted black or the same color as the existing house exterior lights.
- The lamp design should be similar to existing house exterior lights.
- Entrance lighting on ARC-approved walls on the sides of driveway entrances will be considered providing they match existing light fixtures.
- Excessive or unpleasant lighting is not allowed in any part of the exterior.
- Security lighting must be controlled by a motion detector. Applications require the signatures of adjacent neighbors and those across the street from the location of the lights documented on the request.
- The Association requests that all exterior lamps except security lighting and solar powered lighting be on from dusk to dawn. It is the homeowner's responsibility to change bulbs, etc. promptly.

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.
- Replacement windows, except exact duplicates of existing windows, must be approved by ARC. Detailed design (or picture) of the before window and proposed window are required in the request.
- Tinting of windows must be reviewed with the same requirements as new windows as to application requirements.
- Addition of a new window must be approved by the ARC.
- All awnings require ARC approval.
 - The awning may be fabric only.
 - The fabric should blend with the color of the residence.
 - Any wood support structure must be same color as the residence or deck.
 - Awning may be installed on the rear of the residence only.
 - Awning must be attached to the residence, not free standing.

7.2.11 Building Materials

- Building materials used in new construction or in residential renovation must conform and harmonize with the existing structure and with neighboring structures.
- Tile roofing, vinyl or aluminum shingles and siding are building materials not permitted.
- 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.
- The use of composite materials, with "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. Applications must specify type of composite material.

7.2.12 Burning

- No burning of leaves, yard waste, trash, garbage, or household refuse is permitted.
- Recreational fire pits are permitted.

7.2.13 Mailboxes and Posts

- Replacement mailboxes must be in original color and style, to include house numbering.
- Replacement posts
 - Must match the original style as closely as possible.
 - May be wood, white aluminum, or white PVC.
 - Wood posts must be painted in original color (Sherwin Williams Antique White).
 - White aluminum and white PVC posts may remain unpainted.
- Please contact the community management company for recommendations on acceptable styles, vendors, and locations to purchase materials.

8 APPEARANCE STANDARDS AND MAINTENANCE

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

8.1 General Standards

- Paint and stain must be maintained in uniform and good repair (with no peeling, chipping, cracking, or discoloration) on the trim or siding.
- No items (e.g., toys, bikes, garden equipment, trash containers, chairs, wood, recycling bins, etc.) may be left in front or side yards or on porches when not in use.
- Front porches 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 porch, deck, patio, or lawn area is not permitted.
- No structure other than the primary residence may be used any time as a dwelling.
- Metal play structures are prohibited.
- Properties should be free of any debris.
- Clotheslines may not be erected or maintained on any lot.
- Trash storage must be screened from the road.

8.2 Parking

- No parking vehicles on lawns or common areas.
- Parking over the sidewalk is prohibited, including sidewalks that go through driveways.
- For safety and aesthetic purposes, your driveway should be full of cars if you are parking on the street. Parking in the street overnight is discouraged.
- Please do not park within ten (10) feet of stop signs, street signs and fire hydrants. For events such as Garage Sales or parties, it is the responsibility of the homeowner hosting the event to inform neighbors and make provisions to prevent damage to the neighbors' yards.

8.3 Vehicles

- Oversized commercial vehicles are not allowed to park in the community overnight.
- Unlicensed, unregistered, or inoperable vehicles are prohibited unless placed in a closed garage.
- Campers, tractors, and tractor trailers are prohibited.
- Boats, watercrafts, and trailers must 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 for the repair of automobiles requiring more than 48 hours to repair.

8.4 Dogs

- No portion of the properties may be used to tie up dogs or for dog breeding.
- No doghouses should be visible from the street.
- Maintenance of the yard to keep it free from offensive pet odors is required.
- Homeowners are required to pick up after their pets.

8.5 Signs

- No signs may be placed in any common area (i.e., property owned by the HOA), except for an open house or community (i.e., HOA-approved) event.
- Yard/Garage Sale signs are permitted the day prior to and the day of the event only.
- Signs may be placed in a homeowner's yard for the express purpose of selling and/or renting the property.
- Security, burglar alarm, or dog fence signs shall be located discreetly in the front yard of a homeowner's house.
- Temporary signs during a period of home improvements are permitted. Signs must be removed as soon as the job is completed.
- No signs are permitted in windows, except for alarm and pet signs.
- Homemade signs in yards are prohibited.

8.5.1 Political Signs

- Political signs (signs expressing support or opposition to a candidate or issue) may be placed on a homeowner's property no more than sixty (60) days before an election.
- Political signs must be removed within ten (10) days following an election.
- No political sign shall be higher than 42 inches above the edge of the pavement of the road.
- No political sign shall be larger than 432 square inches (i.e., a typical 24" x 18" sign).