

RIDGELOCH

A North Raleigh

TOWNHOME COMMUNITY

HOA Incorporated, 1978

196 units

41 buildings

49 acres

8 streets

Oldtowne Road

Three Oaks Drive

Pine Top Circle

Forest Lawn Court

Poolside Drive

Scenic View Lane

Ridgeloach Place

Mountain Ridge

Resident's Handbook

2025

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ARCHITECTURAL AND LANDSCAPE CHANGE REQUEST

Exterior Changes

- Any architectural or landscape project approved by the HOA must be completed within 6 months of approval date. If not, the project must be resubmitted.
- Any homeowner desiring exterior modifications, replacements, or additions of any kind to their unit or the common area must **request approval from the Board of Directors**. Such approval is necessary not only to maintain the uniformity of the community but because these changes can become part of the permanent maintenance for the Association.
- To request a change, sign in to your Ridgeloach portal at PPMral and submit the required information.
- Simple replacements such as windows, front doors, sliding glass doors, movement of outside AC units should also be submitted.
- The addition of gutters and downspouts requires an ARC to make sure runoff is correctly discharged away from the building.
- Decks maintaining the original shape and size are usually acted upon expeditiously and approved in a few days.
- A submittal for changes involving the shape and size of a deck or any other major external changes must be accompanied with architectural drawings and pictures.

- **All external changes or additions must be Board approved BEFORE the project begins. Failure to do so can result in the Board taking action to restore the change to its original condition at the homeowner's expense.**

Landscape Changes

- The Association is responsible for all landscaping in the common areas **AND in front of units.**
- Any homeowner desiring to modify their front landscape, or any part of the common area must have approval from the Board of Directors.
- Once submitted, the Board will be advised by the current Landscaping Company as to whether this is a good fit for the community as far as esthetics and the degree of future maintenance. This includes the addition of any shrubs, trees, flowers ground cover or their removal.
- Requests for modification to landscape are made on the same form as Architectural Change Form found on the homeowners portal. .
- Failure to seek Board approval for major modifications to landscaping in front of the unit or in the common area may result in the Board having to restore it to the original condition at homeowner's expense.
- Any homeowner requesting to maintain their own front area must keep the area up so that it blends with the rest of the community. The current landscape company will determine as to how well the front is maintained.
- Any un-kept, overgrown, poorly designed self-maintained fronts can be taken over by the HOA as part of the general maintenance of the community on the advice of the Landscape Company.
- Policy states that the homeowner can maintain the "rear yard" if it does not interfere with the general maintenance of the unit or the remaining yard space. It also must be well maintained.
- Flowers, herb gardens, shrubs, and vegetables are reasonable for a rear yard space if they are well

maintained. Do not plant trees in the rear yard (or anywhere else) unless approved by the Landscaper (via the Board).

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Projects that will not be approved

- Changing exterior paint color to a non-Ridgeloach color. This includes siding, shutters, railings, walkways.
- Screening in a deck; adding a sunroom.
- Adding awnings over front windows or door.
- Building a stone/brick patio in front of the unit or extending the back rear yard into the common area. (Some were added as part of the original model home and are grandfathered in.)
- Adding anything to the common area for personal use.
- Adding additional lighting/power pole to the common area.