

September 3, 2009

DOGWOOD RIDGE II HOA
ARCHITECTURAL CONTROL COMMITTEE (ACC)
Cameron Park

BULLETIN #2 - Design Guidelines

Articles VII and VIII of the Dogwood Ridge II Covenants, Conditions and Restrictions and these guidelines should be used for planning purposes regarding any improvement to your lot

PLEASE DO NOT APPLY FOR A BUILDING PERMIT, PURCHASE MATERIALS, OR COMMIT TO ANY CONTRACTOR in anticipation of instant approval by the ACC. Applicants should wait until they have received written application approval prior to purchasing or committing to such work. Homeowners should plan well in advance to allow time for application processing, which may take up to 30 days.

With this bulletin, Dogwood Ridge II/CP HOA ACC provides specific guidance regarding particular design situations frequently encountered in Dogwood Ridge II. Generally acceptable methods for achieving the required objectives and standards are indicated below. Design methods that are generally not acceptable are included but not limited to this list.

1. Application to ACC. The procedure for filing with the ACC are as follows:
 - A. Contact PPM (Professional Property Management, Inc. 919-848-4911), to obtain an architectural review form.
 - B. Follow the instructions on the form.
 - C. File the application with PPM.
 - D. PPM will promptly forward the application to the ACC.
 - E. PPM will notify you within 30 days of filing.
2. Fences / Walls. General guidelines for fences are stated below however ACC will consider lot locations and topology on an individual basis. Pictures of the standard approved fence as described below are available from PPM.
 - A. Fences must be in the back yard and generally not extend towards the front of a lot beyond the rear line of the house extended to the side lot lines.
 - B. Preferred fencing material is wood or wood composite.
 - C. Maximum height is five feet at the highest point of the fence.
 - D. Fences must have closed panels (no separation between pickets - "Privacy Fence"), arched upward between posts.
 - E. Panels must be recessed behind and between the front of the posts so that each post is visible from outside of the fence. (Horizontal runners should be nailed between or behind the posts, not to the outside face to accommodate this.)
 - F. Spray treating the fence is recommended to preserve the condition of the wood and improve the color.

Walls may be of stone or landscape timbers. Location design and height will be approved on an individual basis. Consideration must be given to grading and drainage (please see item 5., Grading, below). All fences and walls must be properly maintained and kept in good repair. All fences and walls must meet the requirements of the zoning ordinance of the Town of Apex.

3. Dog Pens and Dog Houses. Doghouses or pens must be painted or stained to match the exterior of the applicant's house or fence. Roof material must also match that of the house. Dog pens are to be constructed so that the animal can see out. Chain link fencing may NOT be used. The height of a pen may not exceed five (5) feet. The maximum square footage of a pen is sixty (60) square feet (6' x 10'). The dog house and/or pen should be located on the property in an area that is not highly visible from the street and must be located at least ten (10) feet from a neighbor's property line. The pen or doghouse should be located behind the house and not in side yard areas that are visible from the street. They must be properly maintained, kept in good repair, and free of material that may create unpleasant odors.
4. Play Equipment Any play equipment for children must be located at least ten (10) feet from the neighboring property lines. Such equipment includes swing sets or other stationary items. Committee approval is not needed for most play equipment. Basketball goals are not allowed on curb areas of the street. They must be located on the owner's property in such a manner that the playing area is not in the street.
5. Grading. MAJOR changes to the topography of a lot could result in flooding due to improper drainage into a neighbors yard. Therefore, such changes are required to be approved prior to being started. Neither the Board nor the ACC accepts any liability for any damage caused by such grading action, whether approved by the ACC or not.
6. Plants and Gardens. ACC approval is not required for most planting or landscaping treatments that are biodegradable. However, if any planting is hedge or row form being considered for the front or side/front yards to act as a "fence", then an application for such addition should be submitted to the ACC. Caution should be exercised while digging holes so as not to cut into any utility lines. Before digging, homeowners must contact U-LOCO, requesting the company to locate utility lines. Vegetable gardens must be kept in the rear yard.
7. Mailboxes. Mailboxes and posts are to be standardized by street. Owners of all lots facing each street shall install and maintain identical mailboxes and posts. Each design shall be approved by ACC before installation. Initially, the first homebuilder on each street shall submit to ACC a design for mailboxes for that street. Later, applications for change in mailbox design shall be accompanied by

the written consent of not less than twenty-five (25%) of the present homeowners of that street, and final approval of a change in mailbox design shall require approval of the ACC and a majority of the present homeowners of that street. A change in mailbox and/or post design shall also include a format by which all mailboxes and posts on such street shall conform to the new design.

8. Antennas / Satellite Dishes. No radio or TV towers or antennas are permitted except for customary antenna, which do not extend more than ten (10) feet above the top roof ridge of the house. A satellite antenna receiver or disc will only be permitted on a Lot if: (i) the receiver or disk is not larger than two (2) feet in diameter; (ii) the receiver or disc is located on the side of the house away from the street and within the building set back lines applicable to that Lot; and (iii) the receiver or disc is located or screened in such a way that it cannot be seen from any street within the subdivision. Any such screening must be approved by the ACC. No other such items are allowed.
9. Painting. Any exterior painting must be submitted for approval by the ACC. Please note that any paint changes must meet the plan and scheme of the development.
10. Above ground pools are prohibited.

This bulletin supersedes Bulletin #1 dated August 25, 2001.