



SANCTUARY AT YATES MILL ARCHITECTURAL GUIDELINES

September 28, 2021

- No construction, erections, or installation of any structures, facilities, or other improvements whatsoever, including tree removal, fencing, walls, outside lighting, or landscaping will be undertaken until the proposed building location, specifications, exterior materials and color or finish, and plot plan (showing proposed location of building(s), drives, parking areas, septic fields) will have been approved in writing by the Architectural Committee (ARB).
- Submit plans for pre-review to both the Jim Allen Group and the community ARB managed by Miramonte Studio, prior to permitting to avoid having to make changes after a building permit has been obtained. The review process on a complete package takes 2 weeks or less. **Presales are not exempt from the ARB process.** Contact Margot DeBarmore with any questions at (919) 625-9801.
- All builders must walk the lot with the developer prior to any work commencing. Prior to the builder requesting the lot walk, the site/plot plan showing clearing, erosion control, and septic layouts, and the house plans must be approved by the ARB.
- Clearing within tree protection buffers is strictly regulated by Wake County ordinances.
- All unimproved areas of each lot and the road right of way (ROW) area must be landscaped in accordance with a landscaping plan approved by the ARB. All lots must sod the entire road ROW from property line to property line, including both sides of any corner lot.
- No detached structure will be permitted on any lot unless pre-approved by the ARB, and it must have the same materials as the main residential dwelling.
- A home design may be built more than once in a community, as long as the homes are not located on the same street or are not proximate to each other. Please indicate if a design has been previously built in the community and on which lot, on the ARB forms.
- Applications for homes located near a community main entrance, **adjacent to open space**, or fronting a main road within the community will be scrutinized more closely and may require specific house orientation, architectural detailing, and additional landscaping.
- All homes must contain at least 3,000 square feet of heated and finished living area in the main structure, exclusive of open or screened porches, carports, garages, decks, attics and basements.
- The minimum home front setback from the road right-of-way will be 40'. This is important for the overall community feeling, and will be enforced.

SANCTUARY AT YATES MILL ARCHITECTURAL GUIDELINES

September 28, 2021 (cont.)

- The style of home, quality of exterior materials and use of colors must be consistent with established schemes in the neighborhood and be unique to emphasize the custom home nature of the community. The front elevation must be of brick, wood, stone (natural or cultured), fiber cement siding, or a combination of these materials. Side and rear elevations visible from the street and those fronting both streets on corner lots, must have a significant amount of architectural interest.
- Exterior colors will not be approved if they are the same or similar to those on the homes on either side of the subject home, or on the three closest homes across the street. The ARB will only reserve exterior colors for spec homes as part of a complete ARB application. Builders may reserve a partial color selection for the main house color for presales only, after the home is under contract. The balance of the exterior colors will be due within 30 days.
- Windows on the house front and sides must be the same style and color.
- The parging of foundations will not be allowed on any side of a home fronting a street. In other locations parging is used, sufficient landscaping will be required to break up the view of the parging. Vinyl siding and vinyl trim accessories are not allowed.
- All homes must have at least a three-car side or courtyard entry garage (or two-car side with a one car front facing garage combination), decorative garage doors, a wood front entryway to the main home, and 30 + year warranty roofing shingles.
- All homes will have concrete driveways flared to a minimum of sixteen feet wide at the street and no less than twelve feet wide at any point, with uniform stone-faced driveway headwalls per the community standard detail. The driveway concrete is to be approx. 1" higher than the adjacent road surface.
- Sod is required on all front and side yards to the rear corners of home. If fescue is used, an irrigation system will be required which covers at least the front and side yards. If a warm-weather grass is used, it must be segregated from any neighboring lots **that have fescue**. Sod installed adjacent to roads must be level with or lower than the road surface to facilitate road stormwater drainage.
- Only black metal open-rail fencing will be allowed. Fencing must tie into existing adjacent fencing and installed on **surveyed** property lines, with the exception of corner lots where fencing will be set back at least 15' from the side road ROW and screened with landscaping. **Fencing installed in easements, if approved, will be at the owner's risk** and fencing location exceptions will be considered on a case-by-case basis.
- All homes must use natural gas for heating, cooking and water heating unless otherwise approved by the ARB.