



ADDITIONAL ARCHITECTURAL REVIEW GUIDELINES

There are lingering questions about what types of exterior enhancements and landscaping need and do not need approval. In an effort to support property owners in their desire to improve the aesthetic appearance of their properties, eliminate unnecessary “hoops” and encourage compliance, the Architectural Review Committee (ARC) has compiled and the Board has approved the following guidelines. It is the ARC’s hope that this will provide additional clarification as to what “projects” do and do not need ARC approval. Any subsequent amendments to this document will be distributed to property owners and posted on the website.

As a reminder, any project needing approval, should be presented to the ARC using the Project Request Form and submitted at least one month prior to the tentative start date to allow the ARC sufficient time to review your request and respond accordingly.

While not an exhaustive list, the following improvements require review and approval by the ARC prior to the project’s commencement:

- Initial landscape plans for a new home/lot
- House additions and exterior alterations
- Changing the exterior color of homes, sheds, fences, decks and other permanent structures; paint colors and/or stains must be submitted for review
- The addition of or changes to exterior structures of a permanent nature (i.e. outbuildings, large play structures, fences, decks, pergolas, etc.)
- The creation of planting beds that are higher than 12 inches above the existing ground slope
- Any large re-grading, terracing or landscaping that requires mechanized equipment
- Any project that disturbs the existing drainage or drainage structures
- Removal of any tree greater than twelve inches (12”) in diameter (Article III, Number 8)
- Installation of any fence, hedge, tree or wall that could interfere or impede vision of road and driveways (Article III, Number 10d)

The following improvements do not require review by the ARC:

- Annual and/or perennial plantings of flowers and shrubs that do not exceed 6 feet in height
- Addition of flower/shrub beds along the perimeter of a residential dwelling
- Backyard improvements and gardens generally not visible from the street or from adjacent properties
- Exterior features that are removable (trellises, small fountains, exterior furniture)
- Mulching (using natural materials and natural colors)

Other general guidelines and reminders:

- Use natural materials (wood/stone) and colors for mulch and for creating raised beds; bricks or pavers can be used as long as the colors are traditional brown, red or grey
- Yards should be mowed and edged regularly and maintained in a way to avoid invasive weeds
- Garbage cans should be stored out of view from the street (Article III, Number 11)
- Call the “do not dig” line prior to the commencement of any digging at (800) 632-4949. This number is the North Carolinas One Call Center which is the state’s free underground line locator service
- When in doubt, refer to the Declaration of Terms, Conditions, Restrictions and Protective Covenants and contact the ARC with questions; property owners are responsible for adhering to the Covenants, Rules & Regulations and ARC Guidelines; failure to comply may result in a fine.