

CHESLEIGH PHASE 6 PROPERTY OWNERS ASSOCIATION ARCHITECTURAL GUIDELINES

In a planned community such as Chesleigh Phase 6, the question arises as to 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 boarder interest of the Chesleigh Phase 6 Community.

Control for maintaining the quality of design is through the Restrictive covenants of the Chesleigh HOA. The Covenants run with the land are binding on all homeowners and renters and should be fully understood. The fact that each homeowner is subject to these covenants should assure all homeowners that the standards of design quality will be maintained enhancing the community's overall environment and protecting property values.

The Guidelines, which follow, are the procedures and guidelines applied by the Architectural Committee and/or the Board to assist the Association and its members in the design review process. It is hope that these Guidelines will serve as a positive tool to assist each homeowner in the full and free use of their property in a manner consistent with the aesthetic and harmonious development of the Ridgemont Community.

WHAT MUST HAVE ARCHITECTURAL APPROVAL?

The Board's prior approval is required for ANY CHANGE in the exterior of a property pursuant to the Covenants.

SUBMITTAL AND APPROVAL PROCESS

Each homeowner has the responsibility to complete an Architectural Request Form prior to making any changes to the exterior of their home or property. The process will be the same for all submittals with the required details varying depending upon the type of change.

Items to be submitted:

1. Architectural Request Form completed in its entirety.
2. Plot plan outlining the positon or placement of the change.
3. Drawings/plans showing the constructions and effects of the change.
4. Samples of paint, siding, or any other items that may be helpful in making a decision.

Submit your completed Architectural Request Form to HOA to perform an initial review for completeness and legibility. Incomplete or illegible submittals will be returned to the homeowner.

All completed submittals will be forwarded to the Board of Directors and emailed to info@wakehoa.com. They will review the request and may inspect the site. The Board will approve or reject the request.

HOA will advise the homeowner of the final decision of the Board.

Reminders:

1. No change shall begin without written approval from the Board via HOA
2. Building permits may need to be obtained. It is the responsibility of each homeowner to obtain these permits.
3. Allow up to at least 30 days for processing and permits in planning for changes.
4. If the Board or ARC fails to approve or disapprove any plans and specifications within 30 days, it shall be conclusively presumed that the ARC/Board has approved such conforming plans and specifications and submittals.

ARCHITECTURAL STANDARDS AND CONTROL SPECIFICATIONS

ANTENNAS; SATELLITE DISHES OR DISCS

Approval:

Guidelines

No radio or television transmission or reception towers or antennas shall be erected on a lot other than a customary television or radio reception antenna, which shall not extend more than ten (10) feet above the top roof ridge of the house.

However, a satellite antenna receiver or disc will be permitted on a lot if: (i) the receiver or disc is not larger than two 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 may be approved as provided in Article VIII of the Declaration. In no event shall any free-standing transmission or receiving tower be permitted on any lot.

BOATS

Guidelines

Any boats, motorhomes, or campers must be kept inside a garage, or at the rear of the house, or kept behind a screening so that they are not visible from the street.

Any boat, motorhome, or camper kept outside on the lot shall be enclosed in a screening so that it is not readily visible from lots beside or behind the lot upon which the unit is being kept.

No boats, motorhomes or camper units whatsoever may be kept in the front yard of the dwelling. Any camper, boat, motorhome, car, truck or other vehicle must be used regularly and be in operational use. If not used regularly and kept in operational use, it shall not be kept in the subdivision.

DECKS, PATIOS AND SCREENING

Approval

Any change or addition to a deck must be approved by the Board

Guidelines

Any change or addition to a deck, patio or screening must be approved by the Board

DRIVEWAYS/PARKING PADS

Approval

All changes to driveway or parking pads must be approved by the Board

Guidelines

Any change or addition to an existing driveway requires a Board approval.

Any additions to existing driveway must be concrete – no asphalt, pavers or gravel.

ENCLOSURES AND BUILDING ADDITIONS

Enclosures and building additions include screened porches, sunrooms or any new living space or storage area that is physically attached to the main structure

Approval

Proposed plans for enclosures and building additions must be submitted to the Board for approval. The Board will take into consideration proposed materials, colors, location, scale, lot drainage and related details of the plan. The intent is to preserve the architectural character of the neighborhood. Accordingly, plans should be designed to reflect aesthetic compatibility with the community.

EXTERIOR COLORS AND MATERIALS

Approval

Any changes to the original exterior paint color for siding, doors, shutters, trim or deck must be approved by the Board.

Guidelines

Provided that the existing colors are replicated, an application to the Board is not required for repainting, re-staining or re-sealing the siding, doors, shutters, trim or deck. A clear sealant may be applied to unprotected decking material without approval.

FENCING

Approval

Any and all fence construction must be approved by the Board.

Guidelines

Types of fences – Fences facing street (front or side) must be either wood (stockade style) or wrought iron metal style or black vinyl chain link. No silver or green vinyl chain link.

The maximum height of the fence is 6'.

FIREARMS

Guidelines

There shall be no discharging of firearms, guns or pistols of any kind, caliber, type, or method of propulsion; and no hunting of any type shall be carried on or conducted on the property.

HOT TUBS/SPAS

Approval

The addition or modification of a hot tub or spa requires the Board approval.

LANDSCAPING

Approval

The Board approval is not required for landscaping of a minor nature. Example of minor landscaping – planting of flowers and or mulching.

MAILBOXES

Guidelines

Any mailbox or newspaper tube shall be only as prescribed by the Board. It is the intention of the Board to create a standard design to be used by all residences in the subdivision.

The mailbox and newspaper tube shall be located at the site as set by the Board.

MAINTENANCE OF PROPERTY

Guidelines

Each owner shall keep his lot free of tall grass, undergrowth, dead trees, trash and rubbish. Such lots shall be maintained so as to present a pleasing appearance.

In the event an owner does not properly maintain his lot as set forth in this paragraph, the Board has the right to do whatever work is required to give the lot a pleasing appearance with any such cost incurred in doing this being the liability of the owner of the lot.

MOTORBIKES/GO-CARTS

Guidelines

Motorbikes, go-carts and any other motorized vehicle must use only the paved streets of the subdivision. Any use of the shoulders of the paved streets by motorized vehicles is expressly prohibited.

Any type of motorized vehicles that produces excessively loud noises shall not be allowed in the subdivision.

PARKING

Guidelines

Adequate off street parking shall be provided by the owner of each lot for the parking of automobiles owned by such owner and owners of lots shall not be permitted to park their automobiles, boats, campers, travel trailers on the street in the subdivision or on the lawn.

Any vehicle which has advertising of any type, whether a display, a name or logo painting on the vehicle, an attached sign, or otherwise, must be parked in the garage, in the rear of the residence or behind a screen so that such vehicle cannot be seen from the street.

Absolutely no vehicles, boats or any other type of personal property shall be placed in the front or side yard of any residence with a "for sale" sign, or information which might indicate that the property is for sale.

PETS

Guidelines

No animals, livestock or poultry of any kind shall be raised, bred or kept on building site, except that dogs, cats or other household pets may be kept, provided that they are not bred or maintained for any commercial purposes.

Owners with dogs, cats or other household pets will be responsible for their animals and will insure that they are not a nuisance to other lot owners.

In no event shall any dwelling have more than three dogs and/or cats.

STORAGE SHEDS/UTILITY BUILDINGS

Approval

Storage sheds must be approved by the Board.

Guidelines

Sheds must be wood or vinyl siding and not metal buildings

Structure must be at least 10 foot from your property line

Building must be painted matching color of house and roof color to match color of main house

Size – Maximum of 180 square feet

SWIMMING POOLS

Guidelines

No above-ground swimming pools shall be located on any lot., except that small, inflatable wading pools shall be permitted.

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