

TANNERS CREEK ARCHITECTURAL CONTROL FAQ's

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Why an Architectural Committee?

- The purpose of the Architectural Control Committee is to provide consistently enforced guidelines regarding changes proposed on neighborhood properties.
- The ACC and the HOA Board of Directors are responsible for review, approval and control of homeowner/resident improvements as charged in the Master Declaration of the Tanner's Creek Conditions, Covenants and Restrictions (CCRs).

Why do I need to submit an application?

- First, it is required by the Tanner's Creek Covenants, Conditions and Restrictions (CCRs) that we all signed during the closing of our homes; a legally binding contract that requires all homeowners/residents to conform to certain rules and restrictions.
- Second, to provide oversight to the architectural beauty, integrity and value of the entire neighborhood.
- To ensure our property values can be maintained or enhanced through the thoughtful design and building of sound and consistent structures and modifications.

What requires approval?

- Fences.
- Sheds/buildings (e.g. additions, garages, or anything else not erected by the builder).
- Decks, pathways, stairs in backyard, etc.
- Irrigation systems.
- Play equipment (e.g. swing sets, permanent basketball hoops, play sets, etc.).
- Trellises, arbors or partial fencing to hide garbage cans.
- Major changes to landscaping.
- Mailbox replacement.
- Changes to color, trim, shutter, windows, doors, gutters, window/flower boxes, etc.

- The above is not necessarily a comprehensive list and therefore we recommend you submit an application before making any type of changes to the exterior of your home or lot.

What parts of the Tanner's Creek CCRs should I read/review prior to submitting my application?

- All homes fall under the Master CCRs for Tanner's Creek and are bound by these; Architectural Control is specifically detailed in Section 4.7.
- In addition, there are supplemental CCRs for townhomes, single family homes, and DR Horton homes; these each have slightly different accessory rules .
- Each homeowner/resident proposing a change/modification should review the Master AND supplemental CCRs for your specific section of the neighborhood.
- All of the above can be downloaded from this site.

How long does it take?

- Tanner's Creek CCRs provide us up to 30 days AFTER receiving a complete application (except in DR Horton) to render a decision.
- In DR Horton that time is extended to up to 60 days.
- As we have a well-defined and well-functioning process, a decision can often be made within 1-2 weeks IF we receive a complete application
- You can help to keep this process speedy and easy by first reading the entire covenants to pre-determine what is/not allowed (e.g. 6 ft. fences).

What do I need to submit?

- An application (can be downloaded from this site) filled out in its entirety.
- A copy of your survey with the precise proposed location of your structure filled in (you do NOT need to attach a survey if you are applying for a screen/storm door, windows, mailbox replacement, window/flower boxes).
- Estimated dates of install (on application): ASAP is not acceptable. The Arch Committee has up to 30 days to provide you a decision therefore the install date should be after this timeframe. Members of the Arch Committee or Property Mgmt. company may drive by during construction to ensure all is going according to plan and as approved. After a certain period of time, the Arch Committee/Board will no longer consider the application/approval valid.
- Pictures (NO hand drawings) of the proposed modification or structure. If it is a structure (e.g., deck, shed, playset, etc.) we need the 3 views as specified in the covenants; if it is a fence, pathway, flowerboxes, permanent basketball goals, etc.) we do NOT need 3 views, 1 will suffice.
- The picture must be of the EXACT modification not an approximation it must also indicate color (as this is also regulated in the covenants); therefore the committee needs this info to make a determination as to compliance.
- Landscaping details if there will be accompanying landscaping you want to include (e.g., pathways, stone accents, trees, pavers, flowers,) with your deck or other structure, please indicate these. For a fence, playset, or other changes directly to the exterior of the house, this is not necessary.
- Location/height/dimension/materials: All are clearly regulated by the CCRs and therefore we must evaluate this information to determine compliance.

Why do you need so much information?

- Much of the information requested is spelled out as necessary in the Covenants. Refer to Master Declaration 4.7.
- The Arch committee uses this to make an informed decision as to the compliance of your modification with Tanner's Creek CCR's AND as to the integrity of the style, color etc. with that of Tanner's Creek.

Why do I have to submit a copy of my survey?

- Required to determine specific placement of the modification on your lot.
- Indicates any challenges with placement (e.g., exceeding impervious area OR playsets, etc. that are not within building setbacks as required).
- If you have a corner lot for which there are more specific rules the committee needs to know this and use the survey to help make a determination as to appropriate placement.

What is likely to get my application denied?

- Incomplete application
- Application for a 6ft. tall fence (other than in DR Horton section); fences can NOT exceed 60 inches (5ft.) in the single family homes.
- Anything else in violation of CCRs including but not limited to:
 - 2 different fence types in the yard.
 - 6 ft. tall fence in single family homes.
 - Structure in disharmony with architectural style, color, etc. of home/neighborhood.
 - Incorrect placement (proposed) of structure (e.g. on a corner lot fence must be at least 12 ft. back from the ROW- the back of the sidewalk closest to your home).

Why do I notice that some neighbors have structures you say are against covenants?

- They maybe in a section that has separate supplemental CCRs.
- Some residents may not have familiarized themselves with the CCRs and therefore may not realize they must apply for modifications and that there are restrictions on what can be done (we are working on ensuring all residents are well-informed of the CCRs to avoid any inconvenient situations).

What if I live in Town homes or DR Horton homes? Are the rules the same?

- All homeowners/residents fall under the Master Declarations for Tanner's Creek, however, there are also separate supplemental rules for Townhomes and DR Horton.
- You can download a copy of each from this site.

Who do I contact if I want to speak to someone about my application?

- Call Cedar Management Group @ 704-644-8808
- Email [support@cedarmanagementgroup.com?](mailto:support@cedarmanagementgroup.com)
- Email arc@tannerscreekhoa.com

Whose responsibility is it to:

- Secure approval of improvements to home: Homeowner
- Ensure approval of committee or contract with builder for improvement is on file with HOA - Homeowner
- Read & review all applicable CCRs that govern proposed improvements - Homeowner
- Meet codes, standards and regulations of the federal, state and local authorities and obtaining necessary permits - Homeowner
- Make sure paperwork is on file with HOA: Homeowner
- Maintain area between sidewalk and street (including trees & grass): Homeowner
- Maintain their improvement (fence, playset, landscaping, deck, pathway, etc.): Homeowner
- Alter or remove modifications or structures that are found to be in violation of the CCRs: Homeowner at their expense.
- Enforce Covenants & Restrictions: HOA Board of Directors.
- Approve Architectural Requests: Architectural committee & HOA Board of Directors.

What is impervious area and why does it matter?

- When it rains, the water can land on two kinds of surfaces pervious or impervious. Pervious surfaces allow water to soak into the ground. The other type, impervious, increases the amount of water in the drainage system and the amount of storm water pollution in our creeks and lakes.
- Impervious surfaces like streets, sidewalks, driveways, patios, and roofs can't let water soak into the ground. Rain is forced to runoff into the storm drainage system. Mecklenburg County and the Town of Huntersville plan for that runoff by having storm drains and ditches, but pollution on those impervious surfaces lies in the path of storm water and becomes pollution for our creeks and streams.
- There are alternatives to impervious surfaces. Some alternatives allow rain to soak through and others capture storm water to be used later. Both types of alternatives reduce runoff, and therefore reduce the amount of storm water pollution reaching our creeks and lakes. Ways to minimize impervious areas include the use of alternative materials such as gravel, interlocking cement pavers or crushed seashells as a pavement surface. These materials can be used in place of concrete or asphalt.
- Homeowners can reduce the impact of impervious surfaces. While most suburban homeowners value their lawn space, studies have indicated that lawn areas recharge ground water less efficiently than landscaped areas that include shrubs, trees and ground covers. You can minimize lawn areas by planting shrubs, ground covers, flowers and trees at the border of the property. This beautifies the area and provides habitat for local species.
- Rainwater run off can be directed from gutter drains to areas that are landscaped. This provides the plants with the moisture that is needed for survival and increases ground water recharge.
- Tanner's Creek is allowed a finite amount of impervious area for the WHOLE neighborhood and EACH lot is also allowed a finite amount, this amount is recorded on your survey. If you exceed this impervious allowance, you are contributing to the pollution of our creeks and lakes and therefore the pollution of the DRINKING WATER! Additionally, this may make it difficult to sell your home!!
- Constructing such things as decks, patios, walkways, garages, sheds, etc. may count against your allotted impervious area. Therefore, you need to check with Mecklenburg County to first determine if your proposed structure does count against this and to determine if you then have enough left for your structure modifications. In many cases, you will also be required to obtain a permit.

What do I need permission from Mecklenburg County or Town of Huntersville for?

- <http://www.charmeck.org/Departments/LUESA/CodeEnforcement/Home.htm>