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II. PURPOSE AND POLICY

The Architectural Standards and Control Specifications (hereafter referred to as the Standard) were established by Article IX of the Preston Village Community Association Master Covenants and Restrictions. Their primary purpose is to preserve and maintain the property values and the natural beauty of the development. Article IX also establishes the Architectural Review Committee (ARC), with final approval authority given to the Board of Directors.

It is part of the charter of the Architectural Review Committee to maintain consistent standards while remaining flexible and open-minded to changes in our community and our lifestyles. This standard is intended to be a dynamic document that allows for individual creativity of design, with each request being reviewed on its own merits. The aesthetics of the modification will be primary consideration of the Committee.

The Committee is restricted to three members with volunteers solicited during the annual homeowners meeting. The Architectural Review Committee meets as needed. Architectural review requests are reviewed on an ongoing basis by the ARC with recommendations forwarded to the Board of Directors for final action. The Committee also attends to other relevant business, such as writing or revising this document, and reporting on area inspections and follow up inspections. Homeowners who are concerned about a neighbor's home improvement plan should contact our property manager or the ARC immediately.

III. RESPONSIBILITIES

THESE ARE THE RESPONSIBILITIES OF ALL PARTIES AS THEY RELATE TO THE ARCHITECTURAL STANDARDS AND CONSTRUCTION SPECIFICATIONS.

Board of Directors

The Board of Directors is responsible for approving or disapproving all architectural requests, as well as making decisions about violations and related penalties or legal remedies, and final interpretation of the Covenants and Restrictions.

Architectural Review Committee

The Architectural Review Committee is responsible for reviewing requests, making site inspections (both before and after the modifications), and making recommendations to the Board of Directors. It is also the responsibility of the Architectural Review Committee to keep this document updated on a regular basis.

Property Management Organization (PPM, Inc. as of 5/1/2014)

It is the Property management Organization's responsibility to collect all architectural request forms submitted, and to do an initial screening to assure completeness. Incomplete forms will be immediately returned to the homeowner. Completed submittals will be distributed to the Architectural Review Committee in a timely manner. The Property Management organization (hereafter referred to as PPM, Inc.) also acts as the clearinghouse for problems or concerns, which anyone may have in our development. PPM, Inc. channels these messages to the appropriate committee. PPM, Inc. is also responsible for sending the Board of Directors' response for each complete submittal that was reviewed, to the homeowner and the Architectural Review Committee. PPM is responsible for managing online application/approval software and communicating with Board, ARC committee members and homeowner.

Homeowners

Each homeowner has the responsibility to properly complete and submit an Architectural Request Form to PPM in accordance with the requirements of this Standard. Each homeowner is also responsible for adherence to this policy; decisions made by the Board of Directors, and report any problems or violations to PPM.

IV. GUIDELINES

It is the interpretation of the Company and the Preston Village Community Association Board of Directors that the provisions of Article VII apply to a wide variety of aesthetic considerations in the community. Every attempt has been made to include in this Standard those considerations that have the potential to impact property values. Suggestions for improvement of this document should be made to PPM, Inc.

The following are examples of the types of changes, additions or deletions that would either (1) require submittal of an Architectural Request Form, (2) not require a submittal or (3) are prohibited.

While every effort has been made to identify all aspects of change, the homeowner who has doubt if his/her situation is adequately addressed, should contact PPM, Inc. for guidance.

NOTE: It must be recognized that the submittal/approval process is administered by volunteers on their own time (nights and weekends) and is inherently lengthy. The Committee and the Board of Directors meet once within each calendar month. It is imperative therefore, that each homeowner **plan in advance** and allow for the process time required.

Throughout this document the term "changes" shall include additions and deletions.

A. Types of Changes Which Require Submittal

Changes to the exterior of the home, such as:

- a. Addition of:
 - i. Fences
 - ii. Decorative lighting
 - iii. Solar collectors

- b. Appearance, such as:
 - i. Color
 - ii. Materials (such as siding)

Other exterior changes, such as:

- a. Buildings
- b. Decks and patios
- c. Driveway extensions and parking pads

- d. Enclosures
- e. Awnings
- f. Hedges and screen plantings
- g. Landscaping
- h. Mailboxes
- i. Parking
- j. Poles, free-standing including basketball goals
- k. Recreation or sport equipment – includes trampolines and play equipment (i.e. swing sets, etc.)
- l. Signs
- m. Structures
- n. Swimming pools and hot tubs
- o. Solar Installation
- p. Tree removal - live

B. Specific Changes Which Do Not Require a Submittal:

- Basketball goals attached to a garage
 - Flower boxes which meet color requirements
 - Minor landscaping
 - Non-permanent children's play equipment
 - Periodic repainting and re-staining with the existing color for maintenance
 - Portable pools usable only by small children
 - Removal of dead trees
 - Small, discretely located, garden plots
 - Storm doors (must still meet color requirements)

C. Specific Changes Which are Prohibited:

- Animals other than household pets
- Chain-link fences
- Commercial advertising signs
- Encroachment on other property
- Exterior antennas

- Satellite dishes more than one meter in diameter.
- Storage sheds
- Parking of boats, trailers, or any other recreational vehicles in driveway, road, or soft surfaces
- Permanent clotheslines
- Pools, above ground (except portable pools usable only by small children)
- Unclean, unsightly, unkempt, unhealthy or unsafe conditions, which tend to substantially, decrease beauty or safety
- Very bright colors
- Wire-backed wood fences
- Awnings on the front of a home

V. STANDARDS AND SPECIFICATIONS

The specifications/details listed below apply to both items requiring submittal and not requiring submittal and are those that have been identified by the Board as requiring a specification. For items detailed below, while not requiring submittal, the expectation is that this minimum detail will be met.

Animals

1. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that:
 - a. Dogs, cats or other household pets may be kept, provided that they are not bred or maintained for any commercial purpose.

Clotheslines

1. Permanent exterior clotheslines are prohibited

Exterior Antennas or Dishes

1. No exterior antenna, tower, disc or dish shall be erected or placed upon any lot, without prior approval. The only exception is small satellite dishes less than one meter in diameter.

Poles –basketball/flag,

1. Submittals for free standing poles (such as basketball goals) should include construction and installation details.

Signs

1. Real estate signs do not require submittal.
2. Garage/yard sale signs do not require submittal if they are removed no later than one day after the sale.
3. Political campaign signs that meet the requirements of Cary's ordinance do not require approval if they are removed within one week after Election Day.
4. Commercial advertising signs are prohibited.

Parking

1. No industrial or commercial type trucks, or tractors, or inoperable automobiles, may be regularly parked outside on the lot.

Driveways and Parking Pads

1. No parking of motor vehicles, trailers, camping trailers and recreational vehicles on soft surfaces.
2. Driveways and vehicle parking pads shall be concrete only. Any other type of pad (i.e. brick, stone, etc.) shall be reviewed on an individual basis. Aggregate base, thickness, reinforcement, etc, should comply with good construction practice.
3. Particularly close attention must be paid to structure placement, setbacks and encroachment due to the size of most lots in Preston Village.
4. No trailers, recreational vehicles, or boats shall be parked out on any lot in those sections of Preston Village where the protective covenants prohibit it.
5. When submitting requests for the parking of any item is be sure to specify attributes such as height, length, and weight.

Storage

1. No trade materials or inventories may be stored out on residential lots.
2. Temporary storage of materials for modification projects should be discretely placed and orderly maintained.

Swimming Pools, hot tubs and Solar Installation

1. In ground pools, hot tubs and solar installation must meet local code standards for safety including fencing.
 - a. Fencing style must meet guidelines
2. Above ground pools are prohibited.
3. Portable pools usable by small children are pre-approved.
4. Pools must meet setback requirements.
5. Solar installation must not be visible from the street.
6. Solar installation should be a solid color and made of a fade resistant material

Trees

1. The removal of a live tree requires approval unless the tree is less than six inches (6") in diameter at a height above the ground of four (4') feet.
2. Removal of dead trees does not require submittal, regardless of size. It is the homeowner's responsibility to assure the tree is dead.

Landscaping

1. Landscaping of a minor nature such as naturalizing an area of yard and adding shrubs, trees, flowers, etc. need not be submitted for approval. These are considered normal improvements and are strongly encouraged.
2. Other types of landscaping represent more significant projects that may be structural, have an impact on adjacent property, or require strong aesthetic consideration, and will require submittal:
 - a. Retaining walls.
 - b. Drainage, swale, and runoff: careful consideration should be given to landscaping that will regulate current drainage/runoff to adjoining property. Details should be contained in submittals.
 - c. Garden plots. Small, discreetly located garden plots need not be submitted. Large plots in public view with tall crops (i.e. corn) should be submitted with details of screening.

- d. Ornaments/figurines to be placed in public view (front yards, corner lots, etc.) should be submitted with a picture. This applies to permanent placements like birdbaths, etc., not to seasonal visuals (Halloween, Christmas, etc.).

Hedges and Screen Plantings

1. No hedge or screen planting shall be erected or permitted to remain on any lot closer to the front lot line than the front of the home.
2. Hedge or screen plantings, which form a barrier between properties, should have:
 - a. Concurrence of the adjoining property owner.
 - b. Agreement for maintenance access.
 - c. Setbacks to allow for plant growth.

Decks and Patios

1. The Board encourages creative designs and patterns for decks and patios, particularly in replacement of existing building supplied components.
2. There are no predetermined styles in this document for decks or patios.
3. Patio Materials
 - a. Concrete slabs, smooth finish or with exposed aggregate. Must be screened with landscape. Include landscape plan in request.
 - b. Bricks, with a sand fill or grout.
 - c. Stone, with sand fill or grout.
4. Height of decks, arbors and screens
 - a. Decks should be of a reasonable height for their intended purpose.
 - b. Arbors should be no higher than eight feet above the deck surface.
 - c. Free-standing deck screens (e.g., lattice) shall not exceed six feet in height.
 - d. Screens as part of an arbor may extend to the arbor.

5. Location

- a. Patios should be located behind the house, but may extend beyond, around corners, or be free-standing in other areas of a backyard.
- b. Decks shall not extend outward beyond the rear corners of the building line.
 - i. Special cases may require an exception to this rule and will be determined after a site visit.
- c. Observation of views or breezeways of adjoining properties will be given consideration in all cases.

Enclosures (screened porch, sunrooms, etc.)

1. Like other structures, enclosures should be designed and constructed for aesthetic compatibility and preservation.
2. Only exterior materials comparable to those on existing structures and compatible with the architectural character of the community will be approved.

Materials and Colors

1. Periodic repainting and re-staining with the existing color for maintenance does not require submittal.
2. Only exterior materials comparable to those on existing structures and compatible with the architectural character of the community will be approved.
3. Brick will remain unpainted except to match painted brick house color.
4. Color changes
 - a. Keep all colors low in intensity (saturation or chroma).
 - b. Color changes from original are generally discouraged.
 - c. Colors must not clash with the colors of the homes in the immediate vicinity.
 - d. Actual color samples must be included with a request for a color change.

- e. In choosing a traditional "three color" scheme, use tints of the same color for two of the "colors" plus an additional color for an accent color.

Play Equipment

1. Children's play equipment (such as swing sets, forts, jungle gyms, climbing equipment, hammocks, etc) must be located behind the house and not visible from the street.

Awnings

1. Should be a solid color and made of a fade resistant material. Awnings will be considered only for the side and/or rear of a house. Awnings on the front of a home are not in keeping with the architectural standards of the community and will not be approved.

Mailboxes

1. All mailboxes **must** conform to neighborhood standard, no exceptions will be granted. All mailboxes for Preston Village must be the same as those installed by the original builder/developer. Repairs or replacements are at the homeowner's expense. Contact our property manager, PPM of Raleigh, for the location of the nearest retailer.

Temporary Portable Toilet Restrictions

1. If an approved ARC project requires a portable toilet on-site for your vendor's use, you must adhere to the following requirements:
 - Portable toilet must be placed on your lot, 25' from street and min. 15' from neighboring property line.
 - Must be dark green or brown in color to blend with natural surroundings.
 - Maximum period any portable toilet may be on site for any project is 6 months.
 - If these requirements are not followed you will immediately be found in violation.

VI. MAINTENANCE

It is the primary responsibility of each homeowner to maintain his property in a way that does not detract from the overall beauty of the community. It is hoped that each and every homeowner will take this responsibility seriously, as this can severely affect the value of all properties.

Following is a list of areas that should be reviewed on a regular basis to insure that your home is in good repair:

1. Shrubbery, Trees, and Lawns
2. Driveways, Sidewalks and Pavers.
3. Decks
4. Fences should be checked for damaged or bowing boards. Any color changes must be submitted to ARC for approval.
5. Mulch, hardwood and pine straw approved in brown tones. Red mulch is not acceptable. The Town of Cary recommends using hardwood mulch not pine straw around the foundation of any home.
6. Raised bed garden approved materials are stacked stone, blocked stone and brick. Exposed concrete block is not permitted.
7. Playground Equipment
8. Roofing
9. Paint and Stain
10. Garbage Can Storage – cans should not visible from the front of the home

Deterioration

If at any time the Board of Directors is made aware of a property that has deteriorated to a point that it is affecting the aesthetics of the community, the Architectural Review Committee will request to make a site inspection. They will then make recommendations to the Board of Directors.

Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Board of Directors has the obligation of enforcement described in Section IX of this Standard.

VII. PROCESS

Changes, additions or deletions that have been previously identified as requiring submittal, or that the homeowner believes may require submittal, shall follow the process described in this section. The process will be the same for all submittals with the required details varying depending upon the type of change.

Reminders

- No construction shall begin without Board of Directors approval of the submittal.
- No Town of Cary building permit shall be applied for prior to having Board of Directors approval.
- Allow enough time for processing and approval in planning for construction.

Planning and Preparation of Submittal

1. Using this specification, determine if a submittal is required. If yes, continue.
2. Prepare the Architectural Review Form (copy available from PPM, Inc. or [www.prestonvillage.com/Document Library/Architectural Review form](http://www.prestonvillage.com/Document%20Library/Architectural%20Review%20form)) and attach any drawings, sketches and supplemental documents for the Architectural Review Committee and Board of Directors' review. A complete submittal will FULLY describe/depict the change and stand on its own without need for further explanation or clarification.
3. Sign the form.
4. Present the complete submittal to all adjoining property owners or neighbors who may be visually impacted by the change, and obtain their signatures. **Remember, this includes the neighbors behind you.** This signature only reflects that each neighbor has seen the complete submittal. It is NOT an approval of the submittal.
5. Only after completing steps 1-4 (above), present the submittal to PPM, Inc., 11010 Raven Ridge Road, Raleigh, NC, 27614. PPM, Inc. will perform an initial review of the submittal for completeness and legibility. Incomplete or illegible submittals will be returned immediately to the homeowner.

Architectural Review Committee Review

1. PPM, Inc. will forward copies of all submittals to the chairperson and members of the ARC.

PPM, Inc. will forward application provided by the homeowner including any submittals to the chairperson and members of the ARC via the on-line web based program. Upon the loading of this application the committee will receive an e-mail alerting them that this application has been loaded for review. There will also be an e-mail confirming receipt and submittal to the homeowner when their e-mail address is provided. After receiving all requested documents from the homeowner the application will be loaded into the on-line review forum within 2 days of receipt or additional information will be requested from the homeowner is necessary.

Site inspections by the ARC will be made as needed.

2. The committee will review the submittal with members adding any observations from the site visit. Also, any responses by adjoining property owners will be reviewed and taken into consideration.

The committee will review the submittal with members by placing their questions and comments in the web based forum to facilitate on-line discussion and adding any observations from a site visit if a site visit is deemed necessary. Also, any responses by adjoining property owners received will be added to the application submittals on-line for review if provided by e-mail or in writing and taken into consideration by the committee.

3. If the homeowner wishes to meet with the committee, the members will work with the homeowner to meet at a convenient time and location.
4. The submittal will be voted on by the committee, with their **recommendation** for approval or disapproval and comments with any exceptions to stated guidelines forwarded to the Board of Directors.

The submittal will be voted on by the committee in the on-line forum, with their **recommendation** for approval or disapproval once they reach a majority vote (or decision). Any required conditions of the approval will be included in the approval e-mail or letter sent to the homeowner by the management company. Should the ARC Committee deem appropriate a conditional approval with any

Board of Directors Review/Decision

1. At its regular monthly meeting the Board will review the recommendations of the committee. Particular attention will be paid to any recommendations for disapproval.
2. The Board will vote on each submittal as approved or disapproved.

Note: Disapproval may be on any grounds and the details will be communicated to the homeowner by the Board.

3. PPM, Inc. will complete a standard response letter indicating the Board's decision, and mail it within five working days.
4. Approval of any submittal or portion thereof does not ensure approval of similar submittals, as each submittal will be considered on its own merits.
5. A proper submittal approved by the Board is like a contract to comply with the specific details. Alteration/ deviations of a significant nature will require resubmittal.

Appeals/Resubmittals

1. To appeal a disapproved submittal, the homeowner should submit a written response including specific detailed information that clarifies why the submittal should be reconsidered. The homeowner may also request a meeting with the committee or the Board to further discuss the submittal.
2. Should the submittal have been disapproved on a technicality (i.e. location or height of a fence), and the homeowner is willing to comply with the remedy proposed in the Boards' response letter, then the homeowner need only pencil in the change(s) and initial and date the change(s) to the original submittal. The Board via a telephone vote will then reconsider the revised submittal. The homeowner will be telephoned with the decision, and receive a written approval letter citing the change(s).

Time Frame for Construction

1. Construction should begin at the indicated start date or within three months after the date of the written approval by the Board of Directors. Work must be completed within six months after construction begins, unless an extension is requested and granted.

2. Approval for projects that are not begun as specified above will lapse, and the applicant must resubmit the proposal or a written request for extension to the Board of Directors.

Details for Submittal

In some cases many attributes or details of a proposed change, addition or deletion is required for the committee and Board to make sound responsible decisions. In other cases the nature of the change will be simple and straightforward, as will be the submittal. The following items should be used as a method of describing or visually depicting the requested change (as applicable):

1. Pictures, magazine cutouts, etc.
2. Color chips. (Three sets)
3. Plot plans - top down drawing showing location of existing structure(s), property boundaries in relation to adjoining property(s), and location of proposed change(s).
4. Elevation drawings - a side view that will show height, topography of land, and visual image of the change.
5. Written description of the types that will show height, topography of land, and visual image of the change.
6. Written and/or visual depiction of construction details.
7. Location of building material storage during construction, soil disposal plan, drainage plan, and landscaping or revegetation plan (as applicable).
8. Any other aids that will assist the committee and the Board of Directors in their review.

Drawings need to be to scale to show a relationship to location, height, etc., with the dimensions clearly marked on all drawings. For major construction projects such as additions, sunrooms, dormers, etc., that a hired contractor is used for, the design drawing should suffice, showing rooflines and other such detail.

Inspection

The Architectural Review Committee and PPM, Inc. have been directed by the Board of Directors to do random on-site inspections to assure compliance with approved submittals. Homeowners are asked to cooperate during such inspections. At a minimum, the homeowner is asked to notify PPM, Inc. within 30 days of the completion of the project. If deficiencies or significant deviations are noted, the Board of Directors will notify the homeowner in writing, with a response expected within 30 days.

Violations

The Board of Directors as described in Section IX will handle violations.

VIII. VIOLATIONS AND PRESTON VILLAGE COMMUNITY ASSOCIATION REMEDIES

There are essentially two types of violations that must be dealt with by the Preston Village Community Association:

- Implementing a change, addition, or deletion without approval of a properly completed submittal, and
- Deviation or noncompliance with an approved submittal

Homeowner Association Remedies

1. Enforcement of this Standard is detailed in Article VII, Section 4 of the Master Covenants and Restrictions and Article VII of the By-Laws.
2. Remedies include but are not limited to:
 - a. Suspension of voting rights and privileges.
 - b. Levying of penalties as approved by the Board of Directors.
 - c. Obtaining Restraining Order to prevent an action.
 - d. Obtain a Court Order to require the homeowner to remove a project.
 - e. Entering a property to remove a project at the homeowner's expense.
 - f. Submitting a lien against the homeowner's property for outstanding indebtedness to the Association for nonpayment of penalties, removal fees, etc.

Remedial Process

After all attempts to resolve a violation have been exhausted, including the opportunity for a hearing, the Board of Directors will select the appropriate remedy and notify the Property Owner of such action.

IX. ARCHITECTURAL GUIDELINES FOR FENCING

Conforming to the Preston Village Covenant requirements regarding the use of any fencing within the development, it is the responsibility of HOA (by way of ARC) to maintain “the natural open look that presently exists throughout the development” particularly along the main roadways. Regarding any submittal, ARC retains the right to review each application on an individual basis with the following applicable priorities:

The Architectural Review Committee (ARC) shall review all proposed fence locations and details. This review committee shall have the final approval of any fence. This committee also retains the right to grant variances. Each case shall be reviewed on an individual basis. The Board shall emphasize the development of sensitive, compatible, functional and aesthetically pleasing qualities of the fence design. Quality materials and construction methods shall be employed. The following architectural guidelines for fencing will assist the committee and protect the total development.

General Guidelines

All fence designs or proposals must be submitted to the ARC. Modified guidelines are effective November 2014.

- The proposed fence must be chosen from the approved Standard Fence Details and Specifications Package. See attached.
- Any deviation from the Standard Fence Details shall be submitted with a photograph, detailed section and elevations to scale, or a rendering of the proposed fence.
 1. All proposed material types should be stated. The ARC will consider high quality materials: wood, composite (looks like stained wood), metal/aluminum (a wrought iron look) and brick as an appropriate building material. Chain and link, wire and split rail fences will not be approved.
 2. A plot plan of the lot showing all existing buildings, drives, walks, natural area or specific tree locations shall be provided together with the proposed location of the fence or fences with exact dimensions to property lines or right-of-ways. All roadway buffers shall be shown on this plan. The plot plan shall be drawn on an 8 1/2 x 11 sheet with a horizontal scale of 1" = 30' 0".
 3. Landscape planting plans for the purpose of screening the fencing as required along all street facing property lines within Preston Village shall be submitted for review and approval. Plant types, sizes and spacing shall be described and or graphically illustrated on the required fencing site plan.

4. All proposed fencing should be flagged or staked in the field for review by the ARC.
 5. No fencing shall be constructed beyond the front corner of any residence. For clarification, the word “residence” refers to the heated square footage on the main (street) level of the dwelling as shown on a residential appraisal. The word “any” applies to the residences of homeowners and the adjacent neighbors. Any fencing that will line up with the adjacent neighbor’s front yard will be rejected.
- No trees of significant size (3' cal. Or greater) shall be removed during the installation of the fence without prior approval of the ARC.
 - Variations or deviations in the Standard Fence Details shall be considered by the ARC or a specific neighborhood basis. Design consistency, architectural compatibility, fence placement, intent and purpose shall be important factors for granting a variance.
 - No fence shall run adjacent or parallel to any pond or lake edge unless a minimum 15' offset from the body of water is maintained. The ARC retains the sole discretion of requiring an increased setback as is deemed necessary on-site specific situation. Existing topography, vegetation, flood plain and or adjacent lot relationships are factors to be analyzed in determining an additional setback requirement.
 - Standard Lots: The fencing guidelines for the side and back yards follow the setback requirements unless there is a separate applicable zoning law or other governmental requirements. The emphasis will be to install fencing with a minimum of 1-foot from the property line. A post-installation survey will be required within 30 days of installation if the fence is erected less than one foot from the property line. Furthermore, as the fence is constructed, the finished side should be facing out from the homeowners building and the plan must include landscaping on the street front of the fence to minimize the visibility effect. All fencing will be no higher than 48” above natural grade, unless otherwise approved by the ARC.
 - Corner Lots: The fencing on the side yard of properties adjoining two or more street right of way lines shall have a setback that is equal to the main building setback from the same side street. The fencing shall follow the same layout as the side of the main building closest to the street and remain inside the property line. The plan must include landscaping on all street facing fence areas to provide screening for the fence. Required Fence Styles for corner lots are types G, H and I (Appendix A). Any replacement fencing on corner lots must meet 2014 guidelines with no grandfathered lots.

- All fencing along prescribed roadway buffers shall be setback from the recorded property line a minimum of 5' to allow sufficient room to install and maintain the necessary landscape screening as required below.
- If homeowner plans to attach new fence to an existing fence, application must include a signed notice and acceptance of encroachment by affected lot owner.
- Morrisville Parkway Fence Restriction: All fencing along property lines which abut Morrisville Parkway shall meet the standard specification for a Type C or G fence, unless otherwise approved by the Committee.
- Evergreen plantings to be planted on minimum 5'0" centers, to be installed at an initial height of 24' - 30", reaching a mature height of 48" or greater within four (4) growing seasons. This evergreen plants shall be planted along the exposed or right-of-way side of the proposed fence. All landscaping barriers along roadway buffers shall have proper setback from the recorded property lines to allow sufficient room to install and maintain the necessary screening as required. Landscape planting plans for the purpose of screening the fencing as required along roadways shall be submitted for review and approval. Plant types, sizes and spacing shall be described and or graphically illustrated on the required site plan. All vegetation must be planted fully within the property boundaries such that no overgrowth or root systems should encroach on neighboring lots at installation or upon maturity.
- All fencing along any interior greenway or open space buffer shall be offset from the property line 5'0".
- The ARC recommends all fences be no higher than 48" above natural grade, unless otherwise approved by the ARC. See Standard Detail and Specification Package
- All lot perimeter wood fencing may be left natural, allowed to weather to a light gray or brown tone. Fences may also be treated with a wood preservative stain/water repellent in a brown tone to help maintain a finished appearance. Lot perimeter wood fences **may not** be painted. Vinyl and composite fencing in brown tones only and color selection must be submitted with plan for approval.
- Decorative fencing for gardens or screen fencing for garbage can storage may be white, color matched to home exterior or other neutral color.
- The finished side of the material used to build the fence (wood, brick, etc.) **must** face the exterior of the lot.

APPENDIX A**Fence Styles****Standard Fence Detail and Specification****Date Approved**

| | |
|--------|--|
| Type A | 6' Solid Board Fence- concave/arched curved with post cap |
| Type B | 6' Solid Board Fence -- straight cut with post cap stained |
| Type C | 6' Solid Board Fence -- straight cut with post cap natural |
| Type D | 4' Solid Brick Wall |
| Type E | 4' Solid Stone Field Wall |
| Type F | 4' Pierced Brick Wall |
| Type G | 4' Black Metal/Aluminum fence with Metal posts |
| Type H | 4' Black Metal/Aluminum fence with Brick Columns |
| Type I | 4' Black Metal/Aluminum fence with Stone Columns |
| Type J | 4' Solid Board Fence -- straight cut with post cap |
| Type K | 4' Wood Shadow Box Fence |
| Type L | 4' Wood Dog Ear, Solid Fence |
| Type M | 4' Solid Board Fence – concave/arched curved with post cap |
| Type N | 4' Picket Style Fence |

APPENDIX B

Copies of Forms