

Inverness on Providence Owners' Association, Inc. Architectural Control Committee

PURPOSE

The Architectural Control Committee Guidelines, Rules, and Regulations are intended to specifically define the policies and procedures of the Architectural Control Committee.

This document may be amended to provide additional clarification, or to reflect changing conditions or technology.

INVERNESS ON PROVIDENCE OWNERS ASSOCIATION

Architectural Control Committee

PROCEDURES

Owners must apply to the Architectural Control Committee (ACC) for approval prior to construction, installation, or replacement of any building, fence, wall, structure, pavement, substantial landscaping effect, or other exterior addition, change, or alteration to any home or property.

All requests for architectural review must be submitted in writing to the Architectural Control Committee in care of the Property Manager at the address set forth below. A request shall be deemed to have been submitted as of the date the Property Manager receives the request (as shown in the records of the Property Manager). The Architectural Control Committee shall examine all requests submitted for review and will document its decisions in writing to the Property Manager who will then forward such decisions to the applicants.

An owner shall not proceed to such construction or alteration prior to receiving written approval by the ACC. If the ACC fails to approve or disapprove such request within 30 days after the request is received by the Property Manager, approval will not be required and the requirement for architectural review shall be deemed to have been fully complied with. The date on which the ACC documented its decision to the property Manager shall be the date used to determine whether approval or disapproval was timely made. An owner must confirm with the Property Manager the date of receipt of the request and whether approval or disapproval has been made before proceeding to construction.

A fine may be assessed for work started or completed without ACC approval. The homeowner may be required, at their expense, to remove any addition, alteration, or modification not approved by the ACC.

It may be necessary for a member of the Board of Directors or Architectural Control Committee to enter upon the property for the purpose of inspecting the proposed application, the project in progress, or the completed project. The owner will be given 24 hours' notice prior to any such inspection. Such an inspection does not constitute a trespass.

All requests approved by the Architectural Control Committee are authorized for only that property and for that work which is conducted between the start date and completion date specified on each ACC application.

Application forms for architectural review can be obtained from the Property Manager. Each request for architectural review should be submitted on a separate application form.

The following items are required with each ACC application

- a) Name, address, day and evening phone numbers.
- b) Type of proposed modification with the plans and specifications showing the nature, kind, shape, height, materials, color, and location of proposed modification, including but not limited to a copy of a survey of the property with the proposed modification or addition shown thereon.
- c) Estimated start and completion dates.

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To submit a request for ACC approval, send completed application to

Inverness on Providence HOA

Email to arc@mycmg.com

If a request is denied, applicant will be provided with the reason(s) and may re-submit the request with changes for review.

The ACC, while responsible for maintaining the architectural standards for the community, will not evaluate technical details of proposals such as strength of materials, electrical requirements, or other details covered by building code requirements.

Approval by the ACC will not alleviate the responsibility of the homeowner to comply with all applicable city, county, or state codes. Homeowners must meet acceptable levels of quality for materials and workmanship, and aesthetically balance with the community.

Work must be started within 90 days of the estimated Start Date and must be fully completed within 30 days of the estimated completion date. The homeowner is required to request an extension, in writing, to the Property Manager if work is not started or completed within the estimated time frame.

In case of emergency (fire, water, and storm damage) the homeowner may proceed with work necessary to protect his/her property and will not be found in violation of ACC requirements.

Attic Fans, Attic Ventilators, Rooftop Vents

- Must be approved by the ACC if any portion is visible or extends through the exterior walls or roof of any residence.
- Attic ventilators and turbines must match the siding or trim color on the house if mounted on a gable end, and must match or blend with the roof if placed on a roof. Location shall be on the least visible side of the roof.
- Any vent through the roof should match or blend with roof color.

Awnings

- Must be approved by the ACC.
- Awnings must be maintained
- Awnings on the back of the house only.
- Metal awnings will not be approved

Basketball Goals

- Goals mounted to the dwelling are strictly prohibited.
- Permanent goals may be installed provided they are installed parallel to the driveway and generally perpendicular to the curb line.
- Placement of basketball goals shall be located to minimize impact on neighboring properties.

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- Basketball goals may be located in the front of the house provided that the goal shall be no closer to the street than half the distance of the driveway.
- Permanent goal must have clear glass or plexi-glass backboard.
- All sporting Equipment must be maintained in appearance and safety.
- Basketball goals must not be used on or block common areas, sidewalks, or streets.

See "Sporting Equipment".

Bird Feeders, Bird House, Bird Bathes

- Do not require ACC approval.
- Must be visually unobtrusive and blend with surrounding landscaping.

Chimney Caps

- Chimney caps do not require ACC approval.

Clothes Line

- Are not permitted.

Compost Piles, Compost Bins

- Are not permitted.

Dog Houses

- Doghouses must be approved by the HOA.
- Structures shall be of similar color to the main structure (siding/shingles).
- Must be located a minimum of 6 feet inside property lines behind the house and screened from street view by the house.
- No plastic "igloo" style dog houses are permitted.
- No dog pens or dog runs are permitted.

Driveways

- All driveway modifications or replacements must be approved by the ACC.
- All driveway modifications must match existing material.

See "Vehicles"

Exterior Lighting

- Exterior lights must be approved prior to installation.
- Dusk-to-dawn security lights designed to illuminate large areas such as sodium or mercury-vapor lamps are not permitted.
- Decorative lamppost location must be approved by the ACC.
- Lights shall be directed toward the house or ground and limited to 2,000 lumens
- Black and bronze finishes for exterior lighting will be the only finishes considered for approval.
- Landscape lighting shall be low voltage (12 volt) and have a black finish. Wires shall be properly buried beneath the grade.
- Spotlights mounted on the house are acceptable when not intrusive to surrounding properties.
- Colored lights are not permitted except as part of holiday decorations.

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Exterior Maintenance

- Repair or replacement of roof, painting of trim, windows or siding, where color, texture, or appearance are unchanged do not require the approval of the ACC.
- Exterior color changes should match one of the standard color schemes provided by neighborhood builders. Any exterior color changes must be approved by the ACC.
- Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, accessory buildings, and recreational equipment.
- Residents are responsible for mowing and trimming at regular intervals to maintain a neat and groomed appearance. Residents are expected to properly dispose of accumulations of grass clippings and leaves.

Fences

- Must be approved by the ACC as to style and location.
- Fencing is not permitted in the front yard and must tie into the structure no closer to the street than the halfway point between the front and rear corner of the house.
- Fences may not extend outside the boundaries of the installing homeowner's lot. In the event existing trees or other obstacles require adjustment to the fence location, the fence shall always be shifted inside the boundary line of the owners' lot.
- Fencing not installed directly on the property line is required to allow enough room for maintenance of property outside of the fence line.
- A single fence shall be permitted between adjacent lots sharing a common side or rear property line unless a drainage swale straddles the property line. Fences shall be installed at the top of the slope adjacent to a drainage swale and one access gate must be installed. Each homeowner is responsible for mowing and maintaining their property in the drainage swale. No lawn clippings, leaves or other debris shall be accumulated in drainage swales.
- Fences are to be a minimum of 4 feet tall and not to exceed 5 feet in height.
- Fences shall not obstruct lot drainage.
- Fences on corner lots abutting a local residential street must be installed parallel to the side street. The fence must be installed a minimum of 10 feet back from the curb.
- Fences cannot be installed within the sight triangle as indicated on any recorded plat of Inverness Homeowners Association.
- Call "NC ONE CALL" at 1-800-632-4949 to locate buried utilities before digging any fence post holes.
- No double fencing will be allowed on side or rear lot lines.
- No chain link fences are permitted.
- No white or cream vinyl or pressure treated wood privacy fences are permitted. Privacy fencing is strictly prohibited.
- 3 rail, split-rail fencing is not permitted.
- The following materials are acceptable: decorative metal.
- The following colors are acceptable: black, bronze, or dark brown.

Flagpoles

- Free-standing flagpoles are not permitted.
- Flagpole mounted on the house do not need ACC approval and should not exceed 5 feet in length.
- One flagpole per home.
- Flags must be well maintained.
- The Board reserves the right to require the owner to remove a flag should it interfere with a neighbor's property.

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Fountains, Statuary

- Must be approved by the ACC.

Gazebos, Arbors, Trellises

- Must be approved by the ACC.
- Gazebo must be located behind the rear line of the house, and be a minimum of 20 feet within the lot lines.
- Arbors and Trellises must be located behind the front setback of the house.
- Gazebos may be natural wood, wood stain, or painted to match the house. Roofing may be natural shake or shingle to match the house.
- May not exceed 12 feet in height and must be properly maintained.

Handicapped Access Facilities

- Must be approved by the ACC.
- Walkways, railings, ramps and other similar facilities must be constructed to blend with the existing house and landscaping.

Irrigation Systems

- Do not require ACC approval.
- Backflow and other exposed valves or timers must be screened.
- Work must be completed within 30 days and must include re-seeding of the trenched areas.
- No irrigation head may be located in the street right of way.

Landscaping

- Landscaping should provide a visually pleasing setting for your house and blend harmoniously with the adjoining properties and natural landscape.
- No approval will be necessary for planting of trees, shrubs or flowers of a moderate scale
- Extensive landscaping that significantly changes the appearance of the yard requires ACC approval.
- Applications for tree remove must be approved by the ACC and be in conformance with local municipality.
- Landscape improvements that are not compromised of native vegetation are not permitted.
- Landscaping must not obstruct sight lines required for vehicular traffic.
- Landscaping must not interfere with public thoroughfares or sidewalks.
- Landscaping requiring terracing or retaining walls must be approved by the ACC.
- Brick, stone or dimensional lumber treated from ground-contact use are appropriate retaining wall materials.
- Railroad ties are not permitted.
- No gravel or rock of any size or color may be used as a ground cover, bedding material, border, or substitution for shrubs, ground cover, or grass lawn
- Natural wood chips or pine needles are acceptable in natural areas and gardens.
- Approval of the ACC is required for any landscaping that may affect the drainage of any lot.
- Metal or plastic borders are not permitted along driveways, walkways, sidewalks or curbs and must be visible when used to border landscaped areas.

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- The homeowner must provide grounds maintenance including cutting, trimming and fertilization for trees, shrubs, grass, or other ground cover.

Lighting

- See "Exterior Lighting"

Patio, Decks, Porches

- Must be approved by the ACC
- Detailed plans including size, location, and grade must be submitted with plot plan.
- Property building permits are required
- Acceptable materials for patios include concrete, stone, flagstone, or brick/pavers.
- The following colors are acceptable: natural wood, dark brown, brown, tan.
- Any stain or paint color requires ACC approval.
- White coloring is prohibited.

Pet Access Doors

- Pet access door must not be visible from the front of the residence.

Play Ground and Recreational Equipment

- All playground and recreational equipment must be approved by the ACC.
- Metal swing sets are not acceptable.
- Installation must ensure harmony of external design and location in relation to surrounding structures and topography.
- Natural wood and subdued earth tones are preferred.
- Must be located behind rear line of house and at least 10 feet within lot lines.
- Must be maintained in appearance and safety.
- Screening of play equipment may be required by the ACC.

Playsets/Play structure

- Must be approved by the ACC.
- Design and construction must conform to existing structure
- Must be natural wood finish or wood stain.
- Must be located behind rear line of house and at least 6 feet within lot lines in all directions. Structures are not permitted in the front or side yards.
- Must be maintained in appearance and safety
- Landscaping and/or fencing may be required to screen play equipment on corner lots from public view.
- Tree playhouse are not permitted. Little tykes or similar playhouse smaller than 20 sq. ft. is acceptable without ACC approval.

Ponds

- Must be approved by the ACC.
- Must be located behind rear line of house.
- Must be maintained.
- Wiring and plumbing must not be exposed.

Pools, Hot Tubs, Jacuzzi, Sauna, Spa

- Must be approved by the ACC.

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- Above ground pools will not be approved for installation in any location.
- All pool and hot tube landscaping, fencing, and lighting must follow the landscaping, fencing, and lighting guidelines.
- Water chemistry must be maintained per health department standards
- No drains are allowed which direct water to adjoining lots or common areas.

Satellite Dishes, Antennas

- Satellite dishes with a diameter of greater than 21" are not permitted without prior approval.
- Antennas or satellite dishes less than 21" in diameter designed for the reception of direct broadcast satellite services, video programming services or television broadcast signals may be installed, with prior ACC approval.
- Satellite dishes must not be mounted on the side walls or front walls of any homes.
- The preferred location for satellite dishes is on the roof to the rear of the ridge, so as to extend no higher than the ridge line of the dwelling at a point directly above the position where attached.
- If on ground installation is required homeowner must "soften" visual impact by planting landscaping (trees, shrubs, flowers, etc.) that shields dish from roadway view.
- Other exterior antennas require ACC approval.

Storm Doors and Windows

- Storm doors and windows must be full-view glass.
- No screen doors are permitted on the front of homes.
- Screen doors are permitted on rear doors of the homes, provided that the color matches the exterior of the homes.
- Retractable screen doors are the preferred option.

Solar Collecting

- Must be approved by the ACC.

Sporting Equipment

- Any exterior sports apparatus or structure such as batting cages, trampolines, or skateboard ramps must be approved by the ACC.
- Must be located behind real line of house, and at least 6 feet within lot line
- All sporting Equipment must be maintained in appearance and safety.
- See "Basketball Goals".

Storage Buildings

- Are not permitted unless otherwise approved by the ACC Committee.
- See "Storage Building Guidelines"

Sunscreens

- Reflective sunscreens and window films are not acceptable

Swing sets / Jungle Gyms

- See "Play Ground and Recreational Equipment"

Tree Removal

- See "Landscaping"

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Utilities

- All utilities servicing accessory buildings shall be installed underground.

Walkways

- Must be approved by the ACC.
- Acceptable materials include concrete or brick / pavers.

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Storage Building Guidelines for Inverness on Providence Owners' Association

1. A written proposal must be submitted describing dimensions, materials and colors used for the storage buildings. Also, architectural drawing or photo of the building must be included in the application. Finally, a copy of the lot survey need to be submitted with a specific location marked for the storage building.
2. It is located behind the house (screened from street view by the house) and is set a minimum of 6 feet inside all property lines.
3. It does not exceed a maximum of 12 foot by 12 foot in size nor have an eave height greater than 8 feet.
4. A poured concrete foundation is preferred. Concrete block may be acceptable if screened with lattice underpinning and landscaping.
5. All color schemes on the storage building need to match those on the house. For purposes of these guidelines, to match the colors means to use the same color-not to merely is approximate or complimentary colors
6. Siding materials are to be consistent with those used on the house.
7. The roof must be gable or hipped with a minimum pitch of 7 on 12. The shingles need to be asphalt with a style and color to match the house.
8. If applicable, windows must be of similar style to the house (no Metal)
9. The door on the storage building must match in style and color of the exterior house. Doors of the structure are not to be visible from neighboring property.
10. The storage building need to have appropriate shrubbery around the exterior. A schematic must be submitted with locations illustrated and types of shrub described. It is requested by the Committee that the approved plantings be installed within 30 days after the completion of the storage building. The committee will consider extending this time frame, upon request, if the month of storage building completion is not conducive to shrubbery planting.
11. No metal sheds are permitted.