



## **Neighborhood Living Standards (NLS)**

### **Table of Contents**

- ARC Application Information and Approval Process
- Covenant Enforcement Procedures
- ARC Appeal and Review process

### **Neighborhood Living Standards 1-16**

Standard Number 1	Patios and Walkways
Standard Number 2	Exterior Decorative Objects Front Porch Flowerpots Lighting/ Holiday Decorations
Standard Number 3	Garden Plots
Standard Number 4	Play Equipment and Adult Gym Equipment/Playhouses Treehouses
Standard Number 5	Basketball Goals
Standard Number 6	Private Pools and Spas
Standard Number 7	Fences
Standard Number 8	Exterior Landscaping Maintenance/Composting
Standard Number 9	Common Open Space/Buffer Zone
Standard Number 10	Firewood
Standard Number 11	Decks
Standard Number 12	Exterior Building Alterations
Standard Number 13	Vehicles, Parking & Traffic
Standard Number 14	Satellite Dishes
Standard Number 15	Solar Panels
Standard Number 16	Driveway Expansions

Under the authority of the Declaration of Protective Covenants and Easements for McCullough:

#### *Article VI: Use Restrictions and Rules*

*Section 1. General. ... The Board of Directors may, from time to time, without consent of the members, promulgate, modify or delete other use restrictions and rules and regulations applicable to the Lots and the Common Property.*



## **ARC Application Information and Approval Process**

It is required that homeowners submit a completed ARC form with all supporting documentation to the management company prior to any exterior construction, alteration, addition, or modification of the homeowners' lot. The Standards Committee (as the Board designee) will review the documentation for all types of modifications.

**Verbal approval by any Sales Agent, a Pulte Representative (and/or Neighborhood Employee), or Association Representative does not qualify as an approval. All modification approvals must be in writing from the Standards Committee via the management company.**

If the improvement requires a county, city, or state permit, it is the responsibility of the Homeowner to obtain such documents before commencing construction. Dependent upon the type of project, an outline may need to be noted upon the survey (preferred if available), or plat map. Please refer to the sample ARC application, Application FAQs, an example of a completed form, and the application on our website. Please submit any questions to [McCullough@kuester.com](mailto:McCullough@kuester.com).

The Standards Committee reviews completed application packages received from the management company in the order they are received. Once an ARC request form is received by the Association in full, they have sixty (60) days to respond by either rendering a decision or requiring the homeowner to submit additional information. If additional information is required, the Standards Committee will make the request via the management company. Additional information being required could result in an extension up to a further 60-day period.

If the required additional information is not received by the management company within 30 days of the request, the ARC application will be automatically denied. A new application would then be required to restart the process.

**As a reminder, it is stated in the Declaration in Article VI Use Restrictions and Rules, Section 9 Architectural Standards that "...no such exterior construction, addition, erection, or alteration shall be made unless, and until, plans and specifications showing at least the nature, kind, shape, height, materials, and location shall have been submitted in writing to, and actually received by, and then approved by the Board or its designee."**

Once an ARC request has been approved by the Standards Committee, the homeowner has 6 (six) months to begin the project, and once begun a total of no more than an additional six (6) months to complete it. If this does not occur, the homeowner will have to restart the process by submitting a new ARC application. Modifications which may arise during the project will require a review and/or approval by the Standards Committee. Homeowners are required to notify the Standards Committee via



[mccullough@kuester.com](mailto:mccullough@kuester.com) that a project is completed within the allotted 6 months from approval.

Any damage to the HOA common open space, or any infringement on the common area, will be repaired or remediated by the owner or the Association at the expense of the owner, in the sole discretion of the Association.



## **Covenant Enforcement Procedures**

Suspected Covenant violations may be reported by any source including, but not limited to vendors, town officials, and homeowners. All reports received remain confidential. These must be submitted in writing to the management company, to include a time and date stamped photo and description. The management company is also responsible for verifying submitted violations by the parties outlined above, as well as observing and documenting violations during routine community inspections.

### **Violation Process**

These standards drive the community inspections which are currently performed monthly. The inspection checklist below will assist homeowners with understanding what violations are cited and how to ensure compliance. Becoming familiar with the checklist will not only help mitigate standards violations but will also keep these costs down. Please keep in mind that the information on the form is targeted for use by the inspection team and is provided for homeowners' awareness. Should a homeowner be in violation of any standard, the remediation process will generally follow the steps below. The Board reserves the right to skip steps if it deems, in its sole discretion, that the facts so warrant.

Stage 1 – Friendly Reminder - 1st violation notice sent to homeowner

Stage 2 – Reminder Warning - 2nd violation notice sent to homeowner

Stage 3 – Hearing notice - 3rd notice is sent to homeowner

Stage 4 – Hearing results notice - sent to homeowner

Stage 5 – Fine Notice - Violation is either cured or homeowner is fined per the governing documents

If necessary, follow-up correspondence requesting immediate action will be sent to the homeowner. The homeowner is responsible for the actions of any guest, family member, or rental property family using the property.

Although it is hoped that it is not necessary, sanctions could be imposed and then escalated depending on the violation and situation. Possible sanctions include, but are not limited to:

- imposition of a fine on a per violation and/or per day basis following a hearing
- suspension of privileges of HOA amenities/recreational facilities
- suspension of the right to vote on HOA matters
- filing of a lien for all fines and costs to correct the violation

Homeowners should always work with the HOA Committees, Board of Directors, and/or Community Association Manager/Management Company to avoid sanctions and maintain their homes, and lots to the standards set forth for our community.



## **NEIGHBORHOOD LIVING STANDARDS**

### **STANDARD NUMBER 1**

#### Patios and Walkways

1. Submission of a form for a concrete patio is not required if:
  - The patio does not extend beyond the left and right sides of the homes foundation and does not extend into the side setbacks lines nor further than twenty (20) feet from the rear of the home,
  - The patio does not exceed six (6) inches above the ground at any point.
2. Submission of a Form for a concrete walkway is not required if the walkway is for the rear yard, and
  - The walkway does not extend beyond the left and right sides of the house and does not extend into the side setbacks
  - The walkway does not exceed four (4) inches above the ground at any point.
3. An ARC form must be submitted for Patio covers, Awnings, Sun Sails, Pergolas, Trellises, Permanent seating, Railings, Painting of any concrete structure, and all other items not enumerated above.
  - The structures cited above must not extend beyond the left and right sides of the house, and does not extend into the side setbacks, nor more than twenty (20) feet from the rear of the home.
4. For driveway modifications, please refer to standard number 16.

### **STANDARD NUMBER 2**

#### Exterior Decorative Objects, Front Porch Flowerpots, Lighting, Fire Pits, Fire Places, etc.

1. A form must be submitted for all exterior decorative objects, both natural and man-made, including, but not limited to, items such as flags, bird baths, wagon wheels, sculptures/statuary, fountains, pools, antennas, flowerpots, free-standing poles of any type, flag poles, and items attached to approved structures.
2. Items in the back yard which can be seen above the fence (or if there is no fence, that can be seen beyond the site lines of the home) from the front or sides of the home, must be approved through the ARC request process.
3. A form is not required for a single attached flagpole which does not exceed six (6) feet in length, is attached to the front portion of the home, or to the home in the garage entry area.
4. Except as provided below, an application must be submitted for all non-holiday exterior lights or lighting fixtures not included as a part of the original structures (both front and back of the home). A form is not required if lights meet the following criteria:
  - Lighting does not exceed twelve (12) inches in height
  - The total number of lights does not exceed twelve (12) as combined front and back yard.

- The total brightness does not exceed 1600 lumens. All permitted lights are to be white or clear, non-glare, and located to not cause visual impact to adjacent properties and streets.
  - Holiday lights on fences are not permitted, except for holidays occurring between October 1 and January 14.
6. Front doors and entry way decorations must be in keeping with the style and color of the home. Potted plants and flowers must be neat and healthy, with no more than six (6) allowed. Fake flowers are not allowed in flower beds but can be in window boxes.
  7. The Holiday period is defined as October 1 – January 14. Holiday decorations/lighting may be installed in a reasonable manner no more than thirty (30) days prior to a holiday and must be removed within two (2) weeks after the holiday. All other holidays outside the window noted above (October 1 – January 14) may have lighting/decoration for one (1) week before and one (1) week after the holiday. Holiday lighting/decorations should be specific to that holiday and must be placed to ensure minimal impact to neighboring properties.

**STANDARD NUMBER 3**

Garden Plots

1. A form must be submitted for raised garden bed unless all the following conditions are met (in which case the garden shall be deemed approved):
  - The plot is located behind the rear of the house and out of view from the street.
  - The size of the plot is limited to 150 square feet or ¼ of the rear yard, whichever is smaller.
  - The maximum height of plants is less than four (4) feet at full growth.
2. Garden plots will be considered on an individual basis when an ARC Form is submitted.
3. No gardens are permitted to be located in setbacks, or storm drainage easements. Homeowners are responsible for reviewing their plat to ensure the location is appropriate.

**STANDARD NUMBER 4**

Play Equipment and Adult Gym Equipment

1. An ARC Form is required to assess the material being used, and if the location is adjacent and/or in full view of the ponds, abuts common open spaces, or is a corner lot.
2. An application is not required if all the following conditions are met:
  - Is within the sightlines of the house and in the rear of the home.
  - Located in the rear of the home, in a fenced yard.
  - Does not exceed fifteen (15) feet in height.
  - Blends into the surrounding environment using earthtone colors. Bare metal must be painted an earthtone color.

3. All equipment, including, but not limited to, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to blend into the surrounding environment (green, brown, black – earthen colors). All other color options will require an application for review and approval.
4. Baseball backstop, soccer net, or similar items are not considered play equipment and must comply with Standard Number 5 - Basketball Goal Standards.

#### Playhouses / Treehouses

1. A form must be submitted for all playhouses and treehouses.
2. Playhouses and treehouses:
  - May not extend beyond the left and right sides of the house,
  - Be located within ten (10) feet of the side property line,
  - In most cases, material used must match existing materials of the home,
  - May not be larger than 100 sq ft,
  - A playhouse may not be used as a shed. Sheds are prohibited.

#### **Standard Number 5**

##### Basketball Goals

Portable basketball structures shall be considered pre-approved by the ARC.

1. An ARC form is required for permanent basketball structures. Note: permanent basketball structures may not be attached to the house.
2. Any basketball structure must:
  - be positioned perpendicular to the main street or alley on which the house sits,
  - permitted backboard colors are white or clear,
  - posts must be black
3. No basketball play is permitted in the street.

#### **STANDARD NUMBER 6**

##### Private Pools and Spas

1. A form is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed thirty-six (36) square feet.
  - Portable Pools and spas, including inflatable hot tubs, must be emptied, and stored out of sight of other homeowners regularly.
2. Above Ground Pools exceeding thirty-six (36) square feet and more than one (1) foot above the ground are not allowed in the neighborhood. Above ground pools are defined as those typically with metal sides and a liner that is not designed to be buried in the ground.
3. A form must be submitted for all in-ground pools.

- Appearance, height, and detailing of all retaining walls needed for inground pools must be consistent with the architectural character of the house.
  - The pool must have approved fencing around either the property or the immediate area around the pool.
  - Fencing for lots with pools or spas must be consistent with Standard 7 – Fences.
  - The maximum allowable pool area is 1000 square feet. This includes the solid surface around the pool (i.e. the pool deck), and the pool itself. An ARC request must provide the square footage of both areas. Adjoined patios are not included in the 1000 sq ft pool area.
  - Homeowners must include a total of impermeable surfaces including the house, driveways, sidewalks, and patios. Not more than 50% of the useable property area may be impermeable. The pool water area is not part of the impermeable surface calculation, as it collects water and is considered permeable.
  - Light sources that have a visual impact on neighboring lots are not allowed.
  - Homeowners must include with the submitted application and plan:
    - Landscaping of the pool area
    - Landscaping screening in addition to perimeter fencing
4. A form must be submitted for all stand-alone exterior spas (above ground only) or hot tubs (portable). Standalone spas, hot tubs, and plunge pools must be screened from adjacent properties and streets.
  5. Any pool, spa or hot tub should not extend beyond the sightline of the home.
  6. Excavation for an inground pool in the vicinity of a community retaining wall requires an engineering study accompanying the ARC request due to the risk of degrading the integrity of the sub-surface geogrid and retaining wall.
  7. Pools are not permitted to be located within the setbacks or storm water drainage easements (SDE's). Homeowners are responsible for reviewing their plat to ensure it is an appropriate location.

### **STANDARD NUMBER 7**

#### Fences and Trash Can Screenings

1. For any type of fencing to be considered, an application must be submitted via the management company for review by the Standards Committee prior to installation.
2. Chain link fences (other than common area security chain link fences such as the Dorsey Pool), chain link dog runs, and any type or color of Vinyl Privacy, Vinyl semi-privacy or Lattice Fence are not allowed in the community. If any existing Vinyl Fences need future replacement, an approved fence type as outlined below will be required.
3. All ARC forms must include the following information:
  - Pictures of all fence materials and fence design
  - Aluminum or wrought iron Fences must be black and a maximum of 6 feet.
  - Wood shadowbox fences– maximum fence height is six (6) feet. The maximum span between posts shall be eight (8) feet. The minimum post size shall be 4 x 4

inches and must have three 2" x 4" rails or three 2" x 6" pressure treated rails per section. 5/8" thick x 6" wide slats shall be placed on both sides in an alternating arrangement. A simple single sided wood privacy fence is not permitted.

- Wooden shadowbox fences must be painted or stained as well as maintained. Approved paint colors are Sherwin Williams (SW) Black Alder (or equivalent), or brown earth tones. Painting or staining shall be completed within 3 months of construction to allow for pressure treated wood drying.
  - Homeowners who prefer to have a natural appearance for their wooden shadowbox fence are still required to stain the fence in a natural/clear stain to ensure the longevity and appearance of the fence.
  - Site Plan – An exact site plan denoting the location of the fence, house, and property lines must accompany the application. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of the lot.
  - Building line of the lot is defined as the setback line demarcation near the home, typically at three and one-half (3 & 1/2) feet from the foundation. (Varies per individual PLAT Map)
  - Crossbeam – Except for exterior lots backing up to non-residential property, crossbeam structure shall not be visible from any street (must face inside toward the yard).
  - There may be restrictions on shadowbox fences, on lots that abut common open spaces, amenities, or the like.
4. New fences may tie-in to a neighbor's existing fence with that owner's approval. An abutting fence does not need a neighbor's approval. It is not required that neighbors have similar fence types.
  5. All fences constructed on any homeowner lot shall be of uniform style, color, and construction.
  6. Fence posts for all fences must be set in concrete.
  7. The fence shall tie in at the back corner of the house. An exception may be made for interior porches. Should the house plan include an interior porch, corner porch, or added sunroom, the fence may begin at the front most corner of the porch in lieu of the rear corner of the addition. An interior porch is defined as a porch located on the rear corner of the house, built into the first floor of the house and covered above by a 2nd floor heated living space.
  8. For any fencing that is next to but not tied into the neighboring property's fence as in a parallel arrangement, the existing lawn maintenance standards still apply to the homeowner of record for the property of the grass, etc. in between the fences. The gap between parallel fences should be 18" - 3 feet as required for weed control, mowing and fence maintenance.

### **Trash Can Enclosures**

9. A form is not needed for trash can screening if it meets these standards:
  - If connected to the home, should be made of the same type of siding material on the home, to include the same color of the home and trim.

- If the trash can screen is connected to the fence and the fence is wood, it can be the same product as the fence.
- It can extend past the sight lines of the home but should not be on any setbacks.
- They should be no taller than six (6) feet and open on the top.
- Trash cans should be covered on two (2) sides, not including the house or fence, to be in alignment with covenants Article VI, section 16.
- If they are inside the fence and cannot be seen from the street.

10. A form is needed if putting them on pavers or concrete as part of a sidewalk project, or if larger than 4' wide by 6' long, a form is also required.

### **STANDARD NUMBER 8**

#### Exterior Landscaping, Maintenance, and Composting

1. An ARC application is not required to be submitted for the addition of six (6) or fewer ornamental trees or shrubs, however, a Form must be submitted for screen plantings (row or cluster style), property line plantings, and ornamental plantings of seven (7) or more.
2. ARC request is required to plant trees or shrubs and must include a description of the types and anticipated mature sizes of said trees or shrubs to be planted. A landscaping plan/diagram showing the relationship of plantings to the house and adjacent dwellings is also required.
3. General maintenance of the area from the front property line to the center line of the street (also applies to the side street for a corner lot) is the responsibility of the individual homeowner. Each Owner is responsible for removal of debris, clippings, etc., from this area, and should report any problems that might be noted with the asphalt or drainage.
  - Homeowners must properly maintain all planting areas, and after the first frost, should remove affected material. At the end of the growing season, homeowners are responsible to remove all dead plant material.

#### **Trees**

- Homeowners are responsible for the care and maintenance of the trees planted in the beauty strip adjacent to their property.
- At least one (1) tree must be maintained in front of each property, that being the tree centered on the home or front lawn. If a 2<sup>nd</sup> tree is located near the apron of a driveway, that tree may be removed using an ARC request. On corner lots the owner must maintain the original trees along the side of the home as planted by the developer, typically two or three trees along the street in the planting strip. All trees in the planting strip must have mulch or pine straw cover regularly.

**Ground Cover**

- Bare earth must be covered by pine straw or mulch to prevent soil erosion. Refer to number six (6) below by state. Rocks and boulders in the front yard or in the planting strip are not considered an acceptable form of ground covering or edging.
  - North Carolina homes are under the HOA mowing and maintenance contract; however, owners are responsible for any additional landscaping needs not covered in the agreement including, but not limited to, additional mowing, weeding, fertilizer, remove and/or replace any dead plant material(s), etc.
  - South Carolina homes are to maintain their own lots and are responsible for all landscaping maintenance including beauty strips and trees therein.
  - Accent boulders are permitted in the front of homes, limited to 2-3 and placed randomly as if naturally occurring.
4. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
5. Pine Straw and Mulch bed Coverings
- North Carolina – All front and existing side yard landscape beds must be covered with natural pine straw (included in landscaping assessment). Mulch can be used in the back yard. Homeowners may convert to mulch in planting beds at their own cost and remain responsible for pine straw assessment. Any mulch used on the lot must be black or brown in color (red or any other color is not permitted). Trees or beds within the boulevard must remain pine straw.
  - South Carolina – All landscape beds must be covered with natural pine straw (preferred), natural colored chopped pine bark mulch in black or brown, or wood shavings in black or brown. Red or other colored mulch is not permitted.
  - No artificial mulch, including shredded rubber, rocks or other bed covering may be used in landscaping beds including around trees bases.
  - Rocks are not an acceptable front or side yard replacement for natural pine straw or mulch.

**Maintenance and Architectural standards**

6. Each Owner shall keep their lot and all improvements thereon in good order and repair, including, but not limited to, seeding, watering, mowing, pruning, and cutting of all trees and shrubs, raking as necessary, and the painting or other appropriate external care of all buildings and improvements. This maintenance should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding neighborhood.
- The North Carolina landscaping assessment includes several services annually. If the yard requires additional maintenance and care, it is the Owner's responsibility.
  - The South Carolina homeowners are responsible for all lawn and plant maintenance.

7. Outdoor storage of garden tools and hoses must be screened from view. Any tools or items stored under a deck or porch must also be screened from view.
8. Sheds are not permitted.
9. The preferred landscape bed edging is a neat four to six (4"–6") inch deep trench. Other edging, if used, shall not exceed three (3") inches above the ground height and be of a uniform type.
10. An ARC request is required for edging of landscape beds. Owners may utilize 3" high brick shapes placed uniformly around the perimeter. Other decorative edging such as plastic, remanufactured rubber, wood, etc. is not permitted. Buried edging using metal or plastic is permitted if the edging is buried per design intent.
11. Raised beds utilizing professional stonework require an ARC request and are to be built per submitted designs and conditional approval terms. Raised bed stonework shall not extend into setback zones along the sides of homes to preserve access to the side of home and back yard.
12. A composting unit may be used by individuals or communal groups and an ARC application is required. If desired, composting shall be done with strict adherence to the following standards:
  - All yard waste must be containerized. No dumping in wooded areas, cracks, or holes in the ground, or other locations are allowed.
  - Containers cannot exceed one cubic yard in size.
  - The composting unit must be located behind the house and screened by hedges or similar greenery so that it does not affect the aesthetic appearance from the street or adjacent property.
13. Residential Rain Barrels
  - An ARC application must be submitted requesting the installation of residential rain barrels.
  - Rain barrels must be in keeping with the style and colors of the house and must not exceed 50 gallons.
  - Rain barrels must be residential grade and located at the rear of the property, and screened from view from adjacent yards, lots, and streets.
  - Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.

## **STANDARD NUMBER 9**

### Common Open Space/Buffer Zone

Buffer zones are HOA owned land adjacent to a private owner's lot.

"...Except with prior written approval of the Board or its designee, all areas shown on any recorded subdivision plat as buffer areas or similarly named areas, shall be left in their undisturbed, natural state and no improvements may be constructed, erected, placed or allowed to remain thereon except utility lines and easements and pedestrian and vehicular access..." CCR - Article VI, Section 9 Architectural Standards.

The Board, or its designee, may approve owners maintaining this area up to 20 feet from their property line subject to certain conditions. However, the HOA will retain ownership of the lot, and no exclusive rights to residents will be approved to avoid future claims of Adverse Possession.

Further, the HOA retains the right to use these Buffer Zones at any time in the future for various purposes. Anything impeding HOA use (including plant material/mulch etc.) could be moved or damaged. Replacement of said items is the responsibility of the owner.

Residents may submit an ARC request detailing proposed plans in the buffer zones, however any improvements should:

- be minimal, with low risk to others
- be a low visual impact to neighbors
- not impede HOA access
- only include designs intended to enhance the buffer area and/or prevent damage (i.e., erosion, ivy/kudzu infestation, etc.)
- be natural in appearance

Examples that may be approved are:

- weed trimming, grass overseeding, low growing shrubs (non-invasive species), or mulch for erosion control.
- planting of regionally native flowers, perennials, or shrubs

Examples which are strictly prohibited include:

- removal of existing trees, mechanical apparatus, electrical or plumbing, mechanical or structural (ex. windmills, decorative pieces, trellis's, fences, lighting or raised garden beds).
- Please note that the buffer areas are unique to each adjacent lot owner so any decisions made will be based on the circumstance.

## **STANDARD NUMBER 10**

### Firewood

- Firewood piles are to be maintained in good order and must be in the back yard within the sight lines of the home.
- Firewood pile coverings are allowed only if the cover is an earthen color, and the firewood pile is screened from the view of the street. For example, a firewood pile located under a deck may be covered with an earthen colored tarp and screened with appropriate shrubs.
- Wood piles of non-traditional firewood are not permitted. (Ex: 2x2, 2x6, etc.)

## **STANDARD NUMBER 11**

### Decks

1. An application must be submitted for all decks and any stairs or ramps associated with the deck.
2. The form must include a site plan denoting location, dimensions, materials, and color. Owners must make every effort to obtain an official survey or plat map.
  - In most cases, the deck and deck stairs may not extend beyond the right and left sides of the home. A variance may be granted on a case-by-case basis. In no event shall the stairs or deck extend into the setback zone alongside of the home.
  - Decking materials to be submitted with and reviewed by Standards Committee.
  - Color must be natural, stained, or painted to complement the exterior of the home.
  - An ARC application is needed to add stairs to an existing deck.
3. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
4. Owners are advised that a county building permit may be required for deck construction. Homeowners are responsible for complying with all applicable building codes.
5. An application must be submitted for deck covers, awnings, sunshades, sun sails, pergolas, trellises, permanent seating, railings, etc. The structures cited above must not extend beyond the left and right sides of the house into the side setback, nor further than twenty (20) feet from the rear of the home.
6. A form is not required for roll up sunshades or umbrellas, provided they are used intermittently and stored nightly.
7. A form does not need to be submitted to re-stain/paint an existing builder placed deck if the paint/stain will be the same color as the existing approved deck/home color.

## **STANDARD NUMBER 12**

### Exterior Building Alterations

1. An application must be submitted for all exterior building alterations, including, but not limited to, storm doors/windows, removal/installation of shutters, construction of driveways/ parking pads, garages, carports, porches, attached storage space, and room additions. Repainting of the house/ trim/ doors does not require a form if the color(s) are not changed.
2. A plat map should be submitted for all exterior building alterations.
3. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established by the builder, whether it is traditional, contemporary, etc., no change may alter that character.

4. A paint color change requires the following information be submitted along with the application:
  - A paint choice from the available and approved colors, such as historic colors of Charleston.
  - Area of the home to be re-painted.
  - Photograph of Owner home and the homes surrounding Owner home, up to three (3) doors away on either side and across the street.
  - Like and similar colors are not allowed to support the aesthetics of the community. In all cases, adjacent homes cannot be painted the same color.
5. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary door or trim colors of the house. The application must contain the following information:
  - Picture/drawing of windows/doors on which storm windows/doors will be installed
  - Picture depicting the style of storm window or door to be installed
  - Color of frame
  - Storm Doors must be full-view style. No mid-bar or scroll work, etc., shall block the view of the main door.
6. If county authorities make any changes to the plans previously approved by the Standards Committee, the owner must submit changes for re-approval, prior to construction.
7. Detached buildings and sheds (exclusive of developer-built detached garages) cannot be added to existing properties.
  - Detached buildings may not be used for any purpose that may be deemed by the Board of Directors or its designee to cause disorderly, unsightly, or unkempt conditions.
  - Owners may finish second floor garage areas to include living space. Such living space is only permitted to be used by the occupants of the primary dwelling as a part of the primary dwelling, and not for separate occupancy. The first floor of such garage continues to be used for vehicular parking, and further, no such finished area on the second floor of any garage may be rented or leased except as part of the lease of the entire Lot. Further, no such finished garage area may be used or offered for timeshare or fractional ownership.
  - Detached building exterior materials must match the architectural character of the home and be maintained as such.
  - Plastic, wood, or metal storage sheds or other structures are not allowed.
8. An application must be submitted for all dog houses, including a site plan denoting location, dimensions, materials, and color. All dog houses must be located where they will have a minimal visual impact on adjacent properties.
  - Materials may be Hardie plank siding, cedar, cypress, or #2 or better pressure treated wood.
  - Color must be natural, stained, or painted to match the exterior of the home.
  - No plastic or metal dog houses are allowed.

**STANDARD NUMBER 13**

Vehicles, Parking, and Traffic

1. Only licensed, non-commercial vehicles may be parked in the community and on residential driveways. Boats, trailers, campers, recreational vehicles, or any type of commercial work vehicle may not be parked or stored in open view on residential property unless preapproved for a limited one-time 24-hour period by the Board.
2. Commercial vehicles are only permitted to be parked in the community if work is being performed on an owner's home between the hours of 7 AM - 8PM. No commercial vehicles are permitted to park in the community between the hours of 8 PM and 7 AM, barring emergencies.
3. Homeowners are required to park licensed non-commercial vehicles in their garage and/or driveway. To the extent that the occupants of the lot shall have more vehicles than the number of garage/driveway parking spaces serving their lot, parking in the road can be utilized (but only in cut outs meant for vehicle parking).
4. All homeowner vehicles parked in open view and not in a garage must be operable and licensed.
5. Homeowners must first utilize their garage spaces, then alleyway parking pad, prior to utilizing the designated parking cutouts. Parking across from driveways or intersections, nor 20 feet on either side of an intersection is not permitted. All street parking shall be subject to further rules and regulations as the Board may adopt.
6. No vehicle may be parked on any yard. Owners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to neighboring lots, traffic, or mailboxes.
7. All vehicle operators shall observe all local, County, and State traffic regulations while in the neighborhood.
8. The operation of golf carts, motorized scooters, non-licensed mopeds, and minibikes is prohibited on community sidewalks, paths, and common areas. The use of said vehicles in public streets must comply with all local ordinances.

**STANDARD NUMBER 14**

Satellite Dishes

1. No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite (DBS) antennas or multi-channel, multi-point distribution service (MMDS) antennas larger than one (1) meter in diameter, shall be placed, allowed, or maintained upon any portion of the neighborhood, including any Lot, without the prior written consent of the Board of Directors or its designee.
2. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed but should be reasonably screened and located out of site from any roadways, common

areas or other lots as much as possible. A standard modification application must be submitted for installation of more than one satellite dish or antenna.

3. A satellite dish or antenna may be mounted on the ground of the Owner's property, the rear exterior wall of the house, the roof, or garage.
4. Placement should be between the right and left sides of the house and behind the centerline or peaks of the roof of the house.
5. In all cases, the satellite dish or antenna be located so that it is not visible from the street. Mounting at the roof ridge or on the chimney above the ridge is not allowed.

### **STANDARD NUMBER 15**

#### Solar Panels

- An ARC Form must be submitted for any potential solar panel installation.
- Owner is responsible for ensuring compliance with all applicable state statutes.
- All panels must be black and located on the back of the home (not visible from the street). The parts attaching the panels to the roof must also be black.
- All solar panel installations shall be installed on the rear facing roof lines unless the energy efficiency is degraded/diminished by 20% or more.

### **STANDARD NUMBER 16**

#### Driveway Expansions

Homeowners must submit an application for any driveway modification or expansion request. Homeowners must also submit a property survey along with a driveway expansion along with the application.

- The driveway shall not protrude past the straight lines of the actual garage to the road apart from following the natural lines of the flared aprons near the road. They should also follow the form already provided to include the flare near the road.
- The driveway shall not protrude into any setbacks. It is the homeowner's responsibility to conform to these setbacks, which are clearly listed on the land survey( PLAT Map). A driveway expansion should not go past the sight lines of the actual garage.
- Homeowners must replace any shrubbery or trees originally planted by the builder that needs to be relocated due to the expansion of a driveway. The homeowner must replace the disturbed shrubbery/trees with similar landscaping to maintain continuity within the neighborhood landscaping.
- Approved driveway modification ARCs may be completed by using concrete or pavers with approved compacted subsoil to prevent settling.



The NLS is designed to provide guidance to homeowners. The purpose of which is to establish a standard of living for the community which preserves the value of our homes.

**These living standards have been approved by the McCullough Board of Directors, who reserve the right to update this document at any time based on the ever-changing needs of the community.**