

# Autumn Ridge Community Association, Inc.

## Architectural Review Guidelines

*Revised and effective December 1, 2004*

Architectural Review Board (ARB) written approval must be obtained prior to constructing any building (i.e., shed) or other structure (including the replacement of any previously existing improvement); erecting a fence or wall or sign (including identification signs). Any additions to the exterior of the home, change or alteration of it, including changing the color of any exterior part of the improvement, including roof shingles); major landscaping or re-landscaping of the Lot may not begin until plans and specifications showing the exact nature, kind, shape, height, materials, color and location have been submitted to the ARB for review and written approval.

1. The following guidelines were approved at the Autumn Ridge Homeowners' meeting conducted on the 13<sup>th</sup> of September 2004. This document is considered a "living document" that may be updated by the Architectural Review Board (ARB) and Homeowners' Association Board of Directors. As such, this document is considered to be active and enforceable until such time as it is either rescinded or updated. This means that any guideline previously established may be updated to conform to new approved practices. Any previously approved guideline in use that is updated will remain "grandfathered" for those homeowners thus affected.
2. It is the intent that these guidelines allow all homeowners the latitude to express their architectural designs on their property while complying within the conscripts of these architectural guidelines and the existing covenants. All homeowners have the right to recommend changes to these documents through the ARB. The ARB will, within their purview, either make decisions or recommendations to the homeowners' board of directors.
3. These guidelines must not circumvent the covenants of the Autumn Ridge Homeowners' Association and should provide a harmonious and architecturally consistent atmosphere for our current and future neighborhood.
4. The following items are in effect:
  - a. **Fences**
    - i. No fence or wall shall be erected on any Lot closer to any street than the front or side building setback line.
    - ii. All fences require ARB approval prior to installation.
    - iii. All required forms will be completed and an official plat map must be submitted to the management company, showing the location of the fence line and any changes to the property. Failure to submit all required documentation will result in the return of the paperwork. The homeowner must then resubmit the package to the property management company.
    - iv. The maximum allowable fence height, to include the fence post, will not exceed six feet from grade. There will be no exceptions.
    - v. The minimum height of a fence shall not be less than four feet tall.

- vi. Durham City codes must be met for all fencing that adjoin the major thoroughfares. Each homeowner is advised to check with the City of Durham to ensure compliance with existing codes.
- vii. The color of the non-brick fence is limited to brown, black or white.
- viii. The fence material will be limited to wood, synthetic material, wrought iron or brick. No chain link style or stockade-type fences are allowed.
- ix. It is the homeowner's responsibility to obtain and display the appropriate city permits during construction of fences.
- x. If the fence is a do-it-yourself project, fence construction will be completed in a timely manner, considering weather and working hours and daylight.
- xi. For all new fences, no tree measuring six inches at three feet tall above the ground shall be removed, as per the Autumn Ridge covenants.
- xii. Stockade fencing or board on board fencing is defined as a fence with no spacing at all between boards; a wall would be considered the same as a stockade or board on board fence. This is not allowed within the Autumn Ridge community. All fences built within Autumn Ridge will have a minimum space of ½ inch between boards when it is constructed. This means the space will be 1/2" to start. When the wood dries it should be some space slightly larger than the starting point of 1/2". There will be no exceptions to the above fence requirements.

b. ***Sheds*** (See also Section 5.)

- i. The maximum dimensions for any shed will be 16'x14'x15'.
- ii. The intent of a shed is the storage of lawn equipment and/or household items
- iii. The color of the shed shall **match** the existing home exterior color. The roof color shall also **match** existing home roof color.
- iv. The pitch of the roof shall conform to existing home rooflines or basic shed roofs.
- v. Shed material shall be wood, synthetic or brick. No metal sheds are allowed.
- vi. For placement of sheds, no tree measuring six inches at three feet above the ground shall be removed without the approval of the ARB. This request should be made at the time of the homeowner's application and reflected on the application documents.

c. ***Parking Pads*** (Refer also to Section #6 of the Restrictive Covenants)

- i. Additional parking pads shall be designated for the parking of not more than two standard-sized vehicles.

- ii. Due to Durham City code requirements, a homeowner's impervious coverage will not exceed 24% of their individual plated land.
  - iii. A complete application package will require computation of impervious area and design layout on the official plat map with the complete application.
  - iv. In addition, Durham City approval is mandated to ensure compliance with existing laws. According to the Autumn Ridge covenants, parking pad material must match existing driveway material.
  - v. Homeowners adding basketball pads to the property in the backyard must be sure that impervious ground requirements are met prior to submitting forms to the ARB. These pads may be composed of concrete.
- d. **Landscaping** (Also refer to Section #13, Section #17, Sections #19 and 20.)
- i. By design, landscaping changes that would change the topographical flow of run off water/drainage will require an architectural form be submitted to the management company for ARB approval *prior* to beginning the project. Any adverse conditions created will be the responsibility of the homeowner.
  - ii. Changes in drainage areas must be reviewed by Durham City inspectors and be approved prior to submission to the management company. Proof of approval by the City of Durham must be submitted with the homeowner's application.
  - iii. Applicants must consider and address water run off and the possible danger it presents homes as well as the impact, if any, on the neighbors' property.
  - iv. Adding shrubs or flower beds does not require architectural review.
  - v. Planting of additional trees requires ARB approval. Hazardous, diseased or dead trees may be removed and replaced without ARB approval. Homeowners are advised to consult the ARB and or restrictive covenants *before* the removal of trees on the property. No tree measuring six inches at three feet above the ground shall be removed.
  - vi. Allowing for weather, working hours, daylight and season, landscaping projects should be completed in a timely manner.
- e. **Mailboxes**
- i. Mailbox replacements require ARB approval.
  - ii. Seasonal decorations should be removed from the mailbox in a timely manner after the holiday.
- f. **Swimming pools**

- i. No above ground swimming pools shall be permitted, except that small, inflatable wading pools shall be permitted, but must be properly secured for safety purposes and placed in such a manner as not to be visible from the street.
- ii. All in-ground swimming pools must be approved by the ARB.
- iii. Proper fencing must be installed as required by the City of Durham as well as the fencing criteria of the ARB. Fencing around the pool must have sufficient landscaping to fully screen the fence. A landscape plan must be presented with the ARB request for the in-ground swimming pool.