

## **Villages of Leacroft Homeowners Association**

### **ARCHITECTURAL REVIEW COMMITTEE (“ARC”) STANDARDS AND GUIDELINES FOR INTERPRETATION OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

FOR VILLAGES OF LEACROFT COMMUNITY Pursuant to its authority under the Declaration of Covenants, Conditions, and Restrictions for Villages of Leacroft Community, the Architectural Review Committee of the Villages of Leacroft Homeowners Association hereby issues the following Standards and Guidelines for interpretation of that Declaration. These Standards and Guidelines are supplemental to the existing Declarations, and are not inclusive of all items upon which the Villages of Leacroft Architectural Review Committee may act. Decisions are made on a case-by-case basis, and although something may have been approved once does not guarantee that it will be approved again.

I. The following actions require specific prior approval by the Architectural Committee, and will be approved or disapproved based on compliance with the Declarations, these Guidelines, and/or the aesthetic discretion of the Committee.

Construction of any type of structure or improvement on any lot in Villages of Leacroft (including but not limited to outbuildings, garages, fences, in-ground pools, walls, and exterior remodeling or additions to an existing structure).

The following guidelines apply, in general, to all construction projects:

#### **Duration:**

Construction projects must be completed within 30 days of start date, unless not feasible due to the magnitude of the project (i.e., a garage addition or major addition to a house).

#### **Utilities:**

Any utility additions must be underground and adhere to County code for such utilities.

A description of the planned project must be provided to the Architectural Review Committee which contains the following information, as applicable:

- Size of structure
- Roof Design
- Wall Material
- Exterior Finish Location
- Estimated Length of Construction
- Height
- Roof Material
- Quantity
- Utilities (Electric, Water, Sewer)
- Drawing or Diagram

**Particular to the construction of outbuildings, sheds, etc. the following guidelines apply:**

Quantity: No more than one outbuilding is permitted per lot.

Size: No greater than 10' x 12' in floor area (i.e 120 Square Ft).

Height:

Overall height - no greater than 9.5'

Maximum sidewall height is 7'

Roof Design: "A" Frame and single pitch (shed) roofs are not permitted.

Roof Materials: All outbuilding roofs must be constructed of shingles which match the house OR if alternative roofing material is used it must be similar in "look" and virtually indistinguishable in color from the roof of the main home.

Wall Material: Exterior walls should be constructed of either hardboard, or vinyl siding to match the house T-111 exterior plywood or Omni wood exterior siding with 6-8" on-center exterior grooves (similar to T-111 plywood).

No particle board, standard plywood, cinder-block, or metal material is allowed.

Exterior Finish Preferred: All outbuildings must be trimmed and painted, in their entirety, in the same quality materials and colors of the house.

Exterior Finish Option: If the materials used on the exterior of the main residence are not used on the outbuilding/shed, then the outbuilding must be smooth and painted in the same siding color and trim colors as the main home to maintain a consistent look.

Utilities: Any utility facilities (Electric, Water, Etc.) providing service to an outbuilding must be underground and adhere to all standard building, electrical, water codes in effect at time of construction.

Location: Outbuildings are to be placed in the rear of a lot and are subject to the following restrictions:

- 1) If an outbuilding is to be placed in the rear of a lot, the rear property line must be at least three (3) times larger than the outbuilding dimensions. For example, a 10' x 10' outbuilding placed in the rear of a lot, requires a minimum of 30' rear property line.
- 2) Outbuildings should be placed at least 5' from any property boundary as provided by zoning regulations, and should contain sufficient clearance around all sides to permit appropriate maintenance.
- 3) Outbuildings should be placed no less than 50' from the property line adjacent to the street side of a corner lot (See Survey #1).
- 4) Outbuildings should not be placed within the rear set back line on reverse frontage lots. (See Survey #2).

Particular to Dog Houses, the following guidelines apply: Size: May not exceed 4'W x 4'D x 3'H.  
Quantity: No more than two (2) doghouses are permitted on any lot without approval of the Architectural Committee.

Particular to Driveway additions, the following guidelines apply:

Material: Driveway additions must be constructed of concrete.

Encroachment: A 2' minimum set-back should be maintained from all property lines. Situations not permitting this set-back will be reviewed on a case-by-case basis.

Particular to Basketball Goals, the following guidelines apply:

Material: Professional metal pole with fiberglass or plexiglass backboard. Quantity: No more than one (1) basketball goal permitted on any lot.

Location: Must be located at least 15' from the road. Backboard may not be attached to the house. The goal must be oriented so that play occurs on your own private property.

II. The Committee will not approve and specifically prohibit the following:

A. Chain link fences in any form.

B. Perimeter fencing and privacy fencing around patios, decks, or pools greater than 6' in height.

C. Perimeter fencing that does not meet the following guidelines:

(Re: CC&R Article 7.07) Eighty percent (80%) of a fence surface shall be defined as follows: For every 1" of board there must be 0.2" of space (i.e., 5" board would require 1" of space), with the maximum board width being 5 ½ inches.

D. The storage of materials of any kind behind a fence or perimeter hedge if they are visible from the street or neighboring yards.

E. The location of fence that does not comply with restrictions. Read Section 7.07 of the CC&R's which specifically prohibits fences to be erected any closer than the side and rear setback line on lots adjoining streets. Fences are also prohibited from extending beyond the rear facade of the building (unless approved by the Committee). (See Survey #1 and #2).

F. Brick mailboxes. (Note: These are prohibited by N.C. Department of Transportation.)

G. The construction, installation, erection, or maintenance of any television or radio pole, antenna, aerial, dishes larger than 18", or tower on any lot in Villages of Leacroft. DirecTV 18" satellite dishes will

be allowed, but will be mounted on the house in a position not visible from the road (unless approved by the Committee), unless signal reception is inadequate otherwise.

H. Above-ground pools, with the exception of "kiddie pools".

I. Any house paint colors different from the color that is already on the house (unless approved by the Committee).

J. The installation of free-standing security lights in the front yard greater than 7' in height, and in the back yard, greater than 10' in height. This does not apply to Crosland standard eave-mounted security lights.

K. The parking of commercial or recreational vehicles where they are visible from the street. A commercial vehicle is defined by the Architectural Review Committee as follows: A vehicle with permanent markings and/or attachments. Vehicles with removable signs or attachments must remove said items within 1 hour from time vehicle is parked. A recreational vehicle will be considered a vehicle with dimensions greater than L-102", W-80", and L-223". (example: full size Dodge conversion van).

L. Yard signs, except those specifically permitted and defined in the Villages of Leacroft Covenants. One commercial security system sign shall be permitted and one sticker as necessary per window. Window treatments such as blinds, draperies, shades and stained glass shall be permitted.

M. Weeds, vegetation, rubbish, debris, garbage or waste materials accumulated or dumped on any lot or common area. Compost piles shall be permitted unless it is rendered as unsanitary or offensive.

N. The construction of circular driveways, or asphalt driveways.

O. Reverse Frontage Lots: No fences, above ground structures, swing sets or pools are allowed in rear yard setback on reverse frontage lots. (Reference Survey #2.).

P. Fountains / statues which are visible from the road (unless approved by the Committee).

Q. Any significant landscaping that changes the character of the lot. (Note: This does not include items such as trees, flowers, shrubs and natural areas.)

II. In the best interest of the community, the Architectural Review Committee requests that the following matters be dealt with as indicated. If any of these matters becomes a problem between neighbors, the Committee may act upon them under the general powers conferred by the Declaration.

A. Generally, all pets should be kept under their owners control at all times and in compliance with city/county leash law.

1) All dogs should be leashed when off of the owner's property.

2) Owners are responsible cleaning up any mess that a pet creates in the Common Areas, as well as, on any private property.

3) Owners are responsible for their animal's actions and are liable for. any provable damages.

B. Building materials and equipment should not be stored where visible from the street for more than thirty (30) days.

C. Firewood should be stored in an inconspicuous location which does not impose upon your neighbors.

D. Seasonal house decorations should be removed within 45 days of the holiday period.

E. No trash cans should be placed out at the curb any earlier than the night before pick-up, and should be removed by midnight the day of pick up.

IV. To Clarify Your Property Line:

Road right-of-ways span 40 to 60 feet. Your property begins where road right-of-way cods. The right-of-way/your property line, is located approximately 8 to 11 feet behind the back of curb. The strip of land between the right -of-way and the back curb is generally considered part of your yard which you maintain, but it is not part of your property. (Reference Survey 11.0.

In addition your lot has front, side, and rear yard restrictions which limit usage of these areas as were specifically discussed in these guidelines and the Declaration. Please refer to Survey #1 and #2 which are attached for farther clarification.

NOTE: Refer to your survey for your front, rear and side set -backs.

V. All requests must be submitted in writing to any member of the Architectural Review Committee. A form is attached.