

ARCADIA WEST

COMMUNITY ASSOCIATION, INC.

ARCHITECTURAL DESIGN GUIDELINES

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INTRODUCTION

The Architectural Control Committee (“ACC”) is providing the attached Architectural Design Guidelines (“Guidelines”) a provision of the Declaration of Covenants, Conditions and Restrictions (“Declaration”), for purposes of establishing and maintaining exterior design elements throughout the community.. This document should be filed with the homeowners’ copy of the Declaration received at closing. It is the responsibility of each homeowner to pass along the Declaration and Guidelines to any future buyer of their home.

It is important to note that the Guidelines are applicable to most all future building exterior and property improvements as well as to homeowner improvements that were not previously submitted and approved. Guidelines for initial home construction by approved homebuilders may vary from any current guideline standards. The ACC may update, revise and adopt new guidelines at their discretion as provided in the Declaration. Improvements approved under previous Guidelines may be exempt from any updated or amended versions at the discretion of the ACC. Any replacement, alterations or modifications to such improvements may be cause for full compliance with any updated Guidelines.

These Guidelines will be utilized by the ACC to evaluate and approve/disapprove property alterations and/or improvements throughout the community. Homeowners should use these Guidelines in planning changes to their property that will require ACC review.

- Design:** The design or style of improvements should attempt to enhance the natural setting of the community and compliment any community design elements. Improvements must be sensitive to adjacent properties as well as the community as a whole.
- Constraints:** Planning for improvements should include identifying any limitations or regulations applicable to a lot such as utility and other easements, street and utility right of ways, watershed and wetlands restrictions, etc. Most of these constraints are indicated on the Record Plat and/or the Lot Survey.
- Submittals:** Submittals must be complete and include a completed “ACC Review Request Form” along with the requested documentation for review. Most submittals for lot improvements will require a copy of the “Lot Survey” indicating the location of the improvements. Submittals for building additions or improvements should include elevation views of the building. Partial or incomplete submittals will be returned without review. Additional information may be requested by the ACC as may be deemed necessary for review.
- ACC Review:** Properly completed submittals will be reviewed in a timely manner by the ACC. The ACC has established a 30-day response period and it is strongly advised that improvements are not undertaken without a response or approval. In many cases, it is necessary to inspect the lot and surrounding conditions as part of the review process. Any improvements installed without prior written approval shall be considered in violation and subject to fines and penalties. Any improvements not conforming to the guidelines in effect at the time shall be considered in violation and subject to fines and penalties.
- Existing Violations:** Any property improvement requests may be declined, denied or otherwise not considered in the event there exists unapproved improvements or identified violations on the subject property. It will be necessary for the applicant to submit all improvements for review and/or resolve any violations with the ACC prior to any subsequent reviews.
- Variances & Appeal:** Variances from the Guidelines may be granted in the event of unique conditions or extenuating circumstances as determined and approved by the ACC. Granting of a variance shall not constitute any changes to the Guidelines nor set a precedent for future decisions of the ACC. All decisions of the ACC are final.

Remedy: The Declaration provides for the remedy of non-conforming improvements and violations on individual lots by means of removal, fines and/or liens on the property. All costs for remedy shall be the responsibility of the lot owner.

Agency Approval: Depending on the type and/or location of the improvement, approval may be required by various governmental agencies. Approval for improvements by the ACC does not imply, constitute or waive any agency review requirements.

SUBJECT: NEW, ADDITION, AND/OR REMODELING CONSTRUCTION GUIDELINES

- General: New construction, additions or remodeling improvements including a room addition, screened porch, deck, in-ground pool, hot tub/spa, patio, walk, drive addition, re-painting, re-roofing or other additions or alterations to the exterior appearance of a home or structures must be approved by the ACC.
- Materials: All materials shall match existing house including siding, trim, shingles, roof pitch, etc. as well as finish and color. In the event the house is all brick, the siding material (and color) must be submitted and approved by the ACC.
- Colors: All exterior components shall have finish materials and color matching or otherwise complementing the existing house as determined by the ACC.
- Decks may be left the natural wood color, stained or painted to match the house with ACC approval.
- Location: All improvements (other than paving and landscaping) shall either be attached to the house or located in the rear yard.
- No addition (other than paving and landscaping) may extend beyond the building setbacks shown on the survey.
 - Pools shall not extend beyond the building setbacks shown on the survey.
 - Decks, pools, hot tubs/spas and room additions shall not extend outside of the rear corner (side walls) of the house.
- Garages: Garages may not be converted to, or used as a living or work space except when additional garage(s) are part of the improvements.
- Deck: New decks must be attached to the house or a structure, or be an extension of an existing deck. Exceptions may be made for unique conditions or designs. All new decks and deck additions must have skirting (lattice, siding, etc.) installed when the opening between the deck and grade exceeds 12". Existing decks may require upgrading to match a deck addition in order to maintain composition (railings, steps, etc. should match). Enclosing of existing decks shall be treated as a sun room or screen porch as appropriate.
- Sun Room/
Screen Porch: Sun rooms and screen porches shall be attached to, and integrated into the existing house. All materials and components must be finished or painted to match the existing house (excluding screens). Brick, siding or other approved skirting material must be installed beneath the structure to grade.
- Pools/
Hot Tubs: In-ground swimming pools and hot tubs are allowed with approval by the ACC. Above ground swimming pools are not allowed. Small, portable wading pools up to 8' diameter and 12" depth are permitted with approval. Hot tubs must be located on, or integrated into a deck system attached to the house. Pools, hot tubs and associated paving/decks may not be located within the building setbacks.
- Screening: Foundation planting beds at the house shall be extended to include room additions, decks, etc. Swimming pools, hot tubs/spas and other improvements must be screened from view from streets, open space areas and adjacent lots as determined by the ACC.

- The minimum buffer/screen shall consist of a single row of evergreen shrubs planted at a spacing of 4-feet on center with an installed height of 24-inches above grade and a minimum mature height of 4-feet. Taller plant material may be required for larger improvements. It is recommended that a mixture of evergreen and deciduous shrubs and trees be used for screening purposes. Existing plantings may be applied to the screening requirements.
- No trees with a caliper greater than 3-inches may be removed during construction without ACC approval. Fines or remediation may be assessed to the homeowner for trees removed without approval. Caliper measurements shall be taken from 6 inches above grade at the trunk.
- All screen plantings must be located on the lot with the requested improvement.

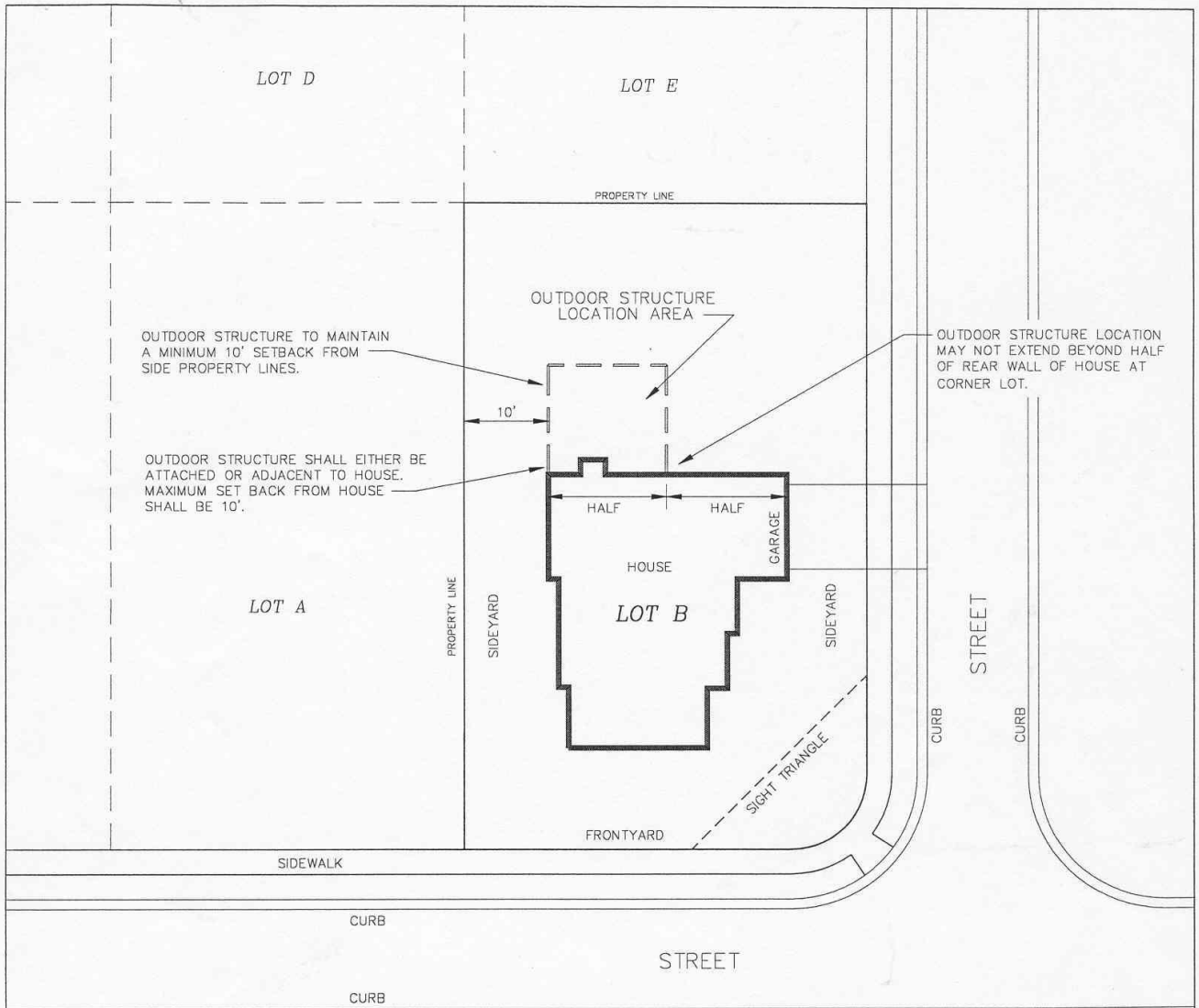
Debris: All construction debris shall be collected on daily basis and placed in appropriate containers or hauled off. Debris may only be placed at curb for pick-up for a period not exceeding 24 hours. Hazardous, toxic and similar materials must be secured at all times.

Submittal: Please submit a Review Request Form, the location of the new construction drawn on your lot survey of the property, house elevation views indicating the location, heights, roof lines, etc. of the house and the proposed addition (if applicable), the location of the landscaping, and a list of plants to be installed to fulfill the buffer/screen requirement. Construction documents may be required depending on the nature of construction.

SUBJECT: OUTDOOR STRUCTURE GUIDELINES

- General:** Outdoor structure improvement guidelines apply to storage sheds, gazebos, playhouses, dog houses and other similar free-standing accessory structures. All such (and similar) improvements must be submitted to, and approved by the ACC.
- Materials:** All materials shall match the house including siding, trim, shingles, etc. and finish/color. Roofs are to be multi-pitched. In the event the house is all brick, all siding material (and color) must be submitted and approved by the ACC.
- Location:** Rear Yard (See Layout Exhibits);
All outdoor structures (excluding gazebos) shall be attached to, or located directly behind the house (not outside rear corners) and no closer to the rear property line than 20'. Outdoor structures on corner lots must be located away from the side street (not beyond the midpoint of the back of the house).
- Skirting:** If any side of an outdoor structure exceeds 18" off the ground, siding or skirting is required (describe and include a photo/sketch of the material).
- Utilities:** All utilities including electric, water, and/or sewer must be underground and must adhere to standard building codes.
- Screening:** All freestanding outdoor structures (excluding gazebos) shall be screened from view from adjacent lots, streets and common open space. A foundation planting bed shall be extended or added to all structures attached or incorporated into the house.
- The minimum buffer/screen shall consist of a single row of evergreen shrubs planted at a spacing of 4-feet on center with an installed height of 24-inches above grade and a minimum mature height of 4-feet. Taller plant material may be required for larger improvements. It is recommended that a mixture of evergreen and deciduous shrubs and trees be used for screening purposes. Existing plantings may be applied to the screening requirements.
 - No trees with a caliper greater than 3-inches may be removed during construction without ACC approval. Fines or remediation may be assessed to the homeowner for trees removed without approval. Caliper measurements shall be taken from 6 inches above grade at the trunk.
 - All screen plantings must be located on the lot with the requested improvement.
- Prohibited:** Pre-fabricated storage buildings not up-fitted to complement house.
Single plane shed or lean-to style roofs.
Tree houses.
- Gazebo:**
- Design:** Gazebos must be architectural in design complementing the house architecture.
 - Size:** 12 foot diameter maximum
 - Height:** Overall, 10' maximum recommended.
 - Colors:** Natural wood color (stained) or painted/trimmed, in its entirety, in the same quality and color of the house.
 - Location:** Gazebo is to be located directly behind the house on the lot no closer than 10' from the rear property boundary.

- Screening: Landscaping around the foundation of a gazebo is required. The minimum plantings shall consist of a continuous evergreen hedge with a mature height equal to the finish floor level of the gazebo.
- Storage Shed: Size: 12' x 16' maximum
Height: Overall, no greater than 10 feet
- Playhouse: Size: No greater than 6' x 8'
Height: Overall, no greater than 11-feet
- Doghouse: Size: No greater than 4' x 4'
Height: Overall, no greater than 6 feet
- Debris: All construction debris shall be collected on daily basis and placed in appropriate containers or hauled off. Debris may only be placed at curb for pick-up for a period not exceeding 24 hours. Hazardous, toxic and similar materials must be secured at all times.
- Submittal: Please submit a Review Request form, elevation views or photograph of the structure including roof, the location of the structure drawn on your lot survey of the property, the location and type of any required landscape screening and a list of all materials and finishes.



OUTDOOR STRUCTURE TO MAINTAIN A MINIMUM 10' SETBACK FROM SIDE PROPERTY LINES.

OUTDOOR STRUCTURE SHALL EITHER BE ATTACHED OR ADJACENT TO HOUSE. MAXIMUM SET BACK FROM HOUSE SHALL BE 10'.

OUTDOOR STRUCTURE LOCATION AREA

OUTDOOR STRUCTURE LOCATION MAY NOT EXTEND BEYOND HALF OF REAR WALL OF HOUSE AT CORNER LOT.

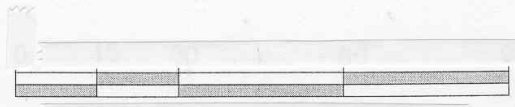
LANDSCAPE SCREENING REQUIREMENTS

ENTIRE OUTDOOR STRUCTURE MUST BE SCREENED FROM VIEW FROM THE STREET, ADJACENT LOTS, AND COMMON OPEN SPACE/RECREATIONAL AREAS.

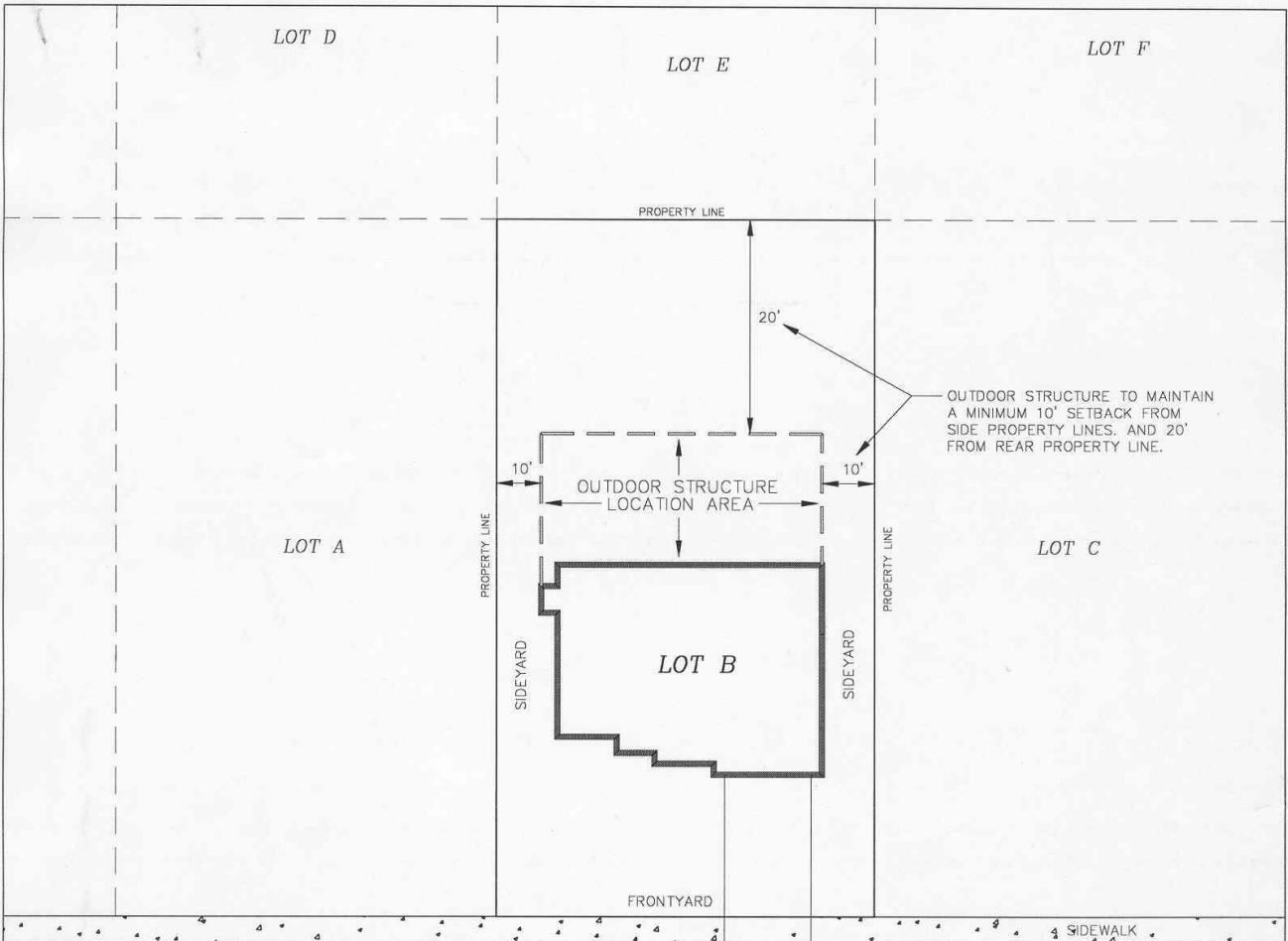
EVERGREEN SHRUBS AT PERIMETER OF OUTDOOR STRUCTURE 24 INCHES TALL, INSTALLED. 4' ON CENTER SPACING. MINIMUM MATURE HEIGHT EQUAL TO OUTDOOR STRUCTURE WALL HEIGHT.

ARCHITECTURAL GAZEBOS (WITH DECORATIVE RAILINGS, TRIM, ROOF, ETC.) MAY BE LOCATED IN THE REARYARD WITH A MINIMUM SETBACK OF 10' FROM ALL PROPERTY LINES.

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.



MAP FOR CORNER LOT, OUTDOOR STRUCTURE LAYOUT EXHIBIT				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
	CORNER	1	2 OF 2	1/01/00
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE		MAP RECORDED
MAPPED		CHARLOTTE, N.C., 28217		DEED RECORDED



OUTDOOR STRUCTURE TO MAINTAIN A MINIMUM 10' SETBACK FROM SIDE PROPERTY LINES, AND 20' FROM REAR PROPERTY LINE.

LANDSCAPE SCREENING REQUIREMENTS

ENTIRE OUTDOOR STRUCTURE MUST BE SCREENED FROM VIEW FROM THE STREET, ADJACENT LOTS, AND COMMON OPEN SPACE/RECREATIONAL AREAS.

EVERGREEN SHRUBS AT PERIMETER OF OUTDOOR STRUCTURE 24 INCHES TALL, INSTALLED. 4' ON CENTER SPACING. MINIMUM MATURE HEIGHT EQUAL TO OUTDOOR STRUCTURE WALL HEIGHT.

ARCHITECTURAL GAZEBOS (WITH DECORATIVE RAILINGS, TRIM, ROOF, ETC.) MAY BE LOCATED IN THE REARYARD WITH A MINIMUM SETBACK OF 10' FROM ALL PROPERTY LINES.

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.



MAP FOR MID-BLOCK LOT, OUTDOOR STRUCTURE LAYOUT EXHIBIT				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
	MID-BLOCK	1	1 OF 2	1/01/00
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE		MAP RECORDED
MAPPED				DEED RECORDED
CHARLOTTE, N.C., 28217				

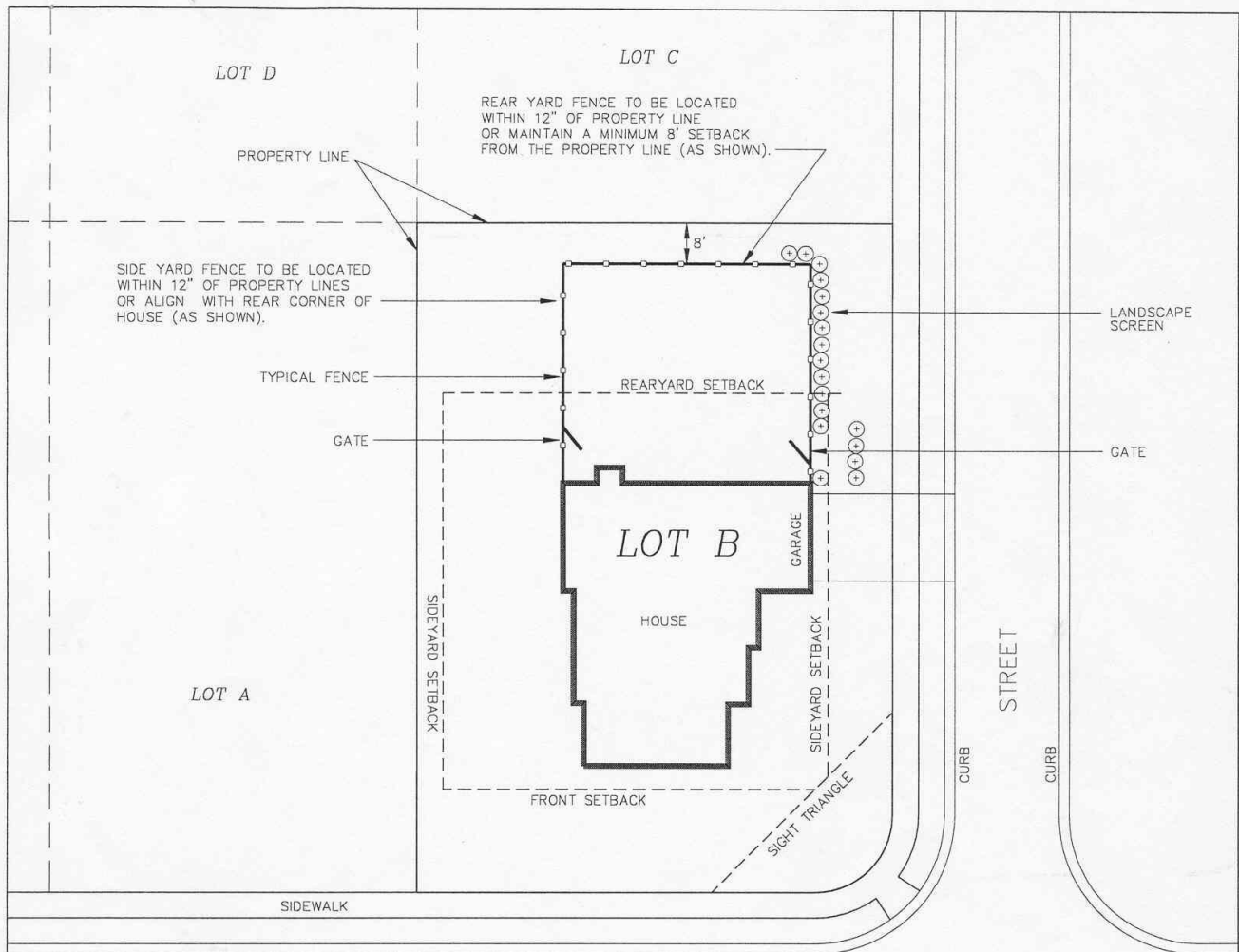
SUBJECT: REAR YARD FENCE GUIDELINES

- General: All fences and similar enclosures must be approved by the ACC as to style, location, size and materials. Fences should perform the functions of enclosing spaces and providing security with minimal visual impact, thus maintaining the sense of natural openness throughout the community. Additional fence setbacks or limitations may be imposed upon Lots abutting Common Open Space or other natural areas.
- Fence heights: Four foot (4') to five foot (5') height.
- Fence color: Treated lumber fences may be left natural or stained with approval from the ACC. Ornamental aluminum fences shall be black, or other approved dark finish.
- Recommended: 5' Wooden Fence – 4' max. solid fence height, with 1' ornamental topper (lattice, etc).
Standard (open) ornamental aluminum picket fence, 4'- 5' height.
Brick wall/columns (*Brick color must match house if applicable*)
- There may be only two gates per lot.
 - A single gate may have the maximum width of 5 feet and a double gate may have a maximum width of 8 feet. There may only be one double gate per lot.
 - Fences may be designed with brick columns and/or walls.
 - All four sections of fence shall match (unless connecting with an adjacent, existing fence).
 - Fences shall be constructed with the decorative side facing out (if applicable).
 - Wire mesh (1"x 1" min.) may be installed with rail type fences for purposes of containment.
- Prohibited: Six (6) Foot privacy fences.
Front yard fences.
Electric or barbed wire fences.
Chain link fences.
Painted wood fences (other than approved natural stain).
Bright color or white fences
Dog runs or pens.
- Fence locations: Rear/Side Yard (See Fence Layout Options)
- Fences must be located within 12" of the side and rear property lines shared by adjoining lots to allow for connection of (future) fences. New fences must maintain a 6' minimum offset from existing fences oriented along a similar line (no fence to fence conditions).
 - Fences located in the side yard may only extend as close to the front of the lot as the mid point of the side of the house. Exception: A fence may be located within 10' of the front of the house only for the purpose of containing a side entry service door to the garage.
 - Side yard fences at corner lots must align with, and may not extend beyond the rear corner of the house.
 - Fences located over utility easements are subject to removal as may be necessary for access or maintenance as allowed by the easement.
- Screening:

- No trees with a trunk caliper greater than 3-inches may be removed during construction without ACC approval. Fines or other remediation may be assessed to the homeowner for trees removed without approval. Caliper measurements shall be taken from six inches (6") above the top of the ground.
- No fence installation can impede the natural flow of storm-water. All solid fences must be installed to leave 2" of clearance from the base of the fence to grade. This will assist in making sure that the fences allow for the appropriate drainage. Owners will be in violation of the ARC guidelines in the event a fence causes a drainage issue on an adjacent lot and will be responsible for remediating the drainage problem.

Debris: All construction debris shall be collected on a daily basis and placed in appropriate containers or hauled off. Debris may only be placed at curb for pick-up for a period not exceeding 24 hours. Hazardous, toxic and similar materials must be secured at all times.

Submittal: Please submit a Review Request form, a fence layout drawn on your lot survey indicating the location of the fence, gate(s) and screen plantings on the property (include adjacent existing fences), a photo/sketch of the proposed fence, and a list of materials to be used for your landscape buffer/screening requirements (plant name, installed size, number & location, mulch type, edging/borders and/or existing trees/shrubs).



LANDSCAPE SCREENING REQUIREMENTS:

ENTIRE FENCE AND GATE MUST BE SCREENED FROM VIEW FROM THE STREET AND SIDEWALK.

EVERGREEN SHRUBS AT OUTSIDE OF FENCE
 24 INCHES TALL, INSTALLED
 4 FEET ON CENTER SPACING
 MINIMUM MATURE HEIGHT EQUAL TO FENCE HEIGHT

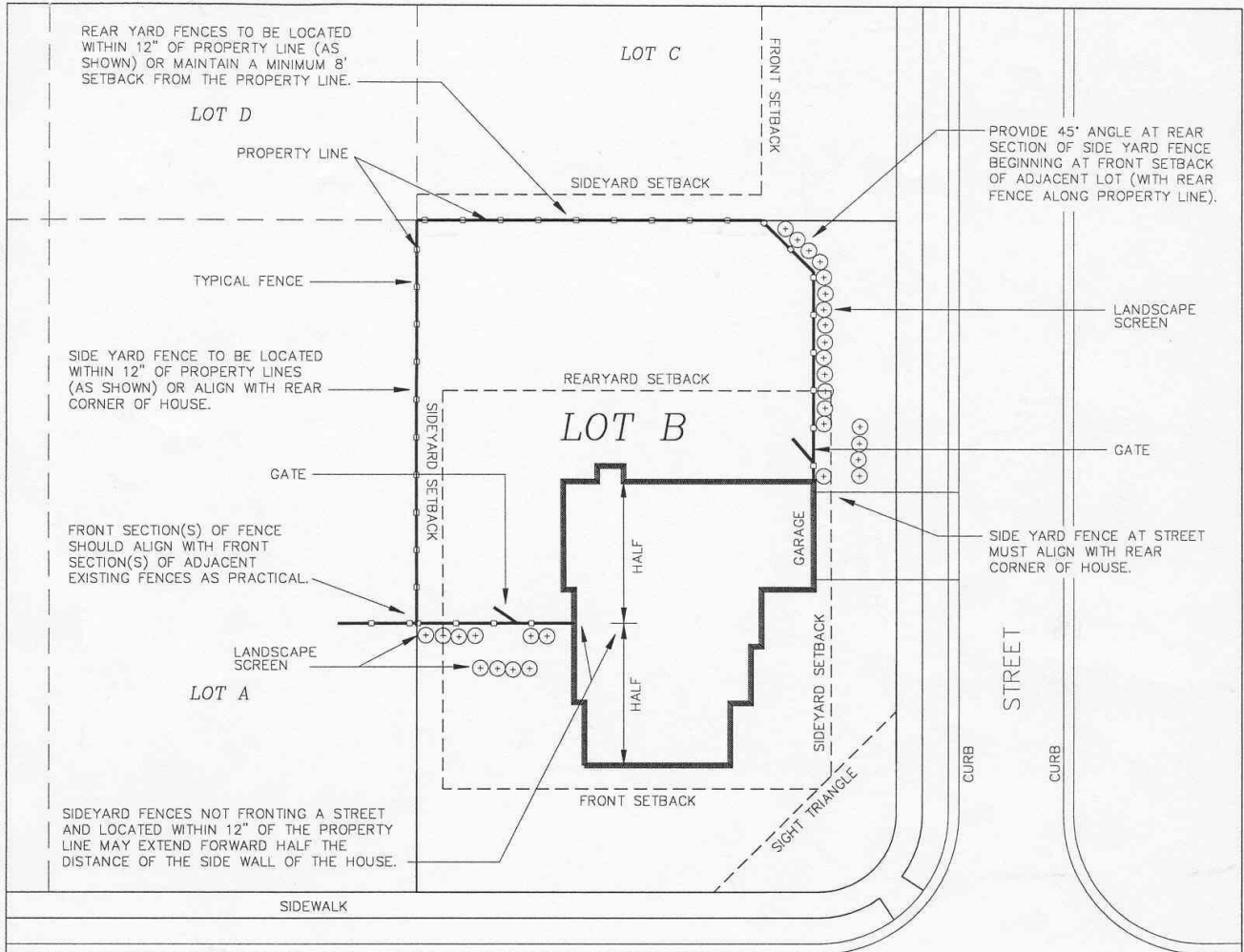
LOCATION OF THE PLANTS AND GATES ON THIS PLAN ARE ONLY ONE SUGGESTION. OTHER LOCATIONS MAY BE SUBMITTED TO THE ACC FOR REVIEW.

FENCE NOT TO BE INSTALLED IMMEDIATELY PARALLEL TO AN EXISTING FENCE. (5' MINIMUM OFFSET).

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.



MAP FOR					CORNER LOT, FENCE OPTION 1				
SCALE		LOT TYPE		FIGURE		DRAWING		DATE	
		CORNER		1		3 OF 6		1/01/01	
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE						MAP RECORDED	
MAPPED		REAR YARD FENCE LAYOUT						DEED RECORDED	



LANDSCAPE SCREENING REQUIREMENTS:

ENTIRE FENCE AND GATE MUST BE SCREENED FROM VIEW FROM THE STREET AND SIDEWALK.

EVERGREEN SHRUBS AT OUTSIDE OF FENCE
 24 INCHES TALL, INSTALLED
 4 FEET ON CENTER SPACING
 MINIMUM MATURE HEIGHT EQUAL TO FENCE HEIGHT

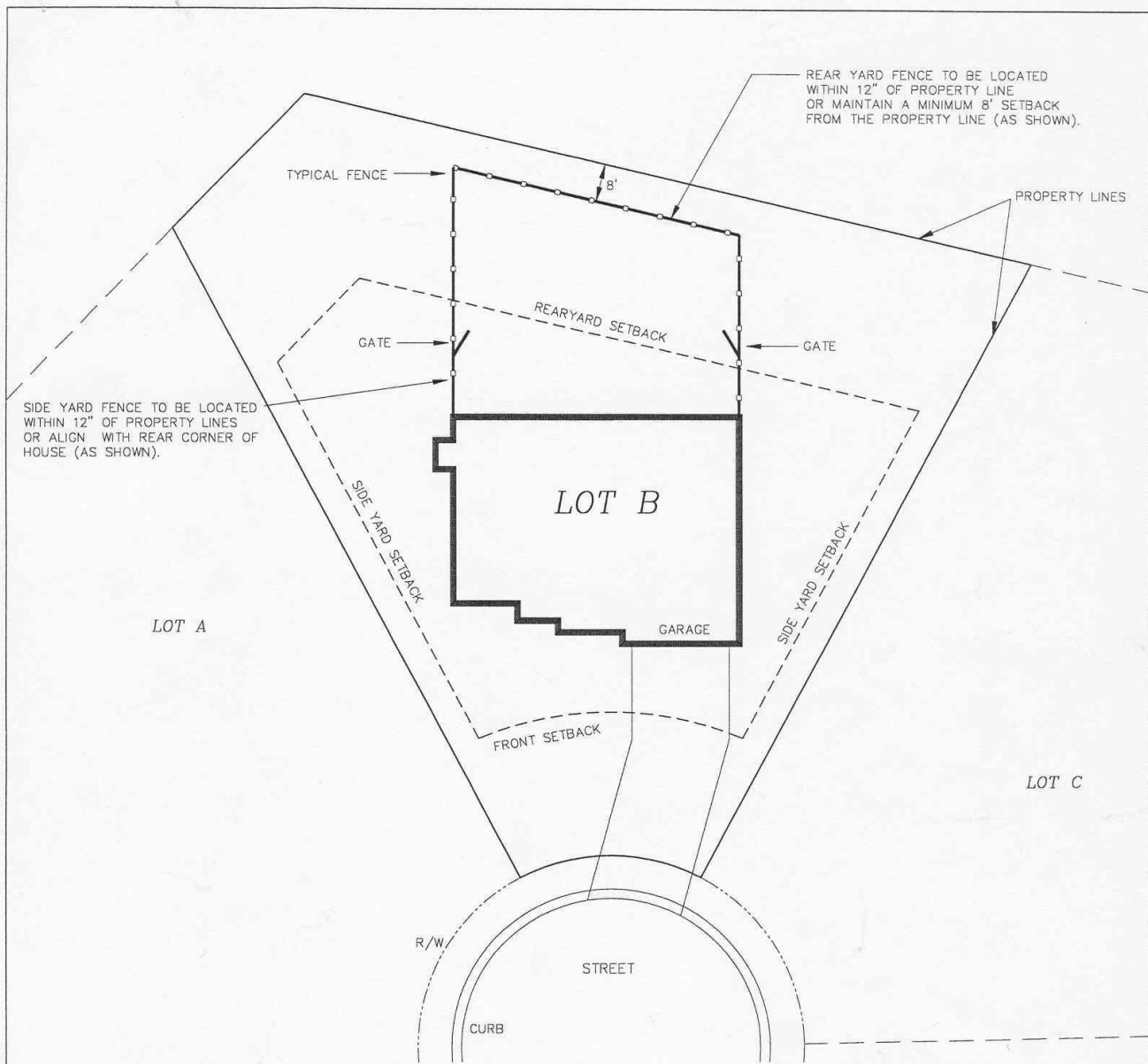
LOCATION OF THE PLANTS AND GATES ON THIS PLAN ARE ONLY ONE SUGGESTION. OTHER LOCATIONS MAY BE SUBMITTED TO THE ACC FOR REVIEW.

FENCE NOT TO BE INSTALLED IMMEDIATELY PARALLEL TO AN EXISTING FENCE. (5' MINIMUM OFFSET).

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.



MAP FOR					CORNER LOT, FENCE OPTION 2				
SCALE		LOT TYPE		FIGURE		DRAWING		DATE	
		CORNER		1		4 OF 6		1/01/00	
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE						MAP RECORDED	
MAPPED		REAR YARD FENCE LAYOUT						DEED RECORDED	



SIDE YARD FENCE TO BE LOCATED WITHIN 12" OF PROPERTY LINES OR ALIGN WITH REAR CORNER OF HOUSE (AS SHOWN).

REAR YARD FENCE TO BE LOCATED WITHIN 12" OF PROPERTY LINE OR MAINTAIN A MINIMUM 8' SETBACK FROM THE PROPERTY LINE (AS SHOWN).

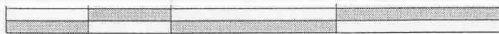
NOTE:

NO LANDSCAPE SCREEN OR BUFFER IS REQUIRED WITH THIS FENCE LAYOUT ON THIS TYPE OF LOT.

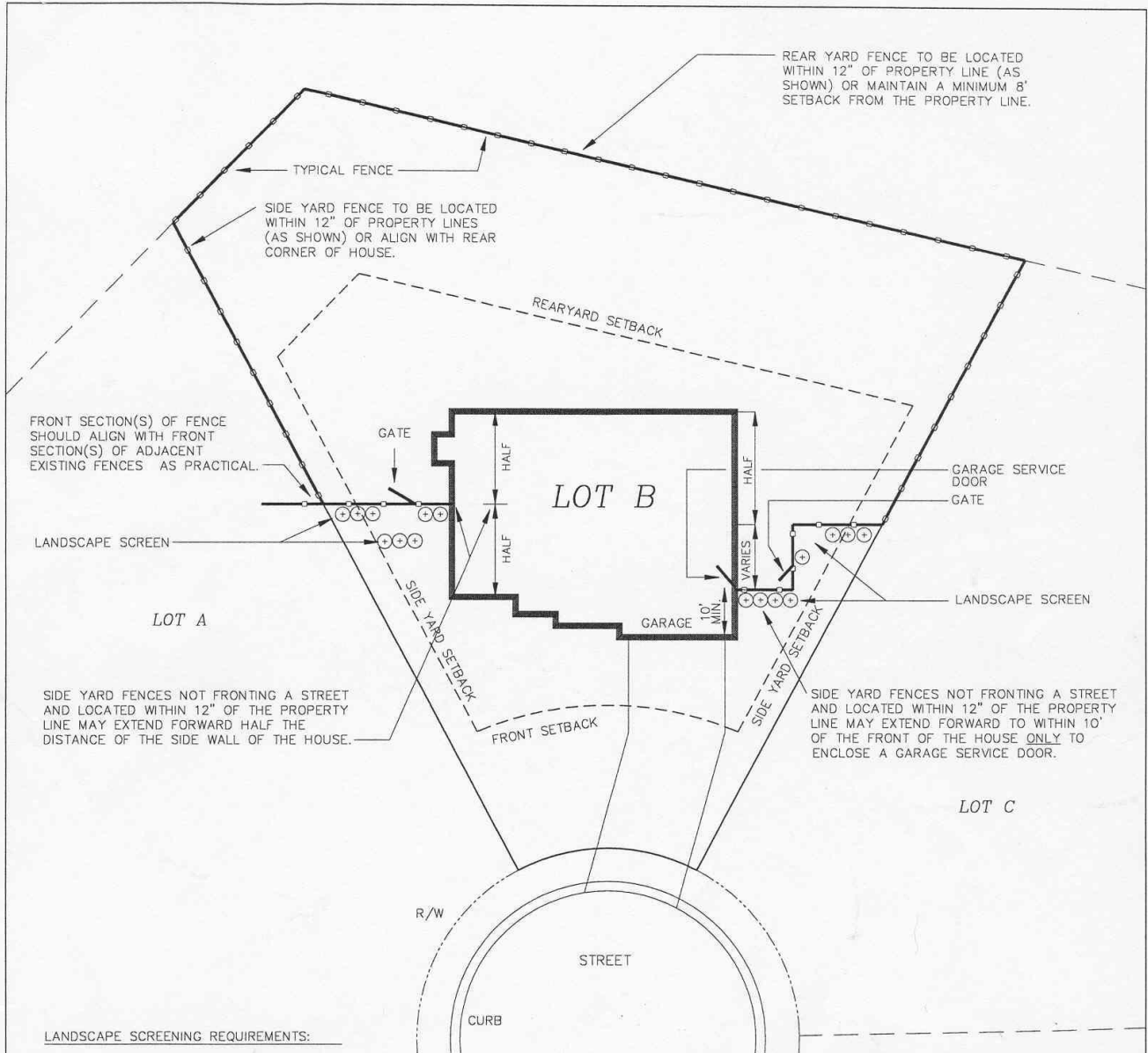
LOCATION OF GATES ON THIS PLAN ARE ONLY A SUGGESTION. OTHER LOCATIONS MAY BE SUBMITTED TO THE ACC FOR REVIEW.

FENCE NOT TO BE INSTALLED IMMEDIATELY PARALLEL TO AN EXISTING FENCE. (5' MINIMUM OFFSET).

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MAP FOR					CUL DE SAC LOT, FENCE OPTION 1				
SCALE		LOT TYPE		FIGURE		DRAWING		DATE	
		CUL-DE-SAC		1		5 OF 6		1/01/00	
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE						MAP RECORDED	
MAPPED		REAR YARD FENCE LAYOUT						DEED RECORDED	



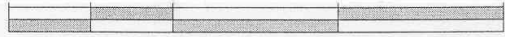
LANDSCAPE SCREENING REQUIREMENTS:

- ENTIRE FENCE AND GATE MUST BE SCREENED FROM VIEW FROM THE STREET AND SIDEWALK.
- EVERGREEN SHRUBS AT OUTSIDE OF FENCE
 - 24 INCHES TALL, INSTALLED
 - 4 FEET ON CENTER SPACING
 - MINIMUM MATURE HEIGHT EQUAL TO FENCE HEIGHT

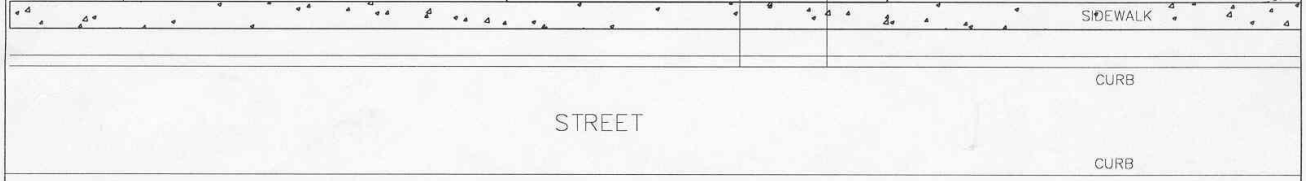
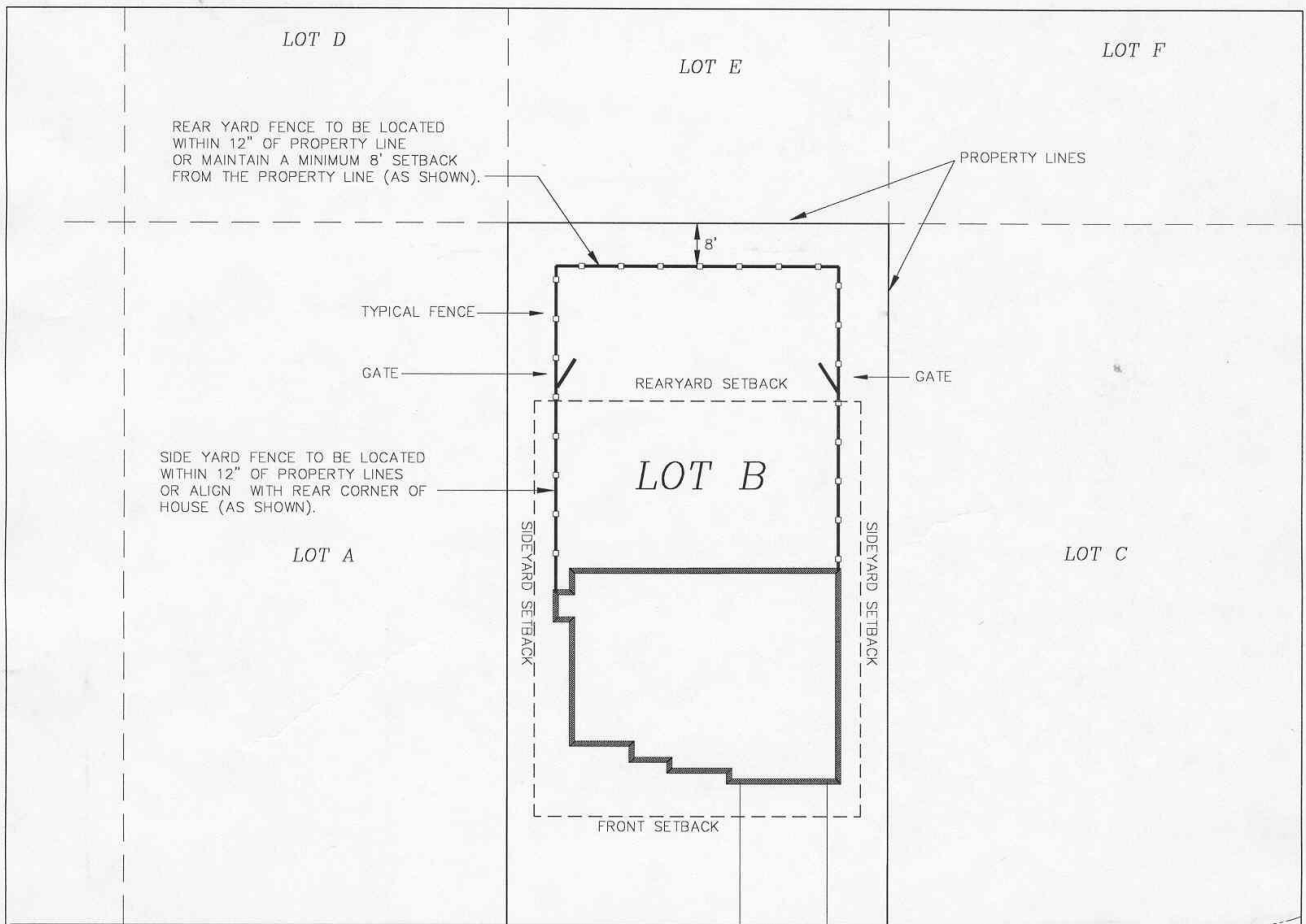
LOCATION OF THE PLANTS AND GATES ON THIS PLAN ARE ONLY ONE SUGGESTION. OTHER LOCATIONS MAY BE SUBMITTED TO THE ACC FOR REVIEW.

FENCE NOT TO BE INSTALLED IMMEDIATELY PARALLEL TO AN EXISTING FENCE. (5' MINIMUM OFFSET).

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.



MAP FOR				
CUL DE SAC LOT, FENCE OPTION 2				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
	CUL-DE-SAC	1	6 OF 6	1/01/00
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE REAR YARD FENCE LAYOUT		MAP RECORDED
MAPPED				DEED RECORDED



NOTE:

NO LANDSCAPE SCREEN OR BUFFER IS REQUIRED WITH THIS FENCE LAYOUT ON THIS TYPE OF LOT.

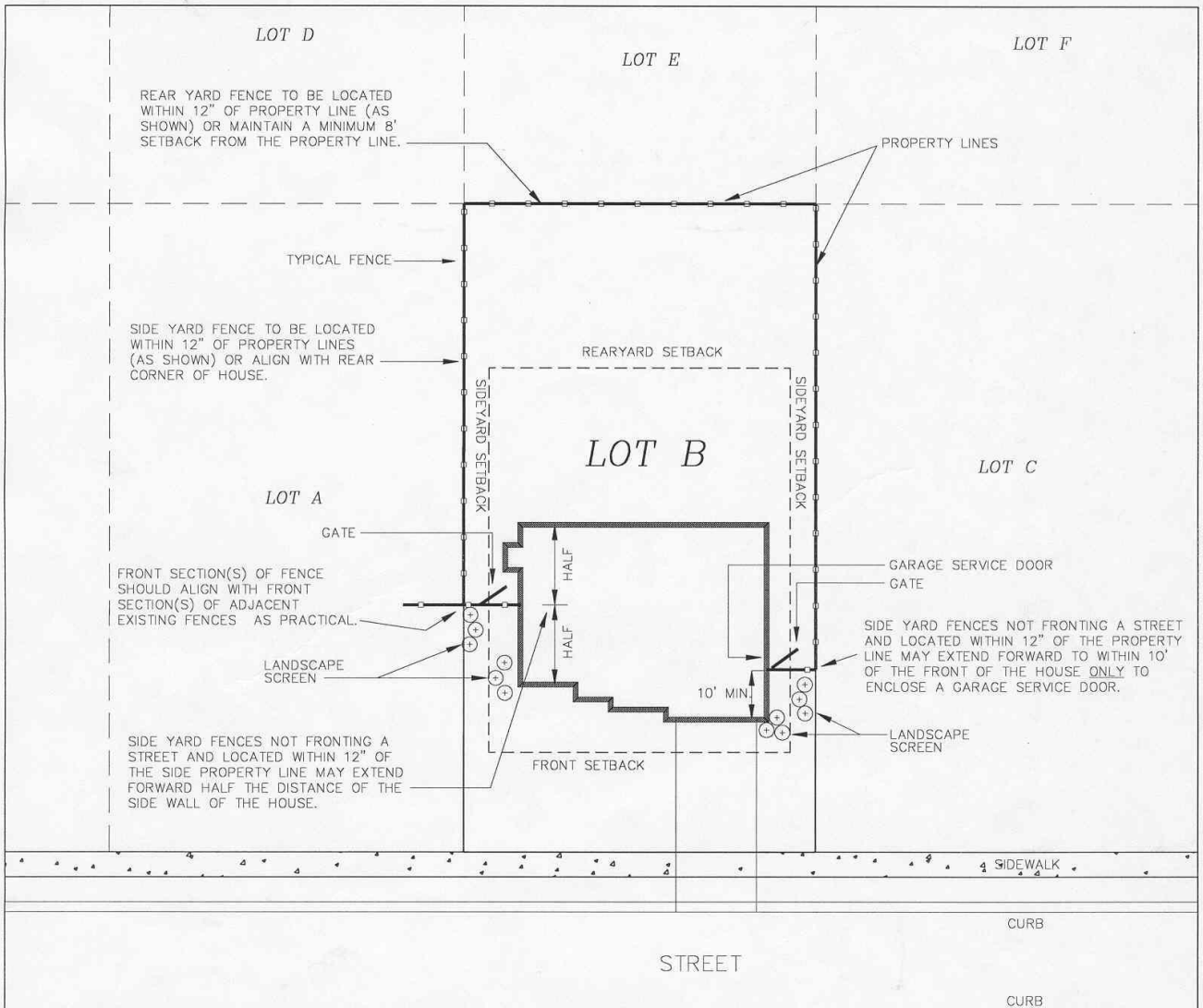
LOCATION OF GATES ON THIS PLAN ARE ONLY A SUGGESTION. OTHER LOCATIONS MAY BE SUBMITTED TO THE ACC FOR REVIEW.

FENCE NOT TO BE INSTALLED IMMEDIATELY PARALLEL TO AN EXISTING FENCE. (5' MINIMUM OFFSET).

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MAP FOR					MID BLOCK, FENCE OPTION 1				
SCALE		LOT TYPE		FIGURE		DRAWING		DATE	
		MID-BLOCK		1		1 OF 6		1/01/00	
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE						MAP RECORDED	
MAPPED		REAR YARD FENCE LAYOUT						DEED RECORDED	



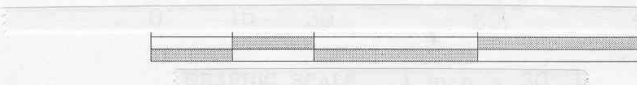
LANDSCAPE SCREENING REQUIREMENTS:

ENTIRE FENCE AND GATE MUST BE SCREENED FROM VIEW FROM THE STREET AND SIDEWALK.
 EVERGREEN SHRUBS AT OUTSIDE OF FENCE
 24 INCHES TALL, INSTALLED
 4 FEET ON CENTER SPACING
 MINIMUM MATURE HEIGHT EQUAL TO FENCE HEIGHT

LOCATION OF THE PLANTS AND GATES ON THIS PLAN ARE ONLY ONE SUGGESTION. OTHER LOCATIONS MAY BE SUBMITTED TO THE ACC FOR REVIEW.

FENCE NOT TO BE INSTALLED IMMEDIATELY PARALLEL TO AN EXISTING FENCE. (5' MINIMUM OFFSET).

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.



MAP FOR					MID BLOCK LOT, FENCE OPTION 2				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE					
	MID-BLOCK	1	2 OF 6	1/01/00					
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE					MAP RECORDED		
MAPPED		REAR YARD FENCE LAYOUT					DEED RECORDED		

SUBJECT: PLAY EQUIPMENT GUIDELINES

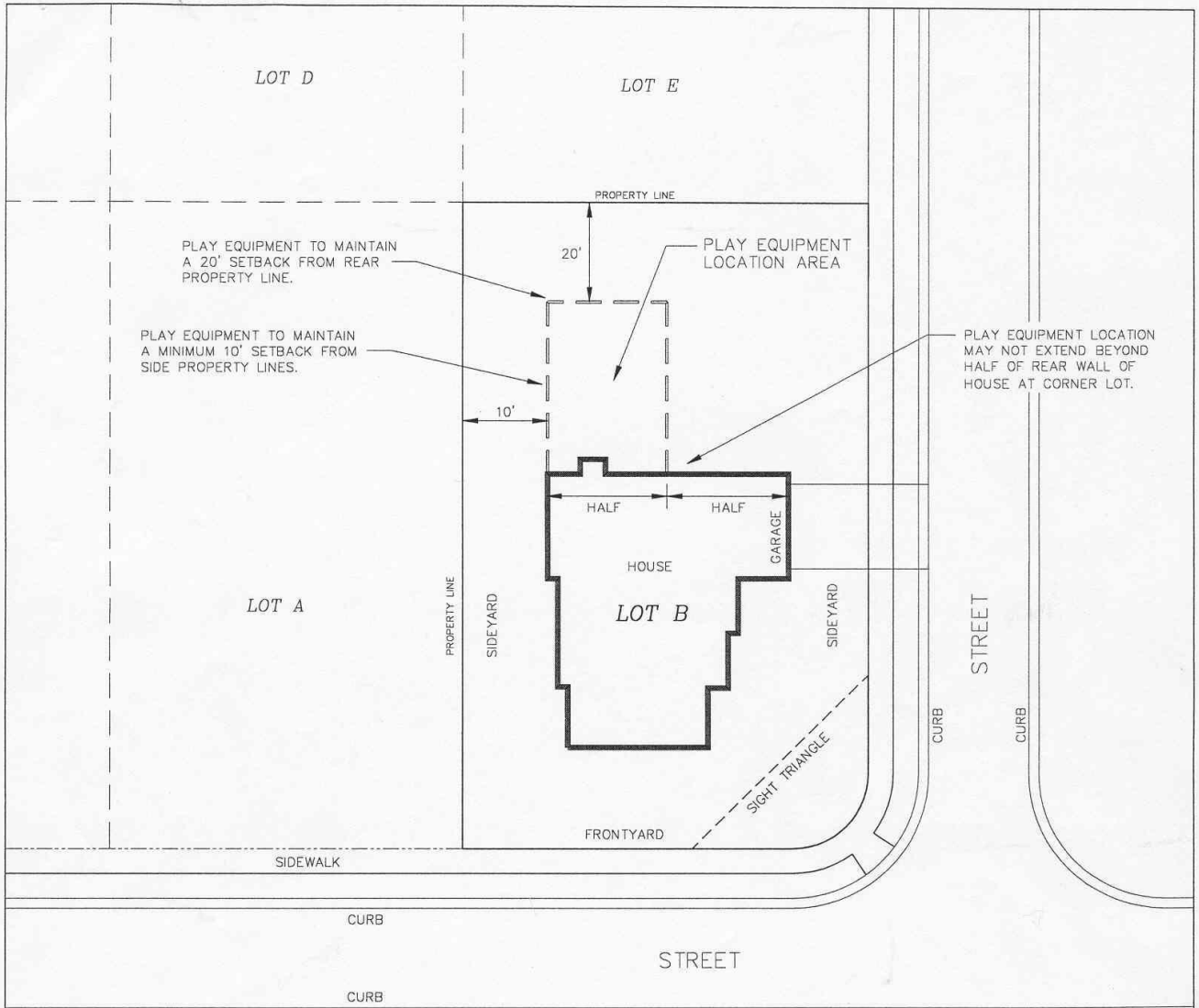
- General: Play equipment should not detract from the aesthetic quality of the community nor from the privacy of adjacent homeowners. All play equipment shall be manufactured by a play equipment supplier for the intended use. Home-made or modified products may be rejected due to safety concerns and/or objectionable appearance.
- Storage: All non-permanent play equipment (i.e.: basketball goals, trampolines, portable/inflatable pools, playhouses, hitting nets, etc.) shall be removed from the yard and stored (out of sight) when not in use or located/screened so as not to be visible from any streets, adjacent lots or common open space. Homeowners not storing non-permanent or portable play equipment shall be in violation of the ACC Guidelines and subject to fines and penalties. A variance from the storage requirements may be granted by the ACC in instances where it would be unreasonable to store play equipment (such as larger pieces) in which case a location and screening plan must be submitted.
- Screening: All play equipment must be completely screened year round from view from streets, common open space and adjacent lots. Play structures that cannot be effectively screened with either existing or proposed plantings within two years will not be approved or may subsequently be considered a violation.
- The minimum buffer/screen shall consist of a single row of evergreen shrubs planted at a spacing of 4-feet on center with an installed height of 24-inches above grade and a minimum mature height of 4-feet (or as necessary to screen the play equipment). It is recommended that a mixture of evergreen and deciduous shrubs and trees be used for screening purposes. Existing plantings may be applied to the screening requirements.
 - No trees with a caliper greater than 3-inches may be removed during construction without ACC approval. Fines or remediation may be assessed to the homeowner for trees removed without approval. Caliper measurements shall be taken from 6 inches above grade at the trunk.
 - All screen plantings must be located on the lot with the requested improvement.
- B-ball Goal: Backboard: Transparent backboard material.
Post/Frame: Metal components, black color.
Location: Side load garage: locate goal at the back end of the drive.
Front load garage: locate goal at the outer side of the drive no closer to the street than the mid point of the driveway (midpoint is the total length of the driveway from the garage to the sidewalk divided by two (2))
Portable: Goals shall be portable and be stored be so they are not visible from the street or adjacent lots when not in use.
Prohibited: Goals shall not be attached to the house, garage or other structure.
Goals shall not be located in the street or in the street right-of-way.
Screening: Goals with locations approved by the ACC shall not be subject to the screening requirements.
- Play sets: Equipment size: Maximum 225 sq. ft. coverage, with a height of ten (10') feet maximum height.
Materials: All structures shall be constructed out of timber or material with a similar neutral/earth tone finish. Components such as slides, climbing apparatuses, etc. may be plastic or rubber.
Colors: Timber may be stained or left natural in color. All stains must have ACC approval. All plastic or rubber components shall be dark or neutral colors. Awnings, canopies, roofing or similar material colors must be approved. Bright or florescent colors are not permitted as well as patterns, graphics, text, logos, etc. upon any part of the play equipment.

Location: All play equipment shall be located directly behind the house (not outside rear corners) and no closer than 20 feet from the rear property line. No play equipment shall be located in the side yards.

Screening: Required

Debris: All construction debris shall be collected on daily basis and placed in appropriate containers or hauled off. Debris may only be placed at curb for pick-up for a period not exceeding 24 hours. Hazardous, toxic and similar materials must be secured at all times.

Submittal: Please submit a Review Request form and the location of the play equipment improvements drawn on your lot survey of the property along with the manufacturer's product information and picture or sketch depicting type and arrangement of the play equipment. Additional plans or information may be necessary and requested depending on the extent of the improvements.

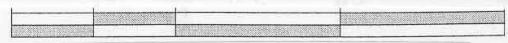


LANDSCAPE SCREENING REQUIREMENTS

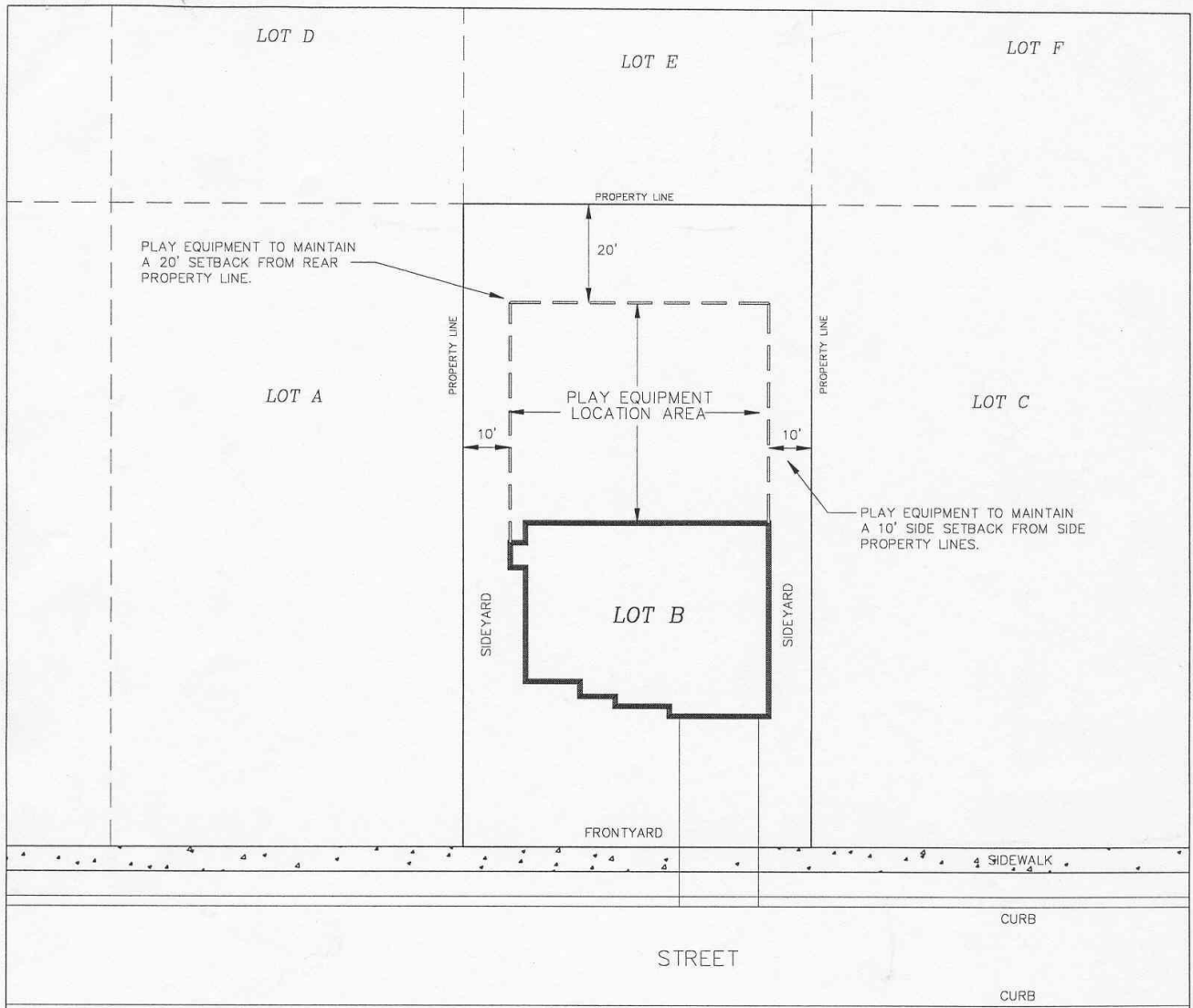
ENTIRE PLAY EQUIPMENT MUST BE SCREENED FROM VIEW FROM THE STREET, ADJACENT LOTS, AND COMMON OPEN SPACE/RECREATIONAL AREAS.

- EVERGREEN SHRUBS AT PERIMETER OF OUTDOOR STRUCTURE
- 24 INCHES TALL, INSTALLED.
- 4' ON CENTER SPACING.
- 6' MINIMUM MATURE HEIGHT

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.



MAP FOR CORNER LOT, PLAY EQUIPMENT LAYOUT EXHIBIT				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
	CORNER	1	2 OF 2	1/01/00
ARCHITECTURAL CONTROL COMMITTEE CHARLOTTE, N.C., 28217				
SURVEYED				MAP RECORDED
MAPPED				DEED RECORDED



LANDSCAPE SCREENING REQUIREMENTS

ENTIRE PLAY EQUIPMENT MUST BE SCREENED FROM VIEW FROM THE STREET, ADJACENT LOTS, AND COMMON OPEN SPACE/RECREATIONAL AREAS.

- EVERGREEN SHRUBS AT PERIMETER OF OUTDOOR STRUCTURE
- 24 INCHES TALL, INSTALLED.
- 4' ON CENTER SPACING.
- 6' MINIMUM MATURE HEIGHT



MAP FOR MID-BLOCK LOT, PLAY EQUIPMENT LAYOUT EXHIBIT				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
	MID-BLOCK	1	1 OF 2	1/01/00
SURVEYED	ARCHITECTURAL CONTROL COMMITTEE			MAP RECORDED
MAPPED	CHARLOTTE, N.C., 28217			DEED RECORDED

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.

SUBJECT: SATELLITE RECEIVER (DISH) GUIDELINES

General: All satellite receiver dishes must be approved prior to installation. Unapproved installations shall be in violation and subject to removal, fines and penalties.

Dish size: 30-inches or less (i.e. DSS, Primestar, Directv)

Quantity: Each lot may have (1) one satellite receiver attached to their house or in their yard. Additional satellite receivers will require a variance from the ACC.

Location: Satellite receiver shall be installed so that it is not directly visible from streets, adjacent lots or from the Common Open Space (in order of priority).

Mounting locations (in order of preference):

1. Ground mounted directly behind and within 10-feet of the house.
2. Roof mounted behind the central peak on the back side (rear yard) of the roof and not higher than the peak of the roof
3. Wall mounted on house side wall on the back 1/2 of the house
4. Roof mounted at the side of the house, partially or fully screened from view from street.
5. Ground mounted in front of the house.

Satellite receivers are prohibited from being located on the front of the house's roof.

Color: In the event partial visibility of a receiver is necessary, the ACC may require the dish be covered or painted to match the surrounding features.

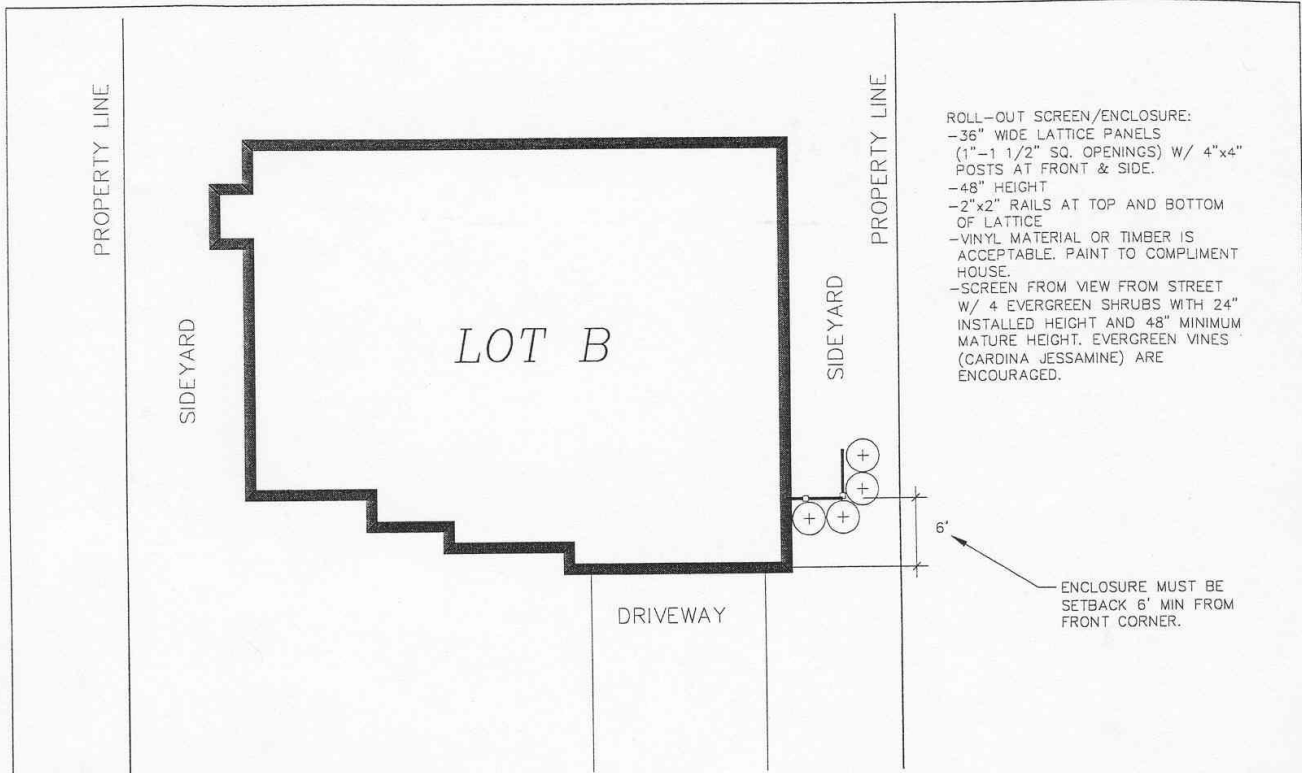
Submission: Please submit a Review Request form, your lot survey indicating the location of the satellite dish(s) on the property, an elevation view or sketch of the house with wall mounted receiver, a landscape plan, and a list of plants to be installed to fulfill the buffer/screen requirement. Existing trees and shrubs may be used to fulfill the screening/buffer requirement and should be located on the survey for ACC review.

SUBJECT: GENERAL IMPROVEMENTS, LANDSCAPE & MAINTENANCE GUIDELINES

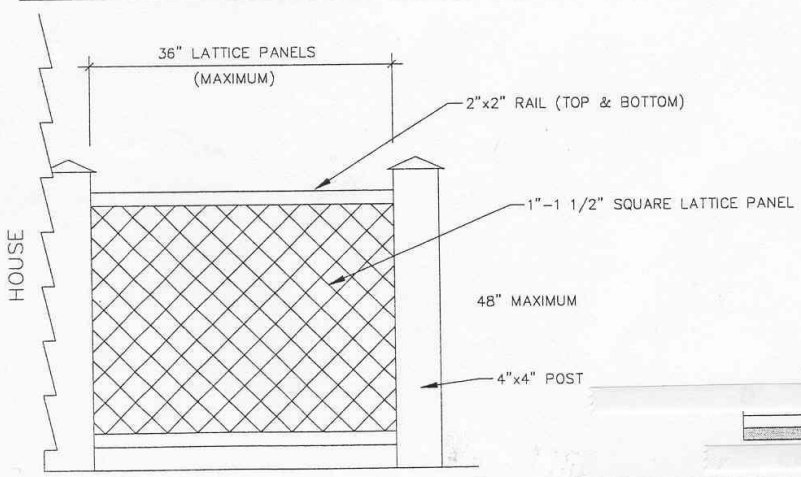
- General: All lots shall be maintained in a neat and attractive condition (as determined by the ACC) by their respective owners. Upkeep and replacement of the lawn, natural areas, trees, shrubbery and planting beds shall be the sole responsibility and expense, and is expected of the homeowner to insure the continuity and aesthetics of the exterior design of the community.
- All landscape planting improvements affecting the size or location of planting beds or lawn areas must be submitted for approval. Generally, supplementing, replacing or adding plants to an existing planting bed does not require approval except in cases where plant material may be a nuisance or otherwise negatively impact the community (refer to List of Recommended Plant Species).
- All hardscape improvements (i.e. improvements other than plant materials, such as paving, trelliage, bird houses, statuary, borders, walls etc.) must be submitted for approval. Avoid mixing types or styles of hardscape materials (such as a wall with stone and another with timber, or two types of edging, etc.).
- Location of Improvements: Refer to the Lot Survey for the location of drainage, utility and landscape easements on the lot. Existing improvements and underground utilities within these easements must be maintained and protected. Contact a utility locator service or the designated user prior to any projects involving digging. Homeowners and their contractors are responsible for any repairs due to their work. Limit improvements in these easements as the easement serves as a repair route for service vehicles and repair equipment. Any obstacles within a recorded easement may be removed (and not replaced) by the utility (or designated user) without notice as deemed necessary. Improvements shall not impede or block drainage swales or otherwise redirect established surface drainage patterns. Hardscape improvements are generally not allowed within the street ROW (the area between the curb and sidewalk, or 10'-12' behind the curb without sidewalk). Landscape improvements are also discouraged in the ROW and must be submitted and approved.
- Topography: Topography of the property is designed to allow suitable drainage for your lot and adjacent lots. If the finished grades are to be modified (raised or lowered), a grading and drainage plan must be submitted to the ACC for review. Overall drainage patterns must not be modified. Piping or concentrating runoff generally is not allowed.
- Lawns: All yard areas shall be established as turf grass, planting beds or mulched/maintained as natural areas. Lawns should be mowed regularly and trimmed around fixed structures (e.g. house, mailbox, outbuilding, fences) to a comparable height of the mowed lawn. Measures shall be taken to satisfactorily maintain turf areas (mowing, raking, watering, weeding, pest control, etc.) year round. Turf grasses shall not grow beyond an 8" height or "head-out" as applicable unless weather conditions preclude regular maintenance.
- Landscaping: Supplemental landscaping for aesthetic and environmental purposes is encouraged. Planting areas should be designed with flowing forms and a mixture of plant types. Avoid linear plantings of a single species, plants that maybe a hazard or nuisance to adjacent Lots (i.e. weak wooded trees, plants that create "litter", etc.), or plants that may be impractical for their location (i.e. low branching or evergreen trees near sidewalks, etc.). All planting improvements other than plant replacements and the addition of plants within an existing bed shall require ACC approval. All ornamental plants, shrubs, hedges, etc. shall be contained within common planting beds. All planting beds are to be mulched and maintained. Trees and individual specimen plants may be placed in the lawn with a mulch saucer.

- Natural areas: General maintenance of existing trees and shrubs is expected from the homeowner. It is recommended that existing plants be contained within, or incorporated into a planting bed. Maintenance should include, but is not limited to: weeding, fertilizing, mulching and watering as well as the removal, disposal, and replacement of dead trees, shrubs, limbs, grasses and other undesirable vegetation on your property.
- No tree over 2" caliper, measured 6" above grade shall be removed from a lot without approval from the ACC. Homeowners are encouraged to maintain small saplings of desirable species as a succession forest plant.
 - Drainage easements shall be maintained and kept free from debris blocking or diverting water from properly flowing.
- Garden Areas: Garden areas are allowed as approved by the ACC. Gardens shall be of a size and scale appropriate for the lot and should not exceed 200 square feet. Gardens should not be visible from streets and may be required to be screened from adjacent lots if determined to be a visual nuisance. Gardens shall not create a nuisance or hazard of any kind to adjacent lots or common open space areas. Gardens that are not properly maintained as determined by the ACC shall be in violation.
- Irrigation: Underground irrigation systems are allowed as approved by the ACC. Irrigation systems should not impact streets, walks, adjacent lots, common open space or environmentally sensitive areas. The homeowner shall be responsible for any damage to systems located within the street ROW or other easements.
- Lighting: All exterior lighting must be approved by the ACC. Fixtures should enhance the design of the house, lot and community. Light source shall not create a nuisance or emit glare directly to streets and adjacent properties. Soffit mounted spot lights are discouraged. Motion sensor lights shall only be activated upon movement within the lot/yard area (not public use areas such as streets or sidewalks).
- Retaining Walls/Walls: Walls should add an aesthetic element to the landscape design as well as complement the house and lot. The following wall materials are recommended;
- Timber/Rail Road ties (new material only if visible from the street or common open space).
 - Landscape Stone (landscape stone is typically categorized or named).
 - Brick, matching house if applicable.
 - Manufactured segmental block (i.e. keystone) matching or complementing the style and colors of the house.
- Walks/Drives/Patios: All paving additions or extensions must be approved by the ACC. Paving is allowed within building setbacks however no closer than 1 foot from any property lines. Large expanses of paving are discouraged.
- Parking: Vehicular parking is limited to designated paved areas only. Damaged or otherwise inoperative vehicles as well as commercial vehicles, boats, trailers and the like must be contained within an enclosed structure. Vehicular parking or storage in community parking areas is prohibited. Vehicles without current license plates and inspection stickers are considered inoperative.
- Garden Pools: Garden pools are allowed as approved by the ACC. Vertical fountains of water and uplighting are discouraged. Pools that are not maintained or are otherwise determined to be a health or safety hazard as determined by the ACC shall be in violation of the ACC Guidelines.
- Mulch: Mulching of planting beds is required as well as natural areas if underbrushed. Large expanses of mulch areas are discouraged. The following mulches are recommended;
- Pine needles
 - Hardwood/Pine shredded wood mulch
 - Hardwood/Pine wood nuggets
- All other mulches must have ACC approval prior to installation. Stone, gravel or colored mulch is discouraged.

- Edging: Edging is the material often used to separate planting beds from lawn areas and similar applications and is generally installed flush with the surrounding grade. The following edging materials are recommended;
- Black, plastic edging installed flush with the lawn
 - Metal edging installed flush with the lawn (Black, Brown, or Green in color)
 - Landscape stone or brick border (matching house if applicable).
 - Pre-cast block (i.e. keystone) border to match or complement the colors of the house.
 - All edging must have ACC approval prior to installation.
- Mailboxes: The custom community mailbox is the standard approved by the ACC. Numbers or letters placed on the mailbox shall conform to ACC standards. Mailbox specifications and vendor(s) for the acquisitions and service of the mailbox are available from the ACC. Cost and maintenance of the mailbox shall be the responsibility of the homeowner or builder. Mailboxes shall not be altered or modified in any way.
- Signs: No signs, banners, billboards or similar placards shall be erected on any lot with the following exceptions; realtor signs, small, discreetly located alarm warning signs and signs required by law. The developer and assigns are exempt from this guideline.
- Decorations: Seasonal and holiday decorations generally do not require approval. All decorations must be tasteful and not offensive as determined by the ACC. Decorations shall not create a nuisance to adjacent lots, streets or common open space areas. The ACC reserves the right to order the removal of any decorations as may be determined inappropriate. Seasonal and holiday decorations shall not be installed earlier than 30 days prior to the holiday and must be removed no later than 30 days following the holiday.
- Garden Ornament: No decorative objects such as sculptures, birdbaths, fountains and similar features shall be placed on a lot where visible from streets, adjacent lots and common open space areas without approval by the ACC.
- Outdoor Furniture: Permanent or otherwise “installed” outdoor furniture must be approved by the ACC. All furniture not located on a patio, deck or other similar surface may require screening and must be approved by the ACC. All outdoor furniture shall be appropriate for the application and properly maintained. Furniture with bright colors, graphics, patterns, etc. may be considered a nuisance and violation by the ACC.
- Debris/Refuse: Garbage and refuse shall be placed in appropriate containers and shall be capped or contained. All refuse containers shall be concealed within building or enclosed to an extent that they are not visible from the street, adjacent lots and common open space areas (see Roll-out Enclosure Exhibit). Roll-out containers shall not remain at the street beyond the pick-up day. Bulk debris may be placed at the curb for pickup for a period not exceeding 24 hours. Yard waste may not be dumped or stored on any properties in the community. All construction debris shall be collected on daily basis and placed in appropriate containers or hauled off. Hazardous, toxic and similar materials must be secured at all times.
- Prohibited: Interior or exterior window treatments with graphics, bright colors or patterns or as otherwise determined a visual nuisance by the ACC. Temporary window coverings such as sheets, paper, etc. are not allowed to remain beyond 7 days.
Outdoor clotheslines.
- Submittal: Please submit a Review Request form and the location and list of the landscape improvements drawn on your lot survey of the property. Additional plans may be necessary depending on the extent of the improvements.



ENCLOSURE ELEVATION



ROLL-OUT ENCLOSURE				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
NA	ALL	1	1 OF 1	1/01/00
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE		MAP RECORDED
MAPPED		CHARLOTTE, N.C., 28217		DEED RECORDED

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.

SUBJECT: LIST OF RECOMMENDED PLANT SPECIES

Large Maturing Trees

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Betula nigra	River Birch
Carpinus caroliniana	American Hornbeam
Carya ovata	Shagbark Hickory
Fagus grandifolia	American Beech
Fraxinus americana	White Ash
Fraxinus pennsylvatica	Green Ash
Ginkgo biloba	Ginkgo
Liriodendron tulipifera	Tulip Poplar
Nyssa sylvatica	Black Gum
Platanus acerifolia	London Planetree
Platanus occidentalis	Sycamore
Quercus alba	White Oak
Quercus coccinea	Scarlet Oak
Quercus laurifolia	Laurel Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus shumardi	Shumard Oak
Taxodium distichum	Baldcypress
Ulmus americana	American Elm
Ulmus parvifolia	Lacebark Elm
Zelkova serrata	Japanese Zelkova

Evergreen Trees

Cedrus deodara	Deodar Cedar
Cupressocyparis leylandii	Leyland Cypress
Cryptomeria japonica	Japanese Cryptomeria
Ilex opaca	American Holly
Ilex x attenuata Fosteri	Foster's Holly
Ilex x attenuata Savannah	Savannah Holly
Ilex x NellieStevens	Nellie Stevens Holly
Junipers virginiana	Eastern Redcedar
Magnolia grandiflora	Southern Magnolia
Pinus nigra	Austrian Pine
Pinus sylvestris	Scotch Pine
Pinus taeda	Loblolly Pine
Pinus thunbergi	Japanese Black Pine

Ornamental Trees

Acer palmatum	Japanese Maple
Chionanthus virginicus	White Fringetree
Cornus florida	Flowering Dogwood
Cornus kousa	Kousa Dogwood
Cercis Canadensis	Eastern Redbud

Ornamental Trees (con't.)

<u>Botanical Name</u>	<u>Common Name</u>
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica	Crepe Myrtle
Magnolia soulangiana	Saucer Magnolia
Magnolia stellata	Star Magnolia
Malus floribunda	Flowering Crabapple
Malus x zumi	Zumi Crabapple
Prunus serrulata kwanzan	Kwanzan Cherry
Prunus subhirtella pendula	Weeping Cherry
Prunus yedoensis	Yoshino Cherry

Shrubs

Azalea species	Azalea
Buxus species	Boxwood
Camellia japonica	Camellia
Camellia sasanqua	Sasanqua camellia
Chaenomeles speciosa	Flowering Quince
Cleyera japonica	Cleyera
Euonymus alatus	Winged Euonymus (Burning Bush)
Ilex cornuta 'carissa'	Carissa Holly
Ilex cornuta burfordi	Burford Holly
Ilex cornuta burfordi nana	Dwarf Burford Holly
Ilex crenata 'convexa'	Convex Japanese Holly
Ilex crenata 'hetzi'	Hetzi Japanese Holly
Ilex crenata 'rotundifolia'	Roundleaf Japanese Holly
Ilex 'Emily Brunner'	Emily Brunner Holly
Ilex glabra	Inkberry Holly
Ilex latifolia	Lusterleaf Holly
Ilex vomitoria nana	Dwarf Yaupon Holly
Juniperus chinensis	Chinese Juniper varieties
Juniperus horizontalis	Creeping Juniper varieties
Myrica cerifera	Wax Myrtle
Nandina domestica nana	Dwarf Nandina varieties
Pieris japonica	Japanese Andromeda
Pittosporum tobira	Pittosporum
Raphiolepis umbellata	Indian Hawthorn
Rhododendron species	Rhododendron

Specialty Plants

Camelia species	Camelia (espaliered)
Ilex species	Tree-form Hollies (limbed up)

Many of these plants may have improved varieties or cultivars with better ornamental characteristics and resistance to diseases.
Consult with your local supplier.



Resource Property Management, LLC

Mailing Address
P.O. Box 1866
Pittsboro, NC 27312
PH: (919) 240-4045
Fax: (919) 651-1387
rpmpropertypros.com

ARCHITECTURAL REQUEST

Arcadia West

Name: [] Date: []
Address: []
Daytime Phone: [] Evening Phone: []
E-mail Address: []
Request: []
Estimated Start Date: [] Estimated End date: []

Please Submit To: RPM for [ClientLegalName] to abrown@rpmpropertypros.com or Fax: 919-651-1387

PLOT PLAN, RENDERING AND SIGNATURE REQUIRED ON ALL APPLICATIONS

I understand that this application will be reviewed by the Board of Directors (or its Architectural Committee). I further understand that the Board of Directors (or its Architectural Committee) has the authority to approve, approve with conditions or deny this request and that there is no appeal other than resubmission of a modified request. I further understand that the placement and design of my improvement must meet the architectural guidelines, regardless of my submission or errant approval of such submission. A variance from standards must be noted by the committee in the comments section below. Please note the Board/Committee is allowed up to 30 days to render a decision.

Signature Date

Submission without a Plat Map/Survey: I hereby certify that my mortgage company did not require a survey. In lieu of a recorded plat map, I certify that the attached rendering is true, complete, and correctly drawn to scale to the best of my knowledge. As lot Owner, I accept liability for any inaccuracies that may be proven in the future and release the Association and its Agents from any responsibility.

Disclaimer: The Association reviews applications primarily based upon aesthetic qualities and to a lesser degree, basic construction practices. Owners (and their contractors) are responsible for determining and ensuring that all applicable municipalities, county and state requirements are met and all necessary permits, variances, etc. are obtained. Should the requirements set forth by the municipality, county and state be more stringent/ restrictive than those established by the Association, the more stringent/ restrictive requirements prevail. Please be advised that you and any future owner of your property are responsible for maintaining the improvement in good condition at all times

Signatures of Neighbors (required) who will be able to see the proposed changes and/or be affected by construction (please attach an additional page if needed):

Signature Name Address

Signature Name Address

- Please see the attached list of additional required information.
Incomplete requests will not be reviewed.



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Fax: (919) 651-1387
rpmpropertypros.com

Required information:

1. Estimated start date: _____ and end date: _____
2. A plat map or survey including the improvement location/setback is required for fences, sheds, landscaping, etc.
3. Site photos
4. Dimensions (length, width, height, and depth) of the improvement must be clearly stated in feet or inches
5. Photos or links to materials to be used showing color, texture, examples of finished product, etc.
6. Plant list, if applicable
7. Signatures of your neighbors must be on the request form

Your application will not be accepted if you have not initialed next to the statements below, and if your form is not signed.

_____ I request design approval and grant permission to the Architectural Committee to enter the property to consider the request and to inspect during installation and upon completion.

_____ I have read the Arcadia West governing documents and agree to abide by them.

_____ I agree to notify the Association within 10 days of completion of my project.

Signature of Owner

Date