The Stables at Harris Farm

Architectural Control Guidelines

Article V of the Declaration of Covenants, Conditions and Restrictions for the Stables at Harris Farm Subdivision, calls for the establishment of an Architectural Review Committee to provide and maintain certain standards. The Association Board of Directors has appointed a three member committee comprised of homeowners from the Stables at Harris Farm.

Per the Declaration, unless expressly authorized in writing by the Architectural Review Committee or "ARC", no exterior change or addition or alteration shall be commenced, erected or maintained upon any property, until plans and specifications have been submitted to and approved in writing by the Committee.

Please refer to the Declaration and Rules and Regulations for further details on Architectural Control. Homeowners who did not receive or cannot locate their copies of the Declaration, Rules and Regulations, or Bylaws can find them on the Association's website under "Attachments" at https://rpmpropertypros.com/property/stables-at-harris-farm

The following guidelines should define and simplify homeowners' and ARC's responsibilities. In the event of omissions in the guidelines, the Declaration, the Rules and Regulations, and the Bylaws will prevail.

1. **Exterior Colors** - Exterior colors installed or painted by the builder must be maintained (vinyl siding style and color as originally installed, white trim, black front doors, brown garage doors, brown gutters and brown downspouts).

2. **Original House Numbers** - House numbers installed by the builder must remain in locations where originally installed. In most cases this would be on the front door, however some of the homes with single car garages have their house numbers mounted on a structural post in front of the home.

3. **Trash and Recycling Receptacles** - Receptacles stored outside must be placed on the side or in back of the home and must be screened by an enclosure. An ARC request is required for an enclosure and must show the proposed design and placement. The enclosure may be constructed of cedar and/or pressure treated wood. There are several examples of wood enclosures already in the community. PVC fencing identical to existing privacy fences between homes may be approved. Enclosures should be at least the height of the trash receptacles, but no higher than five feet. Again, an ARC request is required.

4. **Patio Covers** - Patio covers require ARC requests. There are already a number of homes in Harris Farms that have approved covers. It is recommended that homeowners considering pre-fabricated kits carefully review maximum snow loads and wind limitations before settling on a kit. Retractable awnings are an option, but they too require an ARC request.

5. **Patio Extensions** - An ARC request is required for all patio extensions. Extensions must be no more 6 feet from the back of the original patio installed by the builder. There may be an exception to the 6 feet limitation if the property line is less than 6 feet from the back of the patio. In this case the patio extension must not go past the property line.

6. **Additional Fencing** - An ARC request is required for all additional fencing. Additional vinyl privacy fencing must match existing privacy fencing between homes. Black metal non-privacy fencing similar to that used by the developer on the top of retaining walls around the community might be allowed. Fencing must be confined to the back of the home and not extend beyond the homeowner's property lines as shown on their plot plan, that is it must not be installed on common property. Note: Lawns fully enclosed by a fence will not be maintained by the Association's landscapers.

7. **Screening of Utility Boxes** - An ARC request is required. With ARC approval, utility boxes can be screened with shrubs or flowering plants. Most of the underground internet and telephone lines in The Stables at Harris Farm community are extremely shallow so digging around Spectrum and AT&T boxes is not advised unless NC811 is contacted to mark the the underground lines. While Duke Power lines are generally buried much deeper than communication lines, labels on Duke boxes explicitly require that NC811 be contacted to mark underground lines. Even then extreme care should be taken when digging near the marked areas. Also realize any plants placed too close to utility boxes may be damaged by service workers and they will not be responsible for damages to the plantings. Potted plants can be used to some extent to screen utility boxes, but must be set on a bed of mulch or on pavers for their protection during lawn mowing. Again, an ARC request is required.

8. **Storage Sheds** - An ARC request is required. Depending on design, vertical wooden storage sheds might receive approval with certain limitations. For Jacob model homes the shed can be no larger than four feet wide by three feet deep by six and a half feet tall and must be placed against the wall between the primary bedroom windows. For Lander model homes the shed can be no larger than six feet two inches wide by three feet deep by six and a half feet tall and must be placed against the wall between the primary bedroom windows. There are already examples of these storage sheds installed in the community.

9. **Common Improvements** - The ARC has identified common improvements with guidelines that are exempt from the Architectural Request process as long as the work is done in a professional manner. A list follows :

   A. **Storm Doors** - Full view or split full view aluminum storm/screen doors, black or near black brown in color to match the front door with hardware of the same color or brushed nickel can be installed. Homes with side lights, the Lander floor plan, have the option to install full view or split full view aluminum storm/screen doors, white in color to match the white trim of the side lights, with white or brushed nickel hardware. Mid view storm/screen doors are not allowed. Mid view doors have a panel at the bottom.

   B. **House Numbers** - Tasteful house number plaques may be mounted to the brick facade adjacent to the entrance way of the home or in the planting bed or in the mulch surrounding the tree in the front of the home. Only one plaque (mounted or planting bed) in addition to the builder installed numbers is allowed. The ARC reserves the right, in their judgement, to determine what is tasteful and require removal of non-conforming plaques. If in doubt, submit an ARC request.

   C. **Home Security Signs** - Small home security signs provided by the vendor may be placed in the planting bed. The ARC reserves the right, in their judgement, to determine what is tasteful and require removal of non-conforming signs. If in doubt, submit an ARC request.

   D. **Planting Bed Decor** - Tasteful planting bed decor and lighting is allowed without ARC approval, however the ARC reserves the right, in their judgement, to determine what is tasteful and require removal. Per the Rules and Regulations, except for temporary holiday lighting, all exterior lighting must be clear (non colored) or white lights or bulbs. It is recommended planting beds not be overloaded with decor items. Large concrete statuary including bird baths and fountains are not allowed in planting beds or grass areas. The emphasis is on large and when in doubt an ARC request should be submitted. Private residence signs are not needed and are not permitted.

   E. **Shrubbery** - If original builder installed shrubbery is diseased or dies, the homeowner must replace it with the same variety. It is not the associations intention to prevent alternative plants as ARC requests are required to change the plant type. Flowers can be planted in any planting bed to complement existing shrubbery. Each homeowner is responsible for replacement, watering, and fertilizing their own shrubs. The association will mulch the planting beds in front of each home.

   F. **Additional Planting Beds** - Planting beds (raised or ground level) may be installed in a home's back yard, but must be within the home's property line. Homeowners should

consult their plot plan which shows how far their property lines extend from their home. Placement of beds may hinder the landscapers 'ability to maintain grass areas adjacent to the beds in which case the homeowner is responsible for required maintenance. **Note:** Shrubbery planting beds on the side of homes require ARC approval. Approval of side planting beds for flowers only is not required. Side beds must not extend into common areas. It is recommended homeowners contact NC811 before creating any beds to locate the placement of any in ground utilities serving their home or a neighbor's home. Creation of planting beds in common areas requires ARC approval.

G. **Edging for Planting Beds** - Planting beds can be edged with metal or concrete bricks or stones designed for that purpose. These will keep mulch from washing into the grass. Any other type of edging including fencing for front or side beds requires an ARC request to be considered.

H. **Deck Boxes** - Commercially available deck boxes that are no taller than the bottom of windows when installed behind a home are allowed for outdoor storage.

I. **Improvements to Common Areas** - Homeowners wanting to improve the appearance of the common areas adjacent to their homes can and are encouraged at their own expense to remove construction debris and rocks, add top soil, and install grass seed or sod. Newly installed sod or grass seed should be watered regularly at least until the grass is well established. An ongoing watering program is recommended for all lawns. Other than promoting grass growth and debris removal, any other improvements or additions to common areas a homeowner wants to make requires an ARC request and may be subject to approval by both the ARC and the Board of Directors.

10. **Request Procedures** - Homeowners wishing to make any exterior changes or additions not covered in item 9, Common Improvements, must submit "Architectural Requests" in writing on forms provided for that purpose. Forms can be secured by contacting Alexandra Brown by email at abrown@rpmpropertypros.com or calling her at (919)240-4045 ext 105. For the quickest review by the ARC committee, requests should be emailed to the management company at abrown@rpmpropertypros.com. Requests can be submitted via the U.S. Postal Service to Resource Property Management, PO Box 25, Robbins, NC 27325.

11. **Approval Process** - Per the declaration, the ARC has 30 days to approve or deny an Architectural Request. It is a goal of the committee to give much quicker turnaround. Typically a decision is rendered by the committee within 24 hours of receipt of the request from the management company, however time must be allowed for the management company to email the request to the committee members and in turn for the management company to notify the homeowner of the committee's decision. The committee's goal is to

approve all requests that conform to the Declaration and Rules and Regulations. On occasion the committee may require additional information or may set certain requirements or conditions for approval.

12. **Placement of Exterior Additions** - Placement of exterior additions must be within the homeowner's property lines. This includes, but is not limited to trash receptacle enclosures, fencing, concrete additions and patio covers. ARC requests are required for these additions. Homeowners can make common area lawn improvements as cited previously.

13. **Restrictions on Lawn Use** - House number signs, home security signs, decor, small bird baths, potted plants, landscape lights, etc. must not be installed on lawns maintained by the Association's landscapers but rather in planting or mulch beds. Landscape lights must not be installed in the lawn bordering driveways , sidewalks or patios as the Association and the Association's landscapers will not be responsible for damage. Outdoor items including furniture and recreation items must not be left on lawns overnight or on lawn mowing days. While lawn watering is encouraged, hoses and sprinklers must be removed on lawn mowing days.

14. **Prohibited Conditions** - Per the Rules and Regulations prohibited conditions include signs, basketball hoops, swing sets, and similar sports and play equipment; clotheslines; garbage cans; wood piles; and hedges, walls, dog runs, or animal pens. Screened trash and recycling receptacles are permitted with ARC approval as noted previously. Under no circumstances shall the ARC approve the replacement of all or a majority of the designated grassed area of a lot with mulch or stone. Also prohibited is the hanging of sheets, towels, clothes or laundry in windows or anywhere on a Lot so as to be visible from any roadway or any other Lot.

15. **Vehicles and Trailers** - Except for handicap scooters and toys, vehicles and trailers are not permitted on lawns or sidewalks. Some driveways cross sidewalks and vehicles are, of course, expected to cross sidewalks. Vehicles in driveways should not block sidewalks for extended times or on a regular basis. On rare occasions it may be necessary for commercial delivery or service vehicles to temporarily access areas by going across lawns, however the homeowner requiring such access will be responsible for damages to sidewalks and/or lawns. Damage is more likely to occur during or following rain, snow or heavy irrigation. Resident's vehicles must not be parked on streets overnight. Infrequent overnight parking on streets may be allowed by guests of residents. Home health care workers serving residents may park on streets as needed. No vehicle should be parked on the street opposite other already parked vehicles. To do otherwise may impede the flow of traffic. Commercial vehicles, boats, campers, trailers, inoperable vehicles and vehicles without valid license tags are not permitted to be stored in the community. Repeated violations where warnings have been

ignored may result in towing vehicles at the owner's expense and/or fines when directed by the Board of the association.

16. **On-Site Storage of Gasoline** - Per the Rules and Regulations, on-site storage of gasoline is prohibited.

17. **Unsightly Conditions** - It is the responsibility of each owner to prevent any unclean, unsightly or unkept conditions on the grounds of a lot of any owner which shall tend to substantially decrease the beauty of the properties specifically and/or as a whole.

18. **Exterior Additions or Modifications Made Without ARC Approval -** If an addition or modification is made and it does not qualify as a **Common Improvement** under item 9 on page 3 of this document, as being exempt from the approval process, the homeowner is required to submit an Architectural Request for retroactive approval. Changes made without ARC approval that do not meet ARC standards will be subject to remediation.

19. **Other Covenant, Conditions and Restrictions** - This document may not cover all situations. When in doubt about submitting a request, submit the request anyway before commencing any work. If in doubt about any activities, please consult the Declaration and the Rules and Regulations for the Stables at Harris Farm Subdivision.