

2024 Design Guidelines

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12/23/23

1. General

- a. New homes must be greater than 1350 square feet of heated space.
- b. New construction and modifications must match the character of the neighborhood (character may vary between the four neighborhoods).

2. Structural

- a. No garage door may be removed and replaced with a wall
- b. Garages are not required in The Gardens but are required in all other subdivisions
- c. Garage doors will be raised panel roll-up and may contain windows.
- d. Street facing porches must have brick skirting or brick pillars.
- e. Composition roofing materials must be dimensional/architectural style and dark in color or similar to what is currently on the house.
- f. Metal roofing is allowed but color will be judged based upon the compatibility with the color of the house and surrounding structures.
- g. Siding can be solid stained cedar, stone, brick, painted hardboard and/or vinyl
- h. Exterior security bars may be placed in windows at the rear of the house or to the inside of windows on the front or sides.
- i. Foundations for homes, porches and attached decks facing the street must be brick or parged (coated) concrete block. Bricks will be red with grey mortar.
- j. No foil, paper, cardboard, plywood, or similar material may be placed in any street facing window.
- k. No through-wall window, or roof mounted air conditioners except the rear facing wall or window. No attic fans or turbines that can easily be seen from the street.

3. Yard

- a. Mail boxes and supporting posts must be consistent with the subdivision
- b. No landscaping that alters the natural flow of surface water.
- c. Driveways must be concrete and have a stamped apron the same size and color as others in the subdivision.
- d. Firepits may be regulated by the Fire Department.
- e. Individual wells and septic tanks are prohibited.
- f. Sheds should be less than 150 square feet and single story.
- g. Solar Panel design and location will be determined by the Architectural and Landscaping committee (MC). The HOA is not governed by the General Statutes of North Carolina Article 3, Deed Restrictions, Covenants, and Other Agreements Prohibiting Solar Collectors: § 22B-20. Solar panels for generating electricity that are roof-mounted should be placed on a roof that does not face the street. Any restrictions, should there be any, from the Flowers Foundation are not easily discoverable.
- h. In-Ground and above-ground pools are permitted. An Architectural Review application is required. Most counties require safety measures to be in place and any associated gates, fencing and landscaping are subject to Architectural Review as well. Owners are expected to get the necessary permits.

- i. Whole House Generators, also known as Back-up Generators, are designed to supply a house with power when the public utility is down. Care should be taken to place the unit where noise is least likely to affect the neighbors and still be reasonably close to the electrical panel. The HOA may require sound deadening structures to minimize the sound impact to neighboring properties.
- j. Fencing must not be greater than 6 feet tall or placed forward of the rear of the house. A 4 foot tall wind fence for garbage can screening may be placed forward of the rear of the house. Fencing may be constructed of wood, vinyl, iron or other suitable material and may be solid or picket style. Hog wire fencing is not permitted. Fencing may include a 1 foot tall trim piece (maximum) at the top (typically lath) that won't count towards the 6 foot limit.