

FARMINGTON RIDGE HOMEOWNERS ASSOCIATION, INC.

EXTERIOR MODIFICATIONS AND ADDITIONS DESIGN GUIDELINES

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APPLICATION FOR EXTERIOR MODIFICATION

INTRODUCTION

Purpose and Applicability

This Exterior Modifications and Additions Guidelines booklet ("Guide") is adopted as a reference to aid homeowners with compliance to Article VII, Architectural Guidelines of the Covenants, Conditions and Restrictions for Farmington Ridge (the "Declaration"). It is intended to provide guidance to Owners regarding requirements for additions and modifications to property in Farmington Ridge and matters of particular concern to the Architectural Control Committee ("ACC") in considering applications for approval of such additions and modifications. In addition, it sets forth various restrictions on other matters relating to the overall appearance of property in Farmington Ridge.

Compliance with the guidelines and requirements of this Guide does not constitute the sole basis for review of applications for approval under Article VIII of the Declaration, nor does it guarantee approval of any application. In reviewing each submission, the ACC may consider any factors it deems relevant. Decisions may be based purely on aesthetic considerations. Each Owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and/or attractiveness of a proposed addition or modification.

Article VII of the Covenants, Conditions, and Restrictions: Architectural Control

No building, fence, wall, or other structure or improvement of any kind, including plantings, shall be commenced or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made, including the erection of recreational or playground equipment, antennas, aerials, awnings, the installment or replacement of reflective or other material in the windows of a home or other exterior attachment, until the plans and specifications showing the nature, kind, shape, heights, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an architectural control committee composed of three (3) or more representatives appointed by the Declarant or by the Board of Directors of FARMINGTON RIDGE HOMEOWNERS ASSOCIATION, once the Declarant assigns to it the right of appointment hereunder. In the event said committee fails to approve or disapprove such design and location within thirty (30) days after a Homeowner obtains a signed receipt by the Association duly acknowledging said plans and specifications have been submitted to it, approval will not be required, and this Article will be deemed to have been fully complied with. The Architectural Control Committee shall have the right to charge a reasonable fee for receiving such application in an amount not less than \$25.00. The Architectural Control Committee shall not approve any alterations, decorations, or modifications which would jeopardize or impair the soundness, safety, or appearance of any Lot or the Common Area, provided that nothing herein contained shall be construed to permit interference with the development of the Properties by the Declarant in accordance with its general plan of development. Provided, no builder shall be subject to this article.

In addition, no permanent playground equipment including basketball goals, nets, or other sporting equipment may be installed in the front yard, driveway, or be permanently affixed to the front of the home.

Application and Review Procedures

Unless otherwise specifically exempted by the Declaration or this Guide, **all proposed modifications and additions to homes and lots within Farmington Ridge require application to and prior approval of the ACC.** Where this Guide specifically permits an Owner to proceed without prior approval, such permission shall only be effective so long as the Owner complies with the requirements of this Guide. All applications must be submitted in writing using the form included in this Guide with a \$25 application fee.

The ACC is not responsible for ensuring structural integrity or compliance with state and local building codes. To the extent that any applicable law, ordinance, building code or regulation is inconsistent with the standards set forth in this Guide, the more restrictive shall control. Each homeowner is responsible for obtaining all necessary building permits and other government approval that may be required for proposed modifications or additions.

Antennas and Satellite Dishes (DBS, MDS, DSS)

Satellite Dishes one meter or less in diameter are *pre-approved* when installed in compliance with the following conditions. Dishes should be integrated with the surrounding landscape and should not be visible from the street. The ACC has chosen the following pre-approved locations (stated in order of preference):

1. attic, crawl space, garage, or other interior spaces of the dwelling or another approved structure on the Unit so as not to be visible from outside the dwelling or other structure;
2. Rear of side yard of the dwelling (i.e., the area between the plane formed by the front façade of the dwelling and the rear lot line) and setback from all lot lines at least eight feet;
3. Attached to or mounted on a deck or patio in the rear yard of the dwelling and extending no higher than the eaves of that portion of the roof of the dwelling directly in front of such satellite dish;
4. Attached/mounted on the rear wall or rear roof of the dwelling so as to extend no higher than the ridge line of the dwelling at a point directly above the position where attached.

Should an Owner determine that a satellite dish cannot be located in compliance with the above guidelines without (i) precluding reception of an acceptable quality signal, or (ii) unreasonably increasing the cost of installation, maintenance, or use of the satellite dish, then the Owner may apply to the ACC for approval of an alternative location or method of installation. Such alternative location shall be the least conspicuous location in which an acceptable quality signal can be received. All other proposed satellite dishes and all antennas must be submitted for approval by the ACC.

Backyard Play Equipment and Basketball Goals

Swing sets installed in rear yards at least six (6) feet inside property lines are pre-approved. Wooden or stained swing sets are preferred.

Play structures of any type are not permitted in the front or side yards. In the case of a corner lot, any play equipment or structures to be installed in the rear yard must be screened by landscaping or fencing from public view. Applicants must include their screening plan with their Application for Exterior Modification.

No permanent playground equipment including basketball goals, nets, or other sporting equipment may be installed in the front yard, driveway, or be permanently affixed to the front of the home.

Composting

One composting bin measuring not more than three feet in diameter or 9 feet square, and three feet in height may be permitted in the rear yard if located a minimum of six feet from all property lines and adequately screened by approved landscaping or other materials so as to be concealed from view of neighboring property and the street. Composting bins must have a secure lid to minimize odors and avoid attracting rodents and insects.

Decks, Screened Porches

Modifications to decks include, but are not limited to:

- Constructing
- Enclosing
- Extending
- Staining and waterproofing

No deck shall cover more than 20% of the area of the zoning required rear yard, nor may the extension encroach into the rear yard more than 25% of the depth of the rear yard. No deck may exceed 50% of the width of the back of the home. No deck shall extend into a side yard beyond the side plane of the house.

Conversion of a deck or patio into a screened porch requires the submission of an Application for Approval of Exterior Modification.

Deck extensions at the same level as the existing deck are pre-approved; provided the materials and colors used are compatible with the existing deck, and the total deck size after such extension does not exceed 15' x 20' (existing deck plus extension must be not

more than 300 square feet), and such deck, as extended, complies with the above requirements.

Deck waterproofing, sealing or staining is pre-approved provided that a natural wood color is used.

Dog Pens, Runs and Dog Houses

Dog houses are pre-approved as long as they are a similar color to the main structure (siding, shingles) and are located a minimum of six feet inside property lines behind the house (screened from street view by the house). There shall be no dog pens or dog runs of any kind in Farmington Ridge.

Exterior Colors

Color changes should match one of the standard color schemes provided by any of the builders in the neighborhood. Color chips and siding samples are to be submitted with the Application of Approval of Exterior Modification.

Exterior Lighting

Seasonal holiday decorative lighting is pre-approved; however, holiday lights are not permitted before Thanksgiving and must be removed no later than the following January 15th. Landscape exterior lights must be approved prior to installation. The ACC may take into consideration the visibility and style of any exterior lighting fixture and its location on the home. Exterior lights shall be conservative in design and as small in size as practical. Lights shall be directed toward the house or ground and limited in wattage to 2,000 lumens. Low voltage (12 volt) lighting is preferred.

Fences

Fencing is not permitted in front yards and must comply with Article VIII, Use Restrictions, Section 3, Fences, of the Covenants, Conditions, and Restrictions as written: "No fence or wall shall be erected on any building plot closer to any street right-of-way than the rear corners of the main structure of the finished home building setback lines shown upon the recorded map, and no back yard perimeter fence may be higher than six four (64) feet tall. Chain link or metal fencing other than wrought iron or similar decorative aluminum fencing whether or not approved by the Architectural Committee, is not permitted, except that 2" x 4" mesh may be used with split rail fencing to contain children and animals within the rear yard. Perimeter fencing shall not have more than 70% of any of its surface closed — viewed from a point on a line of sight perpendicular to the line formed by the line of the fence except solid fences or fences having greater than 70% of their surface closed may be erected and maintained along property lines forming the outside boundaries of the Farmington Ridge subdivision. A wall constructed of brick or stone masonry and used in lieu of a fence is exempt from the openness test. Fencing of a more solid or privacy nature may be used around patios, wood decks, or pools as privacy screens. Said privacy fencing may be located at a distance no greater than ten (10) feet from the edge or circumference of the patio, deck or pool area being

screened, may be no more than six (6) feet tall, and may not be visible to an observer standing directly in front of the house as viewed from the sidewalk opposite the lot in question. The fencing restriction in this paragraph and Article 26 hereof shall not be applicable to model homes owned by builders.”

Fences may not extend outside the boundaries of the installing homeowners' lot.

Fences installed within an easement area are subject to removal for maintenance within the easement. Owners bear the risk of re-installing any fencing that must be moved within an easement.

Fences on corner lots abutting a local residential street must be installed parallel to the side street. The fence must be installed a minimum of ten feet from the back of curb (to allow for the road right-of-way).

A single fence shall be permitted between adjacent lots sharing a common side or rear property line.

Gates, if installed, shall be designed to be compatible and complementary to the fence design.

No modifications or attachments shall be made to the fencing at the entrance to the neighborhood without prior written approval of the ACC and Farmington Ridge.

Chain-link fences are **not** permitted on lots within Farmington Ridge.

There are three ACC pre-approved fence designs described in these guidelines: 1) Wooden Diamond Three Rail; 2) Virginia Gothic Picket; and 3) Three Rail Vinyl. An application is required prior to installation of any fencing and must include a copy of the plot plan showing the proposed location of the fence, its relationship with the house and an explanation of why deviations (if any) from the guidelines should be considered for approval.

The pre-approved fence design options are as follows:

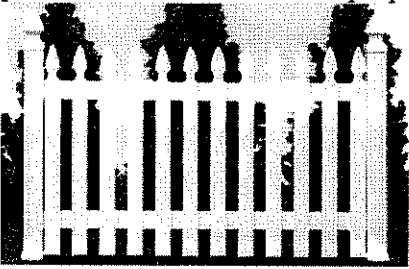
Option 1 – Wooden Diamond Three Rail Fence

Three rail, diamond-cut on four sides split rail fences are permitted. If desired, 2' x 2' galvanized, heavy gauge welded wire fabric screen may be secured to the inside of the rails to contain pets. Fencing should either be left natural or stained with a semi-transparent weathered wood color stain.



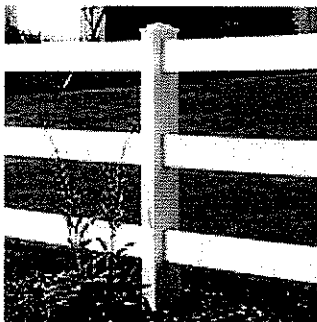
Option 2 – Virginia Gothic Picket Fence

A 4' Virginia Gothic Picket Fence with matching Virginia Gothic topped post is allowed. Pickets must be 1' x 4' and posts 4' x 4'. There shall be two 2' x 4' back runners with 2" spacing between the pickets. The posts shall be 54" so that they extend above the fence and are bevel cut in a Virginia Gothic style. The picket side of the fence must face to the outside of the fenced property. Fencing should either be left natural or stained with a semi-transparent weathered wood color stain. Fences installed on a slope should either stair-step evenly with a grade or run parallel to the grade; however, in both situations the pickets should be installed perpendicular to a horizontal line and not the existing grade.



Option 3 – Three Rail Vinyl Fence

This style of fencing consists of 1-1/2" x 5-1/2" rails, 5" square posts with exterior flat caps. Each completed section is eight feet in length. The fence must be white vinyl.



Flagpoles and Flags

Flags visible from the exterior of a dwelling must be pre-approved and hung only on flag poles meeting the following criteria.

One flagpole not to exceed 4" in diameter or 60" in length may be mounted on the front of the house.

Free standing flagpoles are not permitted. Flags shall not exceed 4' x 8' in size. Only official flags of countries and seasonal decorative flags may be displayed; flags which display trademarks or advertising, battle flags and similar flags which, in the Board's judgment are intended to or tend to incite, antagonize, or make political statements (other than a statement of citizenship or country of origin of the resident of the dwelling), shall not be permitted. Flags shall be maintained in good condition and shall not be displayed if mildewed, tattered or faded beyond recognition.

Garbage Cans

Garbage cans and recycling bins must be stored in one of the following pre-approved locations (stated in order of preference): 1) inside the garage, 2) behind the house (screened from street view by the house), 3) along the side of your home, provided they are set back at least ten feet from the front façade of the home (on corner lots, the garbage can must be stored on the side of the home opposite the intersecting street). In addition to the above requirements, additional screening is encouraged to further screen garbage cans from view by neighbors. Burford Holly or Wax Myrtles are recommended as screening plants. One, three-gallon plant in front and beside the storage location should adequately screen the containers within 12 to 24 months of growth.

Recreational Vehicles, Campers, Boats and Trailers

Recreational vehicles, campers, boats and trailers must be stored in a garage except temporarily in preparation for imminent use and for a period not to exceed ten days while undergoing repairs.

More specifically defined by the Covenants, Conditions, and Restrictions, Article VIII, Use Restrictions, Section 5. Temporary Structures and Parking: "No residence of a temporary nature shall be erected or allowed to remain on any lot, and no trailer, basement, shack, tent, garage, shed, barn or any other building of a similar nature, including boats, trucks, campers, or recreational vehicles shall be used as a residence on any lot, either temporarily or permanently. No boat, trailer, recreational vehicle, camper, camper truck or commercial vehicle greater than 3/4 ton trucks shall be parked, stored or kept (a) on any part of the Common Area, (b) in any driveway, (c) within any street right of way, or (d) on any other part of a lot unless the same are fully enclosed within the garage located on the lot. This restriction shall not apply to sales trailers, construction trailers, or other vehicles, which may be used by Declarant and its agents and contractors in the conduct of their business. No boat, truck, trailer, camper, recreational vehicle or tent shall be used as a living or dwelling area within the Properties. No repairs to or maintenance of any automobile or other vehicle shall be made or performed on any driveway within the Properties, except in the case of emergency."

Storage Sheds and Outbuildings

One storage shed may be permitted on a home site provided that:

- It is constructed on site and meets all applicable building codes;
- It is located behind the house (screened from street view by the house) and is set a minimum of six feet inside all property lines;
- It does not exceed a maximum of 12' x 12' in size nor have an eave height greater than ten feet;
- The exterior surface is of a color which matches the majority of the façade of the dwelling on the lot; no metal sheds are allowed;
- The roof is comprised of shingles which match those of the dwelling on the lots; and
- It has windows on at least two sides; and
- It is landscaped with three-gallon evergreen shrubs installed at a minimum spacing of three feet on center around three sides of the perimeter of the shed with one shrub planted at each corner of the building. On corner lots evergreen trees (Wax Myrtles or Leyland Cypress) shall be planted in lieu of shrubs along the side visible from the intersecting street;
- A poured concrete foundation is preferred. Concrete blocks may be acceptable if screened with lattice underpinning and landscaping.

In addition, outbuildings must meet conditions as specified in the Covenants, Conditions, and Restrictions, Article VIII, Use Restrictions, Section 8. Outbuildings and Similar Structures: “No trailer, tent, shack, or camper will may be erected, moved on or allowed to remain on any lot for any use or purpose whatsoever. No permanent outbuilding structure, such as a shed, garage, barn, pool house, cabana, “carriage house”, or other outbuilding (collectively, the “Outbuildings”) erected on a Lot shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. All Outbuildings shall be of a similar design and constructed of similar materials as the dwelling on the Lot on which the Outbuilding is located, and shall be located as not to be visible from directly across the street on which the Lot fronts. With the exception of construction trailers used during the construction of a dwelling, no structure shall be moved onto any Lot unless it shall conform to and be in harmony with the existing structures in the Development. Design of any outbuildings must be approved by the HOA architectural committee. No above ground pools may be constructed, placed, or permitted to remain on any lot.”

Storm Doors and Windows

Storm doors and windows must be full-view glass. No screen doors are permitted on the front of the homes.

FARMINGTON RIDGE HOMEOWNERS ASSOCIATION
Application for Exterior Modification

NOTE: Please attach one set of plans, specifications, and site plan to the application

Date: _____ Lot # _____

Homeowners Name: _____

Address: _____

Modification Type (circle one)

Storage shed Painting Fence Satellite Dish

Deck House Addition Landscape

Other (describe) _____

Square Footage of House after Addition (if applicable)

Total Heated _____

Garage & Storage _____

Total Including Garage and Storage _____

First Floor (if 1-1/2 or 2 story) _____

Screen Porch _____

Total Unfinished _____

Exterior Materials (siding, brick, foundation, stoops, etc.)

Exterior Colors: (Include Mfg. Name)

Siding _____ Doors _____

Shutters _____ Brick _____

Roof _____ Trim _____

Other _____

All applications for fences must include a picture or drawing of the fence style

Site and Landscape Plan: (House, drive, walk locations, fencing, walls, hedges, planting plans, setback, etc.). All applications must include a survey of the lot showing the location of the improvement to be added.

Expected Start-up Date: _____ Expected Completion Date: _____

SUBMITTED BY: _____
Date of Receipt (ACC) _____

Date Approved: _____
Approved by: _____
Architectural Control Committee

Date Conditionally Approved: _____
Approved subject to the following conditions: _____

Conditionally Approved by: _____
Architectural Control Committee

Date Denied: _____
Denied due to the following: _____

Denied by: _____
Architectural Review Committee

**Mail Application along with \$25 application fee to: Farmington Ridge HOA, Inc.,
919 Norland Road Charlotte, NC 28205**

Architectural Change Requests

Step by Step

☐ **ARC - Special**

- Contact Henderson Properties Community Services Department at 704-535-1122 x52 or AdminNet@hendersonproperties.com to obtain an Architectural Change Application.
- Send the original completed application, fees (if applicable) and supporting documentation to Henderson Properties Management Company marked Attn: Community Services Department via US Mail to 919 Norland Road, Charlotte, NC 28205. Please note that Faxed or emailed applications cannot be accepted.
- You will be contacted by Henderson Properties Management Company if further information is needed in order to process your application. Please note that if additional information is needed, the review time period will not begin until all necessary information has been received by the Management Company.
- The Board/Committee will receive your application(s) received from the Management Company, review your application, and forward their decision to the Management Company.
- You will be notified of the decision, in writing, within 30/45 days of Management's receipt of your properly completed application and supporting documentation.
- If you have questions concerning an application you have submitted for review, please contact Henderson Properties Community Services Department at 704-535-1122 x52 or via email at AdminNet@hendersonproperties.com.