

RIDGEFIELD



ARCHITECTURAL GUIDELINES

JULY 2005

Ridgefield Architectural Guidelines

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Architectural Review - Introduction

Whether you are an original owner of a home in Ridgefield or you are the second or third owner, WELCOME to the community. Ridgefield is an exciting and vibrant place in which to live and the people here wish to make it an even better place to call home through their continuing efforts to protect, maintain, and enhance their property values.

Ridgefield is a planned community, meaning that the original tract of property was site-planned, designed, and approved as a self-contained, deed restricted community which has its own homeowners association and set of protective covenants that each property owner must abide by (see the community's protective covenants). The conditions and restrictions were set so the aesthetics, appearance, and safety guidelines would be defined and the homeowners could live in harmony and have some assurance that the actions of other property owners in the community would not adversely impact the quiet enjoyment of their homes or their property values (for example – painting one's home bright purple, placing aluminum foil in the windows, abandoning cars in the street, having unkept yards, or keeping/breeding of vicious or dangerous animals).

This document outlines the guidelines and procedures for making an application for changes to the exterior of your home or yard. All exterior changes must be submitted in writing to the Architectural Review Committee for approval prior to the beginning of any work, including any exterior changes that are not covered in this booklet. These guidelines may be amended from time to time and if a topic is not covered in these guidelines or if you have any questions please contact Omega Association Management at (919) 461-0102.

Procedure for Requesting Architectural Approval

Prior to beginning any alteration, addition, or improvement to the exterior of a lot the homeowner must complete an Architectural Review Form. This form may be obtained by calling the association's management company (Omega Association Management) or copied directly from this handbook. The completed form is to be sent to the management company at:

Omega Association Management
280 Nottingham Drive
Cary, NC 27511
Phone (919) 461-0102 Fax (919) 461-0106

Be sure to complete the Architectural Review Form, obtain the necessary signatures, and attach any required supporting documents before submitting your request for approval. Incomplete forms may cause delays in review of your request. The Architectural Review Committee (the "ARC") will contact you within 30 days of receipt with a written response. This allows the ARC time to review and consider all requests.

The ARC may approve a request, conditionally approve a request with specifically stated conditions for approval, deny an application, or return a request for additional information. Any homeowner that is not satisfied with the ARC's decision may submit a different Architectural Review Form to begin the process again or appeal the ARC's decision. In order to appeal the ARC's decision the homeowner has 30 days from receipt of the response to submit a written appeal that sets forth the basis for the appeal and a copy of the Architectural Review Form. The homeowner may also meet with the ARC at

it's regularly scheduled monthly meeting. Please call the management company if you wish to appear at the next monthly meeting.

In the event of a conflict between these Architectural Guidelines and the Declaration of Protective Covenants, the Declaration shall prevail and take precedence.

General Landscaping

Landscaping around the home can add a personal touch and increase the value of one's home. It is encouraged that homeowners seek professional assistance when planning extensive landscape plantings or structures. Several commonly requested landscape elements which need prior approval before building/installing on the property include, but are not limited to, the following:

Tree planting or removal
Patios
Walkways
Gardens (water or vegetable)
Gazebos
Planters
Retaining walls
Exterior lighting

It is the homeowner's responsibility to check for easements, setback restrictions, or regulations that may affect the project. Any permits or inspections that the city or county may require are also the homeowner's responsibility. When planning any of the projects listed above, be sure to include as much information on your Architectural Review Form as possible, including the materials specifications and intended location on your plot plan.

Patios, decks, and sheds should be accented with flowers or shrubs to soften the view and blend the structure into the landscaping.

Grass should be mowed on a regular basis and not allowed to grow over 4" tall. Trimming around the sides of the house, mailbox, and landscaping should also be done regularly. Edging along the driveway and any sidewalks should be done at least once a month during the growing season.

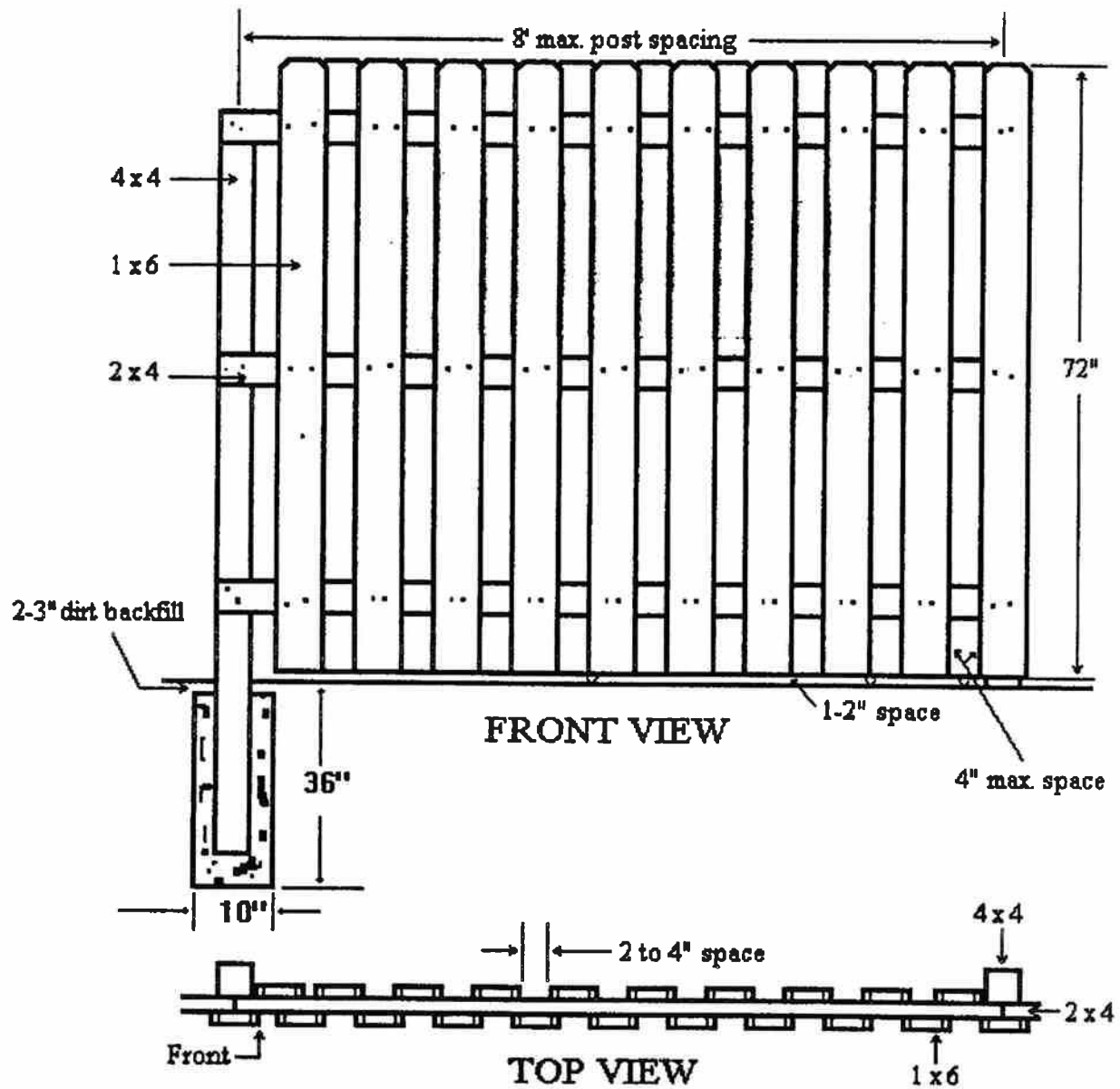
Decks and Patios

When contemplating adding a wooden deck or concrete/brick paver patio to the rear of your home it is important that you consider several factors:

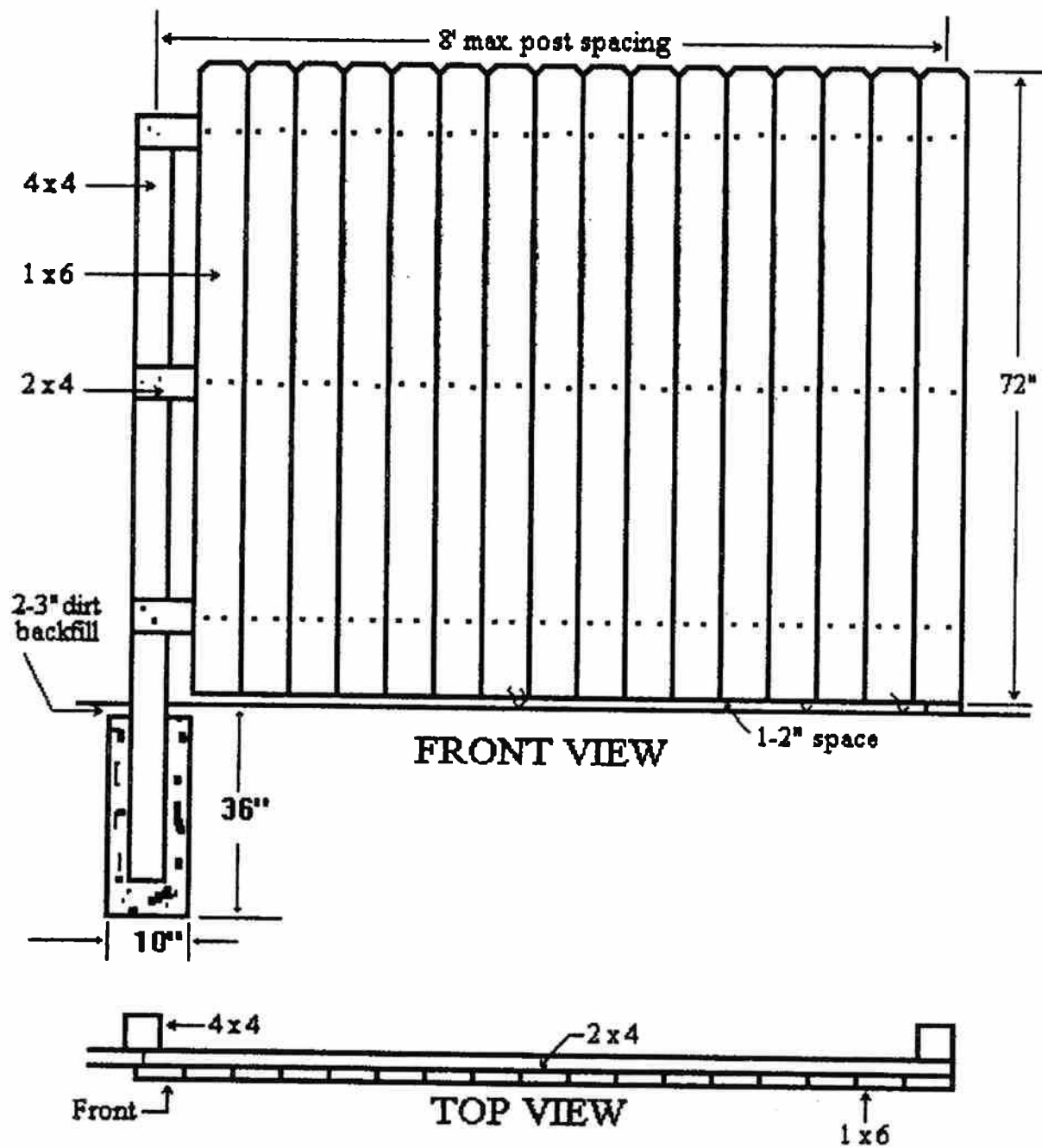
1. Water or drainage pattern under or around the deck/patio. Improper final drainage can damage the house foundation as well as create an area for insects (for example – mosquitoes) to breed.
2. Distances of deck/patio to property lines and easements. Ordinances may require that such structures not encroach into easements or to within certain distances from property lines.
3. Any permits or inspections that the city or county may require are the homeowner's responsibility.

Approved fence styles are either the privacy fence, dog-ear style fence, or the rainbow scalloped (or sunburst) style fence with no decorative posts. Please see the 3 fence details. No other types of fences are allowed in Ridgefield.

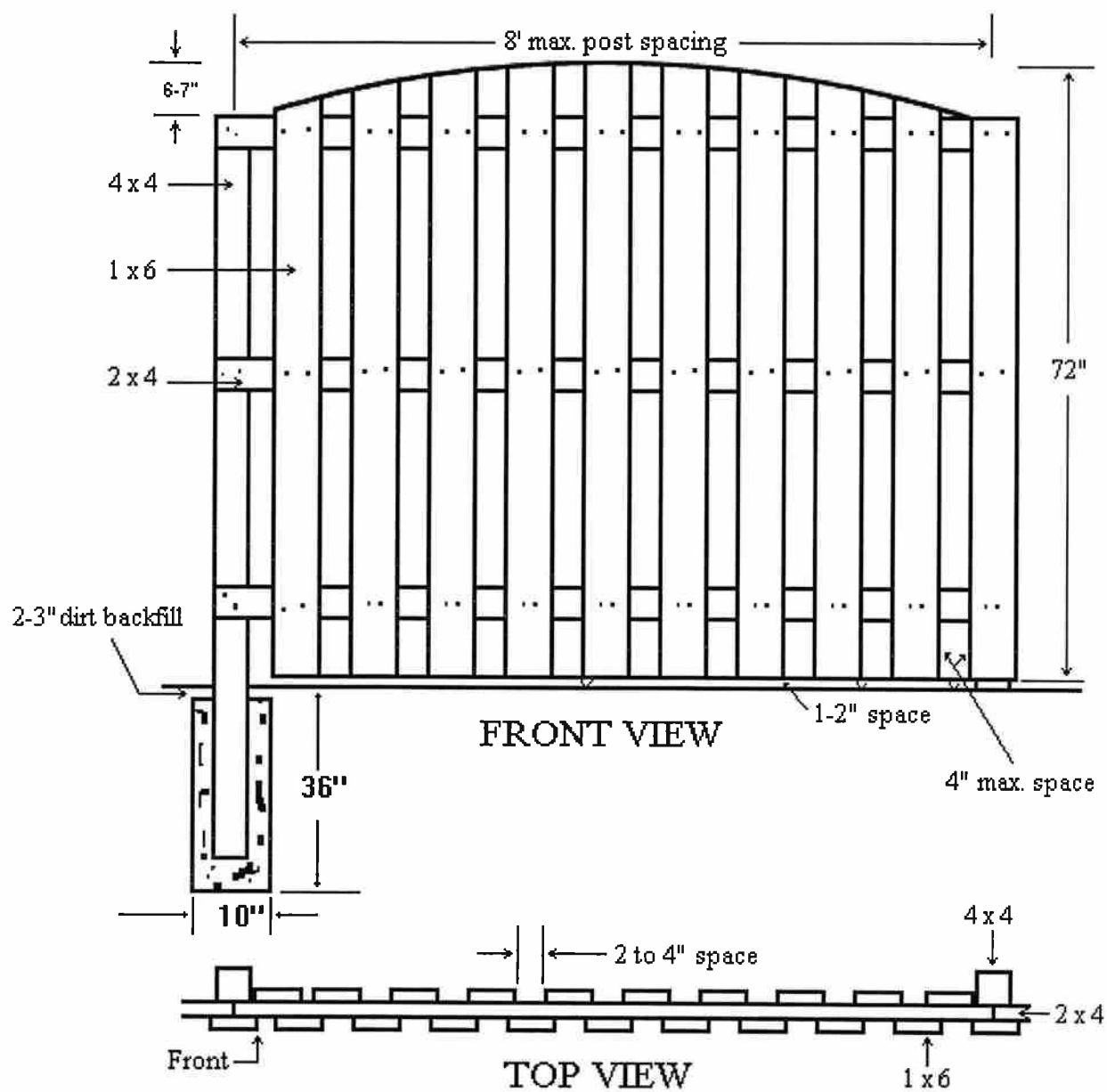
Dog-Ear Shadowbox Fence Detail



Dog-Ear Privacy Fence Detail



Rainbow Scalloped (or Sunburst) Fence Detail



All requests for decks/patios will be reviewed by the ARC in context to the particular house and lot as well as surrounding lots and easements. Please be specific on the details of the size, location, and type of deck/patio on your Architectural Review Form.

Antennas and Satellite Dishes

Satellite dishes of one meter or smaller for receiving direct broadcast video service or antennas designed and intended to receive customary television transmission or radio reception signals are allowed. No exterior antenna, receiving dish or similar apparatus of any kind for receiving or transmitting CB or Ham radio or video signals shall be allowed. Homeowners shall install any permitted antennae or satellite dish that is not larger than two feet (2') in diameter on the rear of the home or on a pole in the rear yard unless an acceptable quality signal cannot otherwise be obtained.

If a satellite dish is installed on a pole it must be screened in such a way that it cannot be seen from the street or adjacent lots. On your site plan that is included with your Architectural Review Form please mark the intended location of your antennae or satellite dish and any screening landscaping.

Awnings

Awnings must be located on the rear of the home and will be reviewed on a case by case basis. Please submit a picture of the awning when extended, material, color, and design with your Architectural Review Form. Please also note the intended location of the awning on your plot plan.

Retracted awnings are recommended. Awnings must be maintained and kept in good condition. Any faded, worn, or torn awnings will need to be removed or replaced.

Garbage Cans and Recycle Bins

Garbage cans and recycle bins should not be kept on the driveway. These items must be stored out of view from the street. It is suggested that these items either be kept in the garage or in your side yard, screened from view with fencing or landscape plantings. If you wish to build a trash can corral (or fence screen) you will need to submit an Architectural Review Form with detailed information about materials and intended location for ARC approval. (See approved fence styles). To add visual interest, consider planting shrubs along the fence.

Fences

Fences are to be made of white vinyl or treated wood with clear protectant only (no paint or colored stains are allowed) and be between 54" to 72" tall. The fence must be placed on the property line unless there is an easement; fences should be placed outside of any easements. Also, fences should not adjust or interfere with the lot's water drainage pattern. Fences may be placed off of the back corners of the house or no more than 12' from the back corners.

The fence posts must be anchored in the ground with concrete. If a fence is installed prior to obtaining ARC approval the homeowner may be required to remove or relocate the fence at their own expense. Chain-link and barbed wire fences are strictly prohibited. If a privacy fence is installed, the finished side (front view) of the fence shall face outward from the requester's property. Adjacent homeowners must be allowed to tie into the fencing.

Playground Equipment and Pools

Play equipment should be placed in the rear yard only and blend with the natural surroundings. Please submit detailed drawings, measurements, specifications, and color scheme to the ARC with your Architectural Review Form. Landscaping or fencing may be required to prevent the play equipment from being visually obtrusive to neighbors.

Under no circumstances will above-ground swimming pools be allowed.

Storage Sheds

Sheds must be placed in the rear yard and be permanently affixed to the ground with a concrete slab floor or footings. Storage sheds must be of the same color scheme as the house and be built with similar materials. Prefabricated or store-bought sheds will be reviewed by the ARC on a case by case.

It is the homeowner's responsibility to check for easements or setback restrictions that may affect placement of the shed.

Please submit color chips, material samples, and a picture or brochure (if available) with your Architectural Review Form. Please do not purchase materials or begin construction before receiving written approval from the ARC.

Screened Porches and Deck Enclosures

All screened porches and enclosed decks must be located on the rear of the home, be of a permanent nature, and will be reviewed on a case by case basis. The screened porch or deck enclosure should match the color scheme of the home, preferably made from the same siding and roofing materials as the home.

It is the homeowner's responsibility to check for easements or setback restrictions that may affect placement of the porch or deck. Any permits or inspections that the city or county may require are also the homeowner's responsibility.

Please submit color chips, material samples, and a picture or brochure (if available) with your Architectural Review Form. Please do not purchase materials or begin construction before receiving written approval from the ARC.

Flower Gardens

Flower gardens in existing flower beds or around trees are highly encouraged and do not require ARC approval. Any extensive plantings should be detailed on your plot plan and submitted for ARC approval.

Parking

The driveway should be cleaned periodically to remove any oil stains. Also any grass that grows between the concrete sections should be removed. Vehicles must be parked in the driveway or garage, not in the street or in the yard area. Inoperable vehicles must be parked in the garage or in the driveway with a car cover.

Mailboxes

The mailbox must remain in its original color and design. No physical alteration of the mailbox or post is allowed. As the paint on the mailbox and post fade they should be repainted to match their original color. Plantings around the mailbox and non-permanent seasonal decorations are allowed. Any plantings and decorations must not obstruct the view of the address numbers.

Replacement mailboxes and posts may be ordered from Zaruba Landscaping. When ordering please let the company know that you are in the Ridgefield community.

Tim Zaruba
Zaruba Landscaping
Phone: (919) 422-3290

Basketball Goals

Portable basketball goals are allowed but must be stored when not in use. The basketball goal may not be placed where the street becomes the main surface of play. If a homeowner wishes to install a permanent basketball goal (either mounted on a pole or on the house) prior approval from the ARC is required.

Please submit a plot plan detailing your desired location and a picture or brochure (if available) with your Architectural Review Form. Please do not purchase materials or begin construction before receiving written approval from the ARC.

For more information about additional architectural guidelines please review your community's restrictive covenants. If you need an additional copy of the homeowners association's restrictive covenants you can get them at the KB Home Sales Center or by calling Omega Association Management.

Date received at Omega: _____
Submittal # _____

RIDGEFIELD COMMUNITY ASSOCIATION, INC
c/o Omega Association Management Inc.
280 Nottingham Drive
Cary, NC 27511
919-461-0102
919-461-0106 (fax)

ARCHITECTURAL REVIEW FORM

NAME _____ PHONE _____ DATE _____
ADDRESS _____ LOT# _____
PROJECTED START DATE _____ COMPLETION DATE _____
SIGNATURE _____

The following items must be completed before this request is submitted to Omega Management for review by the Board of Directors:

- _____ 1. Give an accurate description of the work proposed. Include materials, colors, preservation techniques, structural details, similarities to existing structures, and anything that will describe what the final work will look like. Attach additional sheets if necessary. Attach color chips or samples for paint changes. _____

- _____ 2. Attach a "Top Down" view. This is accomplished by making a copy of your lot survey and marking your change in colored pen or marker.
- _____ 3. Attach as many elevations (side views) of the proposed work as is necessary to accurately describe it to the Board of Directors.
- _____ 4. Have each homeowner, whose lot is adjacent to yours, or would reasonably view the improvement from their property, sign this form.

Note to homeowners: Your signature indicates that you have seen this proposal and does not necessarily indicate your approval. If you disagree with the proposal or have any concerns, you should submit your concerns in writing to the Board of Directors c/o Omega Management prior to the meeting.

SIGNATURE	NAME	ADDRESS	LOT#
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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Office Use Only:

Notes: _____

