

REGENCY COMMUNITIES ARCHITECTURAL REVIEW

NEW CONSTRUCTION GUIDELINES AMENDMENT

General: New construction must be pre-approved in writing by the Architectural Review Committee prior to any clearing, grading, construction, or alteration of the lot. It is highly recommended that you not commit money, contracts, or materials until approval has been granted. The Architectural Review Committee shall have the right to deny any portion of an exterior home or landscape plan at their sole discretion, including for aesthetic purposes only.

New construction should meld as seamlessly as possible with the existing area. Homes in Danbury shall be built to be consistent with existing Danbury homes, homes in Kensington shall be built to be consistent with existing Kensington homes, etc. Homes constructed in the area nearest Wyndfall on land currently owned by Mr. Ogburn shall be built to be consistent with existing Wyndfall homes.

All improvements require approval from the Architectural Review Committee. For items such as fences, pools, etc., the general Architectural Guidelines control. The guidelines and application may be obtained at www.RegencyCommunities.com or through the community manager at PPM (919-848-4911/ Crystal@ppmral.com).

Dwelling Size: Any home dwelling shall be no less than 2500 square feet no matter the story level. The main body of the dwelling shall not exceed 2.5 stories in height excluding the basement, regardless of the attic being finished or not. Homes shall not be built on slab foundations, but shall have basements or crawl spaces.

Materials: For new construction, at least one side shall be brick with the other three to be cement board siding. Stone or other siding materials may be considered by the committee as variances. With the exception of railings, doors and windows, no aluminum or vinyl materials are to be used.

- All exposed foundations must have brick façade
- All front steps shall be masonry and/or architectural stone

Driveways: All driveways are to be concrete and where possible have some curvature.

Roofs: No flat roofs shall be permitted. Architectural shingles are required. No tile, metal, or similar product roofing materials are allowed. Pitch shall be consistent with existing HOA neighborhood. Cedar shake may be considered by the committee as a variance.

Garages: Where possible, side entry garages having 3 bays are preferred for new construction.

Colors: Color selection is to be of neutral nature to blend in with the existing neighborhoods. All exterior components shall have finish materials and color matching or otherwise complementing the existing house as determined by the ARC.

- Decks may be left the natural wood color, stained or painted to match the house with ARC approval. Bright or unnatural colors are discouraged and are unlikely to gain ARC approval.
- Color samples, brand names, color codes, etc. are required. For bright, bold, or unusual colors, a large painted sample board will be required in lieu of a small chip or paint card sample.

Location: Improvements, outbuildings, etc. (other than paving and landscaping) that are detached from the house are strongly discouraged. All garages must be attached to the main dwelling.

- No addition or improvement (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.

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. Decks built of composite material are highly encouraged.

Mailboxes: All mailboxes are to be wrought iron and follow current HOA guidelines. If USPO regulations require one central location for mail to be delivered, such area shall be created to blend in with the natural look of the area.

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 ARC. Above ground swimming pools are not allowed. 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. Pool motors and filtration systems must be enclosed and screened to minimize noise disturbance. Please see general Architectural Guidelines for more information.

- Landscape:** Landscaping shall have a value of no less than 5% of the final sale value of the property (combined land and home). Front, side and rear yards must be sodded and contain sufficient trees and shrubs at time of initial landscape and be completely installed before the first November 30th that occurs after the certificate of occupancy is issued. A landscaping plan must be presented to the Committee for approval.
- Windows:** All windows shall be working in nature and have natural minnions. Windows shall be inset with an exterior architectural sill. Windows shall not be flush with the exterior of the home.
- Other:** Any and all outside elements such as HVAC, generators, waste bins, etc. must be screened from view from the street.
- Screening:** 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 36-inches above grade and a minimum mature height of 4-feet (or as necessary to screen the new, addition and/ or remodeling project) and is subject to the Architectural Committee's discretion. 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 2-inches may be removed during construction without ARC approval. Fines or remediation may be assessed to the homeowner for trees removed without approval. Remediation can include the HOA causing the homeowner to install, at his own expense, replacement trees of a type, location, and size selected by the committee.
 - Note: Caliper measurements shall be taken from 6 inches above grade at the trunk.
- 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. Bins or dumpsters must be secured so as not to permit litter.
- Submittal:** Please submit an application, the location of the new construction drawn on your lot survey of the property, house elevation views indicating the location, heights, roof lines, materials, colors, etc. of the house, the location of the landscaping, and a list of plants to be installed to fulfill the buffer/screen requirement. Additional documents may be required depending on the nature of construction.

The Committee is permitted 60 (sixty) days for review of any application.

APPLICATION FOLLOWS

REGENCY COMMUNITIES NEW HOME CONSTRUCTION APPLICATION

ELECTRONIC SUBMISSION STRONGLY PREFERRED

Lot # _____ Property Address _____

Builder _____ Builder Contact Information _____
_____ Spec _____ Presale _____ Other

Do these plans comply with the Restrictive Covenants? _____ Yes _____ No

Is this home currently being or about to be built in any other neighborhood? _____ Yes _____ No

If so, at what price? \$ _____ What neighborhood? _____

SITE PLAN REVIEW

Distance of setbacks in feet (facing site from street):

Front _____ Rear _____ Left _____ Right _____ Corner _____ Perimeter _____

Proposed impervious surface: _____

HOUSE PLAN REVIEW

Total square feet: _____ **Projected house price:** \$ _____

Heated Space: 1st floor: _____ 2nd floor: _____ 3rd floor: _____ Basement: _____

Unfinished Space: 1st floor: _____ 2nd floor: _____ 3rd floor: _____ Basement: _____

Garage: _____ 2 Car _____ 3 Car _____ Other _____

Deck: _____ S.F. Porch: _____ S.F. Patio: _____ S.F.

Exterior Material Specification (photos for colors, brick, stone, siding, trim, roof, door and shutters must accompany application):

Brick Choice _____	Stone Choice _____
Siding Color _____	Roof Material/Color _____
Trim Color _____	Chimney Material _____
Front Door Color _____	Shutter Color _____

LANDSCAPE PLAN REVIEW

Total cost/ value of landscaping: _____ 5% of projected property sale price: _____

Attach landscaping plan.

Submit application to: Crystal@ppmral.com and CCooper@ppmral.com (CC both. If no reply has been received in 24 business hours, your file did not transmit. Applicant is responsible for ensuring large electronic files transmit).

Or mail/ drop off: Regency Communities C/O PPM, Inc., 6739 Falls of Neuse Road, Raleigh, NC 27615

Note that non-electronic submissions will require an average of 15-30 more days to review than complete electronic submissions.

Please review the following, sign and date below.

- 1) I/ We understand that the sixty day approval period begins when the completed application has been received and that no rush applications are permitted.
- 2) I/We certify that I/we have reviewed the Covenants and the New Construction Guidelines, and I/we agree to comply with these covenants and standards. I/ We agree not to make any changes in exterior plans and colors submitted or make any exterior additions without permission from the Architectural Committee.
- 3) **I/We agree that no lot clearing shall take place prior to receiving written permission from the Architectural Committee.**
- 4) I/ We agree no Lot disturbance or clearing will take place prior to all of the following: written approval of this application and for new home construction not before Lot closing, and written ARC approval.
- 5) For all construction, I/ we agree to have enclosed trash receptacles stored on the Lot not closer than 20 feet from the right of way. Trash must be emptied weekly.
- 6) I/ We agree to submit a formal Landscape Plan for approval, which includes a description, size (diameter/ gal), cost and placement of all plant material and trees thirty (30) days before landscaping is to be installed. It is in the collective interest of all to make a concerted effort to save as many trees as practical, particularly front yard trees. I/ We shall take appropriate protective measures to protect from damage those trees that do not have to be removed during the construction process to accommodate the new house or exterior change. No seed, irrigation, or land disturbing activity is to take place within tree protection areas. Tree protection areas are to be fenced and protected from all construction activities.
- 7) I/ we agree to install a uniform mailbox specified by the ARC (description and ordering information available by PPM).

Signature

Date

Printed Name/ Title

Date

E-mail address (REQUIRED)

Phone