

WHITE OAK CREEK
HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL AND
LANDSCAPE GUIDELINES

2016

Table Of Contents

Section

General	1.00
Introduction	1.01
Governing Article	1.02
Declaration of Covenants, Conditions, Easements, and Restrictions	1.03
Disclaimer	1.04
Procedure for Requesting Architectural Approval	2.00
Application Instructions	2.01
Application Form	2.02
Architectural Guidelines	3.00
Decks	3.01
Fences	3.02
Parking Pads	3.03
Playground Equipment	3.04
Landscaping	3.05
Exterior Painting	3.06
Sheds	3.07
Screen Porches & Deck Enclosures	3.08
Basketball Goals	3.09
Awnings	3.10
Mailboxes	3.11
Pools & Hot Tubs	3.12
Outdoor Fireplaces	3.13
Signs	3.14
Holiday Decorations	3.15
Flags	3.16
HVAC Equipment	3.17
Solar Panels/ Collectors	3.18
Trash Receptacles	3.19
Maintenance	4.00
Deterioration	4.01

Section One

General

Introduction

White Oak Creek community 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.

White Oak Creek is a P.U.D. (Planned Unit Development). This means that the original tract of property was site-planned, designed and approved as a self-contained, deed restricted community which would have its own set of covenants, conditions, and order of rule under which all property owners would live and abide and which would provide for the maintenance of all Common Properties and improvements thereon (see your Master Covenants, Conditions, Easements, and Restrictions Documents). Conditions and restrictions were set so that the aesthetics, congruity, appearance, safety, etc. would be defined and written guidelines would be promulgated (e.g. this handbook) in order to create an environment where homeowners could live in harmony. Each homeowner would then have some degree of assurance that the actions of all members of the community would be directed so as not to adversely impact their quiet enjoyment or property values (e.g. painting one's home bright orange; abandoning cars in the street or driveway; the keeping/breeding of vicious pets; unkempt yards; etc.). In effect a P.U.D. is a "mini city" where there is a mayor (Board President), a city council (Board of Directors), a city manager (Property Manager), advisors (Committee Members), and citizens (Homeowners). The ultimate intent of a P. U. D. is not to create a totalitarian environment where property rights are trampled, but rather a self-ruled community where its members (homeowners) look after their home and hearth and, ultimately, their investment through active participation in the governance of the community and on committees advising its appointed or elected leaders.

Maintaining high standards of excellence at White Oak Creek requires attention to many details. Therefore, the ACC has published these Guidelines and Procedures (*Guidelines*) to assist the Property Owner, Homeowner, Architect, Landscape Architect, and General Contractor in designing and developing projects that will be harmonious with the character of White Oak Creek and compatible with the existing neighborhood in which they are sited. These *Guidelines* also serve as an aid for current and future ACC members and HOA Staff to strive for consistency in the design review process. The design concepts and implementation techniques set forth in these *Guidelines* are not meant to discourage unique design solutions. Rather they embody the intent of the findings that must be made for design review Applications and serve as the basis (along with those requirements set forth in the *Covenants*) on which the ACC membership makes its decisions.

A well run P.U.D. makes for a pleasant community in which to live. This document sets forth the guidelines and procedures for making an application for approval for changes to the exterior of your home or yard (all exterior changes must come before the Architectural Control Committee, including any that are not covered in this booklet). Please read on and familiarize yourself with the information contained herein.

Governing Article

ARCHITECTURAL CONTROL COMMITTEE

An Architectural Control Committee consisting of three or more persons may be appointed by the Association's Board of Directors and shall be responsible to the Board.

PURPOSE OF THE ARCHITECTURAL COMMITTEE

The Architectural Control Committee shall regulate the external design, appearance, and location of the Properties and of improvements thereon in such a manner as (a) to promote those qualities in the environment and that bring value to the Properties and (b) to foster the attractiveness and functional utility of the community as a place to live, including a harmonious relationship among structures, vegetation and topography.

GOOD NEIGHBOR POLICIES

Cooperation among neighbors can lead to the best solutions to problems that may arise. The ACC supports and encourages a neighborly approach to solving problems through consensus of the parties involved.

Those contemplating construction of a new Improvement, or Alteration of an existing Improvement, are encouraged to:

- a. Consider the proposed design of the Improvement within the context of the neighborhood.
- b. Discuss the proposed plans with neighbors.
- c. Consider mutual neighborhood privacy in all aspects of the house design and site layout – including noise and lighting.
- d. Consider the neighbors' point of view in the placement and architectural appearance of the Improvement, or the addition to an existing Improvement.

PROCEDURES

In the event the Architectural Control Committee fails to approve or disapprove in writing an application within thirty (30) days after the plans and specification in writing have been submitted to it in accordance with adopted procedures, approval will be deemed granted. The applicant may appeal an adverse Architectural Control Committee decision to the Association's Board of Directors, who may reverse or modify such decision by a two-thirds vote of those directors present and voting at a meeting at which a quorum is present.

GUIDELINES

The Architectural Control Committee shall, subject to the approval of the Board of Directors of the Association develop and promulgate policy guidelines for the application of the design review provisions in this Declaration. The policy guidelines shall include (a) review procedures, (b) objectives of review, and (c) principles and criteria used as standards in determining the achievement of their required objectives. The policy guidelines may also include specific design practices that though optional, are generally acceptable methods for achieving the required objectives in particular design problems frequently encountered in the Properties. The policy guidelines are intended to assist the Architectural Control Committee and the Owners of Lots in the ongoing process of community design. They may be modified and supplemented from time to time, on due notice to the Owners and subject to the approval of the Board.

Declaration of Covenants, Conditions, Restrictions, Easements, Changes and Liens

(The following is reprinted from the Declaration of Master Covenants, Conditions, Restrictions, Easements, Changes and Liens, a copy of which you received at the time you contracted for your home purchase. It is found at the back of your homeowner's manual.)

ARTICLE IX ARCHITECTURAL CONTROL

After occupancy of the Dwelling constructed on a Lot pursuant to a certificate of occupancy or other certificate issued by the appropriate governmental entity, no building, fence, sign (including unit identification signs), wall or other structure (including, without limitation, play equipment, patios, decks, tree houses, parking pads, and sidewalks) shall be commenced, constructed, erected or maintained upon a Lot, nor shall any exterior addition to or change or alteration thereof be made, nor shall a building permit for such improvement or change be applied for or obtained, nor shall any major landscaping or re-landscaping be commenced or made (such construction, alteration and landscaping are hereinafter referred to as the "Improvements") until plans and specifications showing the nature, kind, shape, heights, materials, color and location of same shall have been submitted to and approved in writing by the Declarant. If the Declarant fails to approve or disapprove such proposed Improvements within thirty (30) days after the plans and specifications have been received by it, the plans and specifications shall be deemed disapproved.

Declarant shall have the right to charge a reasonable fee, not to exceed \$250.00, for receiving and processing each application and the right (but not the obligation), at the expense of the Owner seeking approval of the Improvements, to employ an engineer or other professional to review the plans for the Improvements.

Declarant shall have the right (but not the obligation) to promulgate and from time to time amend written architectural standards and construction specifications (hereinafter the "Architectural Guidelines") which may establish, define and expressly limit the standards and specifications which will be approved, including, but not limited to, architectural style, exterior color finish, roofing material, siding material, driveway material, landscape design and construction technique. In the event of a conflict between the Architectural Guidelines and the provisions of this Declaration, the provisions of the Architectural Guidelines shall control. Declarant shall not approve any Improvements which it determines, in its sole discretion, not to be in harmony of external design, construction and/or location in relation to the surrounding structures, topography or the general plan of development of the Community.

Declarant may, at any time, delegate, in part or in full, the review and approval authority contained in this Article IX to the Board of Directors of the Association, which, in turn, may delegate such authority to an Architectural Committee composed of three or more persons appointed by the Board. Declarant shall delegate its rights and obligations hereunder as to then-existing structures no later than the end of the Declarant Control Period, but, unless specifically assigned by written instrument recorded in the Registry, Declarant shall have and shall exercise the rights set forth herein as to a Lot at all times *prior to* issuance of a certificate of occupancy or

other certificate issued by the Town or appropriate governmental entity for the Dwelling constructed on a Lot. In no event shall any plans submitted to Declarant for approval be deemed approved until Declarant has actually approved the same in writing.

Any use of the term “Declarant” in this Article IX shall be deemed to apply to Declarant, to any Person to whom or which Declarant delegates, in writing, authority for architectural approval and, when appropriate, to the Board of Directors or the Architectural Committee. Nothing herein shall be construed to permit interference with the development of the Lots by the Declarant.

Disclaimer

The Association, Declarant, Architectural Control Committee, or any officer, employee, agent, director or member thereof shall not be liable for damages to any persons submitting plans and specifications for approval by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval, disapproval or failure to approve any plans and specifications. Every person who submits plans and specifications for approval agrees, by submission of such plans and specifications, that it will not bring any action or suit against the Association, Declarant, or Architectural Control Committee to recover any such damages.

Section Two

Procedure for Requesting Architectural Approval

ARCHITECTURAL CONTROL APPLICATION PROCEDURES

- STEP 1. Prior to any alteration, addition or improvement the property owner (not contractors or other parties) must fill out an Architectural Control Application.
- STEP 2. The management company can send an application to property owner or they may use the one in the handbook or on the Association's web page. (ppmral.com)
- STEP 3. Application is completed and returned to PPM, Inc. along with the supporting documents.
- STEP 4. The management company dates the application upon receipt thus starting the thirty (30) day approval/disapproval time frame, and copies and distributes the dated application to the Architectural Committee.
- STEP 5. Committee members receive copies of the dated application, review and approve/disapprove within thirty days from the date of receipt and return signed applications to the management company.
- STEP 6. The management company will advise the Committee's decision within the 30 day time limit. Should the property owner wish to submit another application or forward additional information the thirty (30) day process starts again with each submittal.
- STEP 7. Property owner receives authorization and starts project or receives disapproval and either submits additional information or appeals for reconsideration (thus starting the thirty (30) day approval process once again), or abandons the project.
- STEP 8. In the case an application is not satisfactorily agreed upon by the Committee and the applicant, the applicant may appeal to the Board of Directors for reconsideration within thirty (30) days for final approval or disapproval.

Please return form via email to: katie@ppmral.com

Fax to: 919-870-7241

**Or mail to: 11010 Raven Ridge Road
Raleigh, NC 27614**

ARCHITECTURAL CONTROL APPLICATION FORM

White Oak Creek Homeowner's Association, Inc.

REQUEST FOR ARCHITECTURAL APPROVAL

(Please PRINT all items and supply all supporting data as requested.)

Incomplete and/or illegible forms may cause delays in review of your application.

Date: _____

Property Owner's Name: _____

Property Address: _____

Lot #: _____

Telephone #: _____

Email: _____

Description of improvement: _____

Construction materials to be used: _____

Colors (attach samples if necessary): _____

ARCHITECTURAL CONTROL APPLICATION FORM

Please notify all neighbors adjoining your lot of the proposed project:

Neighbor's Signature: _____	Address: _____
Neighbor's Signature: _____	Address: _____
Neighbor's Signature: _____	Address: _____
Neighbor's Signature: _____	Address: _____

Estimated Start Date _____ Days to Complete _____

Please Note: Construction should not start until you receive approval for your request from the Architectural Control Committee.

Requirements:

1) Plot Plan (official survey of lot from closing attorney) – showing the improvement's location (i.e. deck, fence, landscaping, parking pad, playset, garden, addition, etc.) and its relationship/distance to property lines, easements, open space, drainage, neighboring homes, etc.

2) Elevation View- or "head on" view, as would be seen in a photograph. The elevation drawing should show height, width, distance above finished grade and details of the proposed request. Be specific in order to expedite the architectural review process. Photographs or brochures should be submitted with this request when available for items such as basketball goals, hot tub generators, door replacements, awnings, playsets, etc.

In applying for the above architectural change, I agree to follow to the best of my ability the changes as described and meet any and all codes, permits or other requirements deemed necessary by the County, State, or other applicable authority.

Owner's signature

Date

Please return form via email to: katie@ppmral.com

Fax to: 919-870-7241

**Or mail to: 11010 Raven Ridge Road
Raleigh, NC 27614**

NOTE: Please read the application procedures prior to filling out the application.

ARCHITECTURAL REVIEW 101

The Architectural Review Process is explained in more detail in the Architectural Guidelines Section of your handbook, but here are the basics...

The Architectural Control Committee meets monthly. The meetings are arranged by the HOA manager for the committee to review homeowners' applications for compliance with the guidelines. The committee's responses are mailed via email and/or the US Postal Service.

If you plan to make any exterior alterations to your property you will need to complete an Architectural Application. Applications can be obtained from the web-site (www.ppmral.com), or your HOA handbook. After the application has been completed the form can be:

Faxed to: 919-870-7241

Emailed to: katie@ppmral.com

Mailed to: PPM, Inc. 11010 Raven Ridge Road, Raleigh, NC 27614

It is recommended that you schedule an appointment with the manager if you are planning any major changes. He/She will be instrumental in helping you gather all of the information required for the committee to approve your application on the initial submittal. If you are submitting a complicated or time-sensitive project, it is recommended that you attend the Architectural Control Committee Meeting at which your project is being reviewed. If your project is already completed, you are still required to complete the application for a post-approval process.

Applications for new homes, rebuilds and additions will be reviewed by the Architectural Control Committee on a case by case basis. In addition to the information below, the following is also required:

- a) **One copy of the plans/elevations in a minimum 1/8th scale colored to represent the proposed exterior color scheme for the home.**
- b) **Reduced copies of the plans (11x17") including signed, sealed, and dated architectural, landscaping and irrigation plans.**

REQUIRED INFORMATION:

1. Application Form
2. Official Plot Plan (given to you at closing by the closing attorney, and used to indicate location of projects, drainage patterns, etc.)
3. Drawings (showing dimensions, elevations, additions, placement, etc.)
4. Photos (showing the areas to be changed – before/after i.e. house, deck)
5. Specifications (such as information sheets about a product, stone samples, type and size of plants, height of walls, paint samples, etc.)

***** More information is always better; the committee is trying to visualize from a conference table what you are planning. ALL SUBMITTALS RECEIVED BECOME THE PROPERTY OF THE HOA. Homeowners are responsible for making copies prior to submittal. *****

Section Three

Architectural Guidelines

Decks

3.01 DECKS

- Deck flooring must remain natural in finish color. Clear protectants are allowed.
- Deck height is to be no more than 15' in height from deck flooring.
- Decks must complement dwelling and be in proportion to dwelling.
- Decks must also be within minimum set back requirements of Wake County, but final placement and approval will be by the Architectural Control Committee.
- Any landscaping around deck must not impede proper drainage off the lot or away from the foundation.
- Homeowner is solely responsible for obtaining required building permit(s) from Wake County, and ensuring compliance with all applicable codes and requirements.
- Lattice is approved on a case by case basis.

Location:

All decking must be confined to rear of dwelling.

Materials:

Brick to match home.

#2 or better pressure-treated yellow pine. Synthetic materials will also be considered for nonstructural areas.

Also recommended sealing deck with water sealant (not a requirement for approval).

(SEE DETAILED DRAWING ON NEXT PAGE)



Fences

In addition to the restrictions contained elsewhere in this Declaration and except as expressly provided below, no fence or wall (including densely planted hedges, rows or similar landscape barriers) shall be erected on any Lot until the Architectural Control Committee has given its prior written approval of the color, size, design, materials and location for such fence or wall, such approval may be withheld in the Architectural Control Committee's sole discretion.

Appearance:

- Wooden fences shall not exceed six (6) feet in height unless otherwise specifically required by governmental authorities having jurisdiction.
- Aluminum fences shall not exceed six (6) feet in height unless otherwise specifically required by governmental authorities having jurisdiction.
- All fences shall be maintained at all times in a structurally sound and attractive manner and in a good state of repair.
- Regency home fences require an access gate (Min 48") for landscapers/mowers.

Location:

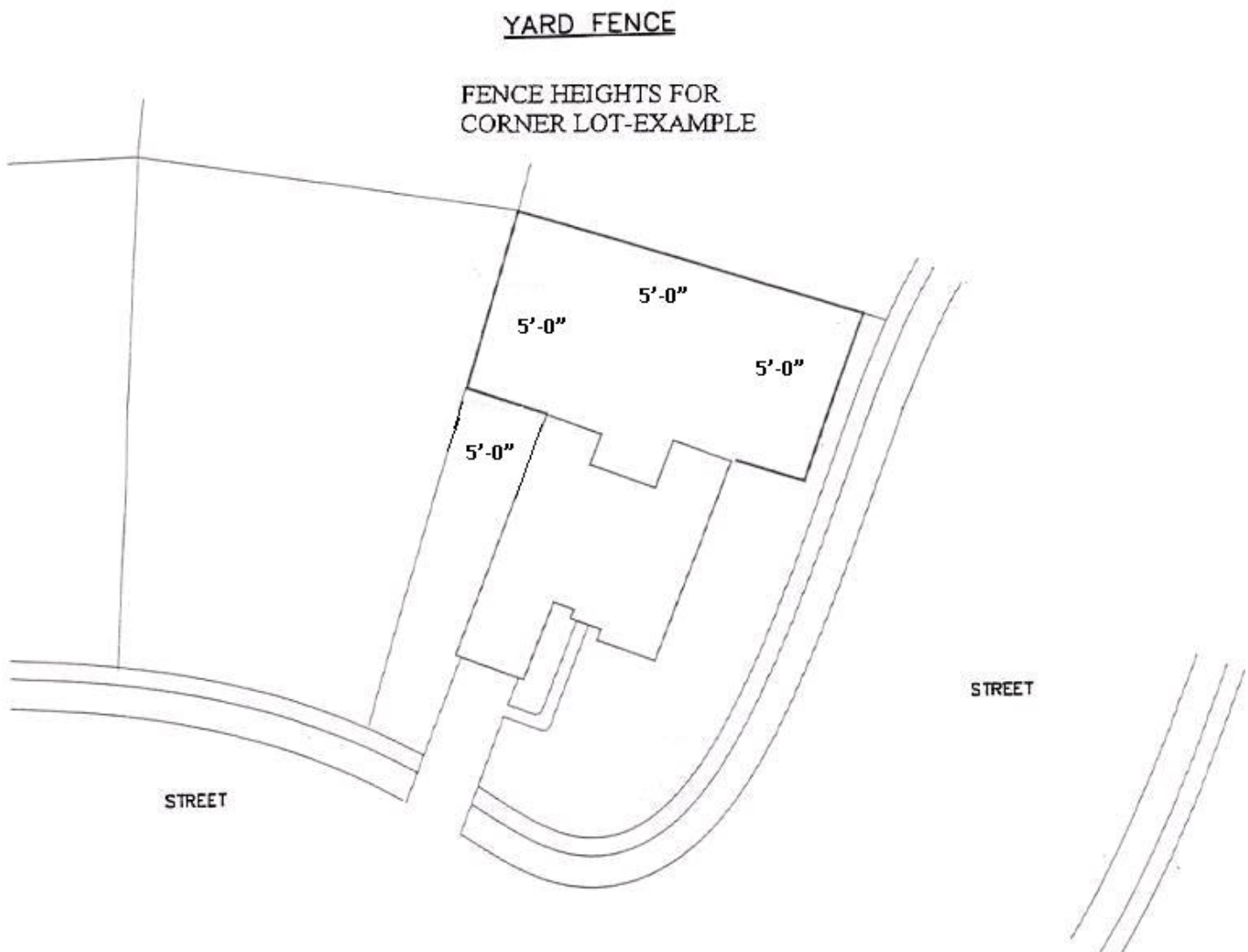
- On the property line unless otherwise noted by the ACC.
- No nearer to any street fronting such Lot than the rear building corner of the main dwelling.
- No fence which obstructs sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at a point twenty (20) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement.

Materials:

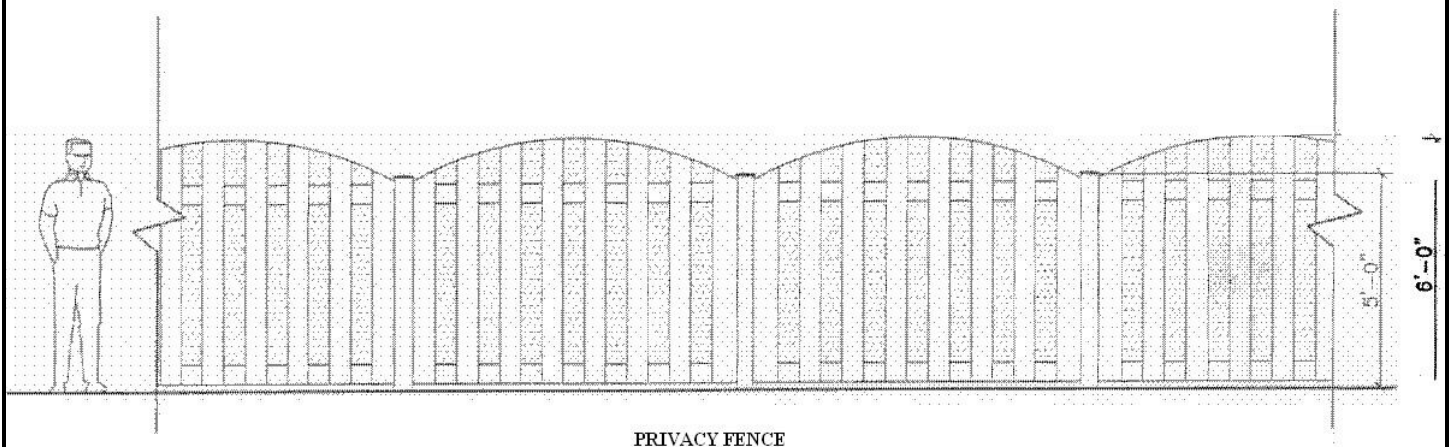
- 4 to 6 ft. black aluminum "3 bar" style fence with optional 4ft brick columns. Optional columns must be 18 ft. or 24 ft. apart.
- 5 to 6 ft. board on board or shadow box style fence.

(SEE DRAWINGS ON NEXT SECTION)

Fence Heights for Corner Interior Lots

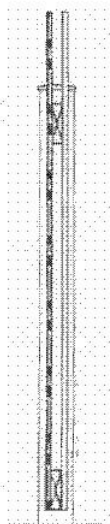


Fence Detail



PRIVACY FENCE

CONSTRUCTION OF FENCE
IS BOARD ON BOARD STYLE
(SHADOW BOX STYLE)



SECTION DETAIL OF
FENCE CONSTRUCTION



PLAN DETAIL OF
FENCE CONSTRUCTION

Parking Pads

Appearance:

Layout (design) should compliment the original driveway and walkway; surface shall be of the same color and finish type as the existing concrete.

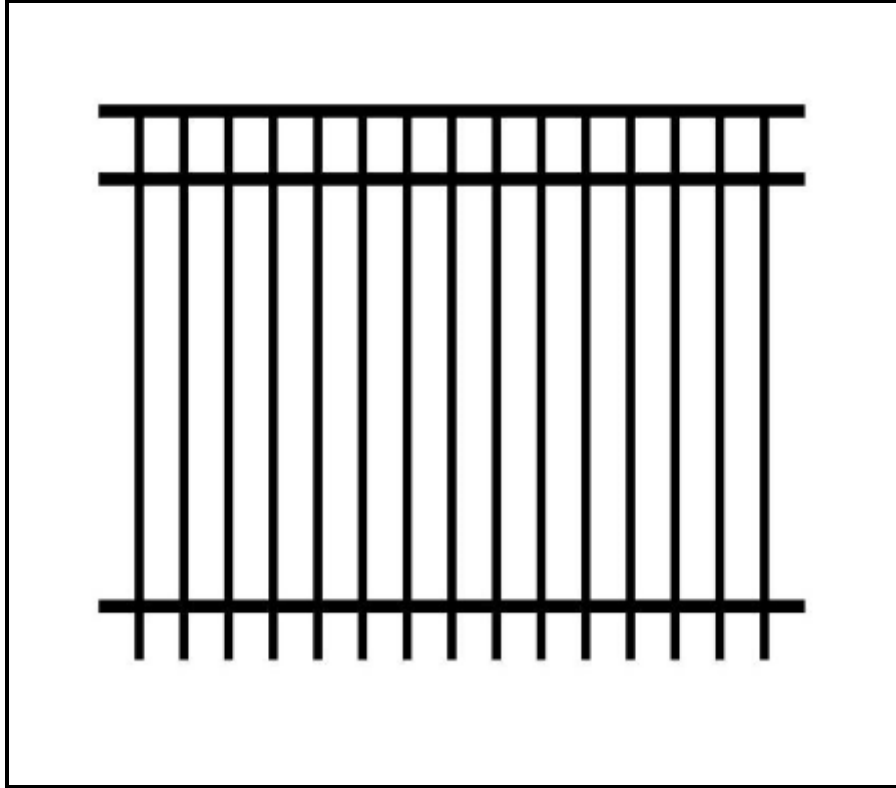
Approved landscaping may be required to screen the parking area from being visually obtrusive from adjacent lots (as determined by the Architectural Control Committee).

NOTE: NOT ALL LOTS CAN ACCOMMODATE A PARKING PAD.

Location:

Parking pads will be evaluated on a case by case basis.

Black aluminum fences must be 4-6' and must be of the “3 bar” style pictured below



Playground Equipment

Appearance:

Play equipment should blend with the natural surroundings.

No recreational equipment shall be located in such a manner as to constitute a nuisance or unsightly condition to adjoining Owners.

The size of play equipment shall be proportional and consistent with the surroundings.

Children's play toys and other moveable equipment shall not remain repeatedly overnight within the front yard of any Lot, within the side yards of any Lot located on a roadway corner, or upon any Lot, Dwelling Unit or portion of the property.

Location:

Dependent upon the configuration of each lot, play equipment should be placed in the rear yard and is subject to Architectural Control Committee approval for placement.

NOTE:

Equipment should be located behind building envelope of home.

Landscaping

General Information:

White Oak Creek Homeowners Association, Inc. encourages its homeowners to accent their homes with landscaping elements. Landscaping around the home can add a personal touch and increase the value of one's home. Homeowners are encouraged to 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 list:

- Tree Removal
- Patios
- Walkways
- Gardens (flower & vegetable)
- Gazebos
- Planters
- Rain Barrels
- Retaining walls
- Landscape beds (natural areas)
- Exterior lighting- all require approval
- No post lighting
- Drainage

In general when planning landscaping for any element (including those listed above), one should limit the change in grading of the property to insure proper drainage away from the foundation as well as away from the neighboring properties. Additionally, the planting of shrubs and trees should be made in such a manner that they will not impede the vision of motorists on the street.

Below are a few of the major categories under landscaping and some standard rules of thumb which must be considered:

Tree Removal: White Oak Creek would like everyone to preserve and protect the trees on the properties in the subdivision. However, there may be circumstances when tree removal is necessary. No trees may be removed from any Lot without the written approval of the Architectural Control Committee.

Landscaping - Continued

Gardens (flower): Flower gardens are highly encouraged but types of material and placement must have Architectural Control Committee approval.

Gardens (vegetable): Vegetable gardens may be no larger than 60 square feet. Garden must be maintained in a weed free condition. Garden location must be directly behind the house or approximately 14.5" from the side yard lot line. Invasive plant materials are not permitted. Maintenance of the edging/bed will be required as needed to maintain a like new condition. Garden materials used should be colored to blend in with the natural landscape as much as possible. Gardens may not be built and/or maintained in a fashion that will promote and/or attract wildlife. Provisions will be made by the owner to deter wildlife from entering the garden as required; this may require a future application to the committee for additional garden improvements.

Patios: Patios should be consistent with the grading of the property and located in the rear yard. The materials may consist of natural color concrete, flagstone, slate or brick. The patio size, design and setback distances to neighboring property lines should be kept in proportion to the home and property. The view of the patio should be softened from the neighbors, possibly accented with shrubs/flowers.

Walkways: Walkways should be consistent with the grading of the property so as to prevent improper drainage. Walkway locations should generally be limited to the side and rear of the house. The materials used for the walkway are limited to natural color concrete or brick pavers (see above).

Landscape Beds: Natural areas (landscape beds) should be in proportion to the home and property. All front yards, though, should have a minimum of 50% grassed area.

Rain Barrels: All rain barrels must be approved by the ACC (Architectural Control Committee) prior to installation. Single family units are allowed a maximum of 3 rain barrels per lot. Maximum rain barrel size – 80 gallons. Any neutral colors are acceptable but are still subject to ACC approval. All connectors to match existing color downspouts. All rain barrels to be located at rear location of house. Front and side locations will be reviewed on a case by case basis. Barrel must not be visible from street or front of home. All rain barrels must be shielded from view with shrubs, vines, landscaping or other material approved by the ACC. Connected hoses must not be strewn across lawns to create an unsightly appearance. All rain barrels must be maintained. Upon removal of a rain barrel, downspouts must be returned to their original state.

Artificial Vegetation: Artificial vegetation of any type is not allowed.

Mulch: Hardwood mulch, pine bark, or pine straw can be used for mulching of the plant beds. Mulch types can be mixed within the same yard. The mulch beds have to be kept weed free. Mulch that has been reduced due to erosion, rotting, or other factors, must be replenished in a timely manner.

Architectural Control

Section 3.05

Landscaping - Continued

Other (Gazebos, planters, retaining walls, exterior lighting, fountains etc.): These shall be reviewed on an individual basis by the Architectural Control Committee.

Decorative Objects: Exterior decorative objects including, but not limited to, sculptures, fountains, lawn art, trellises and the like, shall not be placed or installed without prior approval by the ACC. Overly large and/or thematic statues, fountains, and yard ornaments are not allowed in front or side yards. All yard ornaments are to be level, secured in place, and kept in clean and if applicable, working, condition.

NOTE: No red mulch or white stones are allowed for mulch beds.

Exterior Painting

Appearance:

All exterior painting shall be consistent with the initial paint application to maintain a variety as well as continuity with the surrounding homes. The intent is for the individual house to blend into the natural setting. Siding paint shall be only a flat latex type of paint (no semi-gloss or gloss-type paints are permitted).

All exterior trim paint shall be semi-gloss in appearance.

Materials:

Siding paint shall be Sherwin Williams Super Paint Exterior Acrylic Latex or equivalent. Trim and shutter paint shall be Sherwin Williams Super Paint Exterior Acrylic Latex Paint or equivalent.

Notes:

Any changes to the original exterior paint colors require Architectural Control Committee approval

All exterior painting applications require a paint chip to be submitted with the application and painted house should match the color of the chip.

Storage Buildings

No storage or out building of any type is permitted without the approval of the Architectural Control Committee

Architectural Control

Section 3.08

Screen Porches And Deck Enclosures

Appearance

All screen porches and deck enclosures will be approved on a case by case basis.

The screen porch or deck enclosure should be of the same color scheme as the house or deck, preferably made from the same siding and roofing materials as the house.

Screen porches and deck enclosures must be permanent in nature. No temporary structures will be allowed. A permanent structure includes walls and a roof attached to the main structure of the house. Wall and roof design will be allowed to vary per individual taste.

Location

Screen porches and deck enclosures must be located on the rear of the house. The homeowner must design the screen porch or deck enclosure within the setbacks of his property and is responsible for obtaining all necessary building permits.

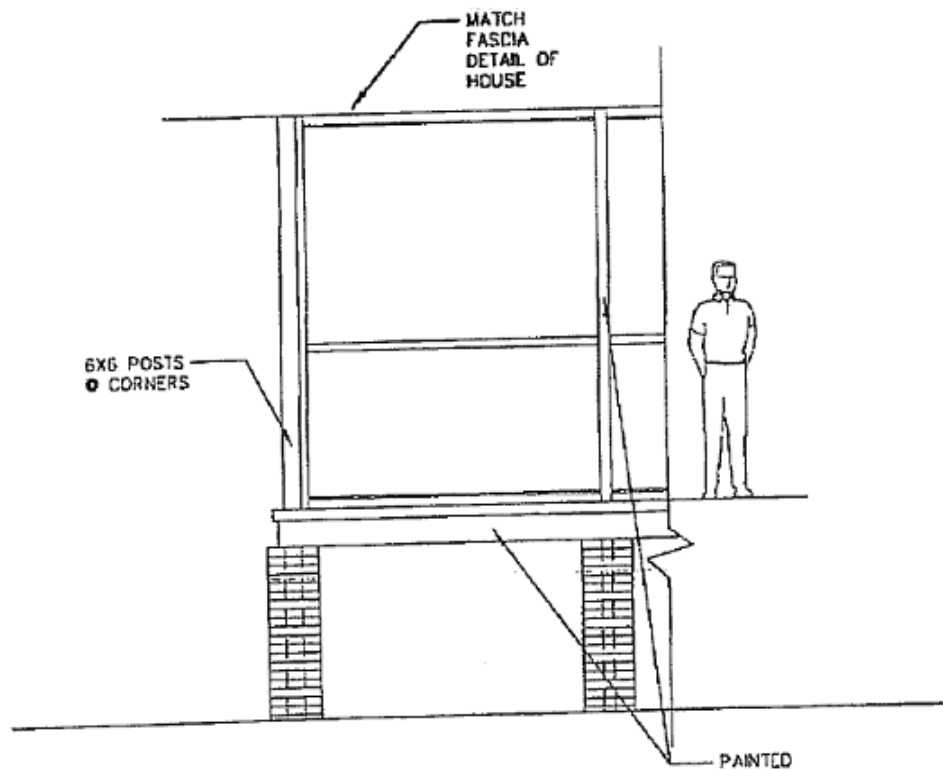
Materials

The materials for building a screen porch or deck enclosure must be of equal or better quality than the materials used to construct the home or deck.

Drainage

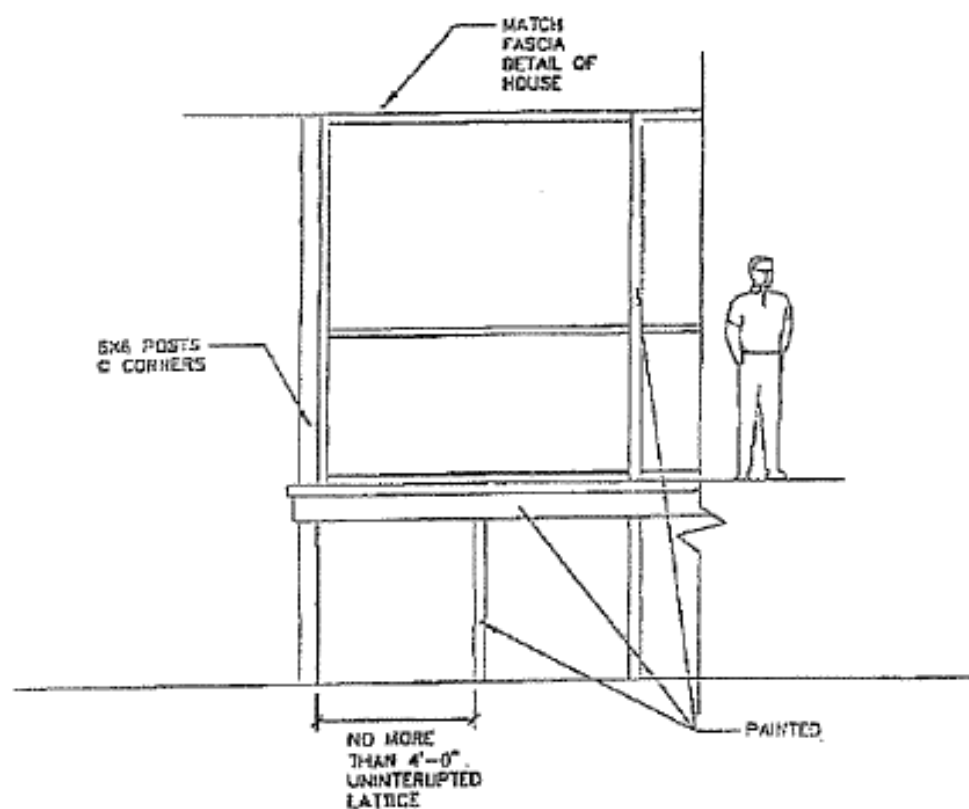
All applications should clearly indicate how drainage will be handled, including site drainage, gutters and downspouts, and how these may affect the existing drainage pattern.

Screened Porch Detail - A



PAINT BAND BOARDS, RAILS,
AND POSTS TO MATCH TRIM
COLOR ON HOUSE. ALL OTHER
WOOD TO REMAIN NEUTRAL.

Screened Porch Detail - B



PAINT BAND BOARDS, RAILS,
AND POSTS TO MATCH TRIM
COLOR ON HOUSE. ALL OTHER
WOOD TO REMAIN NATURAL.

Basketball Goals

General

Only permanent pole-mounted basketball goals are permitted. As with all other exterior changes, homeowners are required to submit applications for basketball goals and, if approved, are required to perform periodic maintenance as necessary to keep it in good shape. Slope of the driveway should be considered when planning a basketball goal installation.

Note: Portable basketball goals and goal lights are not permitted.

Permanent Pole-mounted Basketball Goals

A permanent goal to be mounted on a pole on a property is subject to Architectural Control Committee approval for placement and color. Goals shall be placed to maximize child safety and to minimize impact to lawns and neighboring property. Worn nets shall be replaced or removed in order to maintain a neat appearance.

Awnings

Appearance

All awnings will be approved on a case by case basis.

Location

All awnings must be at the rear of the home over the deck only.

Pools and Hot Tubs

In Ground Pools

All in ground pools will be reviewed on a case by case basis. Application should show location of pool and mechanical equipment, grading plans, size, decking, fencing and landscaping.

Above Ground Pools

Above ground pools are not permitted.

Hot Tubs

All hot tubs will be reviewed on a case by case basis. Application should include the location, supports, and screening with a detail description of the size and style of hot tub.

Outdoor Fireplaces

Outdoor Fireplaces

Applications will be reviewed on a case by case basis.

Application must include detailed description of fireplace or fire pit and if possible a picture, distance from trees and other structures, and fuel source.

Signs

Signs such as those advertising landscaping, improvements, and businesses, are not allowed.

For Sale Signs

A custom sign has been designed for White Oak Creek. Only one sign per yard will be permitted. Sign must be placed in front yard. Signs may be obtained from Fast Signs at 919-460-3300 or 308@fastsigns.com.

Political Signs

Political signs will be allowed under the following conditions:

- Only placed in front of the lot - maximum of one per lot.
- Placed no earlier than 30 days before the election.
- Removed no later than 7 days after the election.
- None allowed on common areas.

Holiday Decorations and Special Occasions

During the time period below, a residence may be decorated in a fashion that celebrates the holiday so long as they are temporary in nature. It is **not** necessary to get approval in advance. Should a residence be decorated prior to the time restrictions listed below or should the decorations remain in public view after the time restrictions indicated, the property owner would be in violation of the deed restrictions and these guidelines.

Holiday Decorations

All holiday decorations may be installed 45 days before and removed 15 days after the holiday.

Special Occasions

Special announcements such as birth, graduation, etc. may be displayed for 1 week.

Note:

It is **not** necessary to get approval to display temporary decorations.

Flags

Owners who wish to permanently display a flag should submit an application. The application should include the size and type of flag. The application should also include the color of pole with a site plan for the pole location and pictures of the front showing the existing trees and landscaping. The decision for approval will be considered on a case-by-case basis.

Types. Patriotic flags and seasonal flags

Size. No flag shall exceed 3ft. by 5 ft.

Method of Mounting. The flag must be mounted on a flagpole, six feet in length or shorter. The pole must be mounted perpendicular to the front of the house.

A temporary flagpole may be placed in the ground and kept there only when the flag is displayed. Temporary in-ground flagpoles are generally defined as those poles that are installed in the ground by a sleeve system that is designed to allow easy removal and reinsertion of the pole.

Both the house mounted and the in-ground temporary flagpoles must be removed from view when no flag is displayed.

Maintenance of Flags. The flag and flagpole must be properly maintained at all times. This includes, but is not limited to, the replacement of faded, frayed, or torn flags, and the replacement of poles that are bent, rusted, or in any way damaged.

Please Note: No flag may be displayed which is, in the opinion of the ACC, offensive to good taste and decency. Those homeowners who choose to display the US flag must adhere to the US Flag Code, Title 4, Chapter 1.

HVAC Equipment

Except for corner Lots, no air conditioning or heating equipment or apparatus shall be installed on the ground in front of, or attached to any front wall of, any Dwelling Unit on a Lot. Additionally, air conditioning and heating equipment and apparatus shall be screened from view from Roadways by landscape improvements, as more particularly provided in the Guidelines, and installation of air conditioning and heating equipment and apparatus in windows shall be prohibited.

Solar Panels

General Considerations

Solar panels/collectors should be visually integrated with the architecture of the house regarding style, location, size and color. Solar panels/collectors shall not be located on the front elevation of any building.

Specific Guidelines

1. Panels shall have a low profile and be flush mounted to the roof or wall.
2. Panels shall be static with no tracking mechanisms.
3. The framing, including the bracing joining panels together, shall match the surface it is attached to, either roof or siding if wall mounted.
4. Ground mounted solar panels must be located in the rear or side yards and screened from neighboring properties by landscaping.
5. Panels shall not exceed the area of the roof nor extend above the ridge line of the roof.
6. Additional meter required for collectors must be landscaped to shield it.
7. Solar panels requests will be reviewed on a case-by-case basis and more information may be requested.

Submission Requirements

1. A copy of the site/plot plan and the location of the proposed solar panels.
2. A drawing showing the proposed layout and dimensions of the solar panels.
3. Actual color sample of panel to be installed.
4. Photographs of the house showing the proposed location of the panels and location of additional meter.
5. Catalogue photographs or manufacturer's "cut sheets" of the solar panels and complete specifications on all components, including cables, connections, dimensions, and materials.
6. Plans for proposed landscape screening for the additional meter and ground-mounted panels.

Architectural Control

Section 3.18

Trash & Recycling Receptacles

Trash and Recycling Receptacles are to be kept inside garage or screened from street view. Receptacles should be placed at the curb no sooner than the evening before collection and should be returned to storage area no later than the morning following collection.

Section Four

Maintenance

Maintenance

It is the responsibility of each homeowner to maintain his/her property in such a way so that it adds to the overall beauty and harmony of the community. Each homeowner should take this responsibility seriously, as failure to do so can negatively affect the value of surrounding properties as well as the community as a whole.

There are many areas in and around the home, which should be inspected regularly to insure the property is in good repair. These include but are not limited to:

- Trees, Shrubbery and Lawns
- Decks
- Fences
- Driveways and Sidewalks
- Playground Equipment
- Paint
- Roofing
- Trash Receptacle Storage
- Repainting of Improvements
- Repair of Exterior Damage to home and grounds

Deterioration

If at any time the Board of Directors is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the community, the Architectural Control Committee will be requested to make a site inspection. The Committee will then make a recommendation for action to the Board of Directors.

Based on the severity of the deterioration, the homeowner will be given a specified period of time in which to make the necessary repairs. If, after that time, the repairs have not been completed to the satisfaction of the Board, the Board has the obligation of enforcement as described in the Declaration of Covenants, Conditions, Restrictions, Easements, Changes and Liens for White Oak Creek.