

**ARCHITECTURAL GUIDELINES**  
**FOR**  
**PROVINCE GREENE**  
**ARCHITECTURAL AND DESIGN GUIDELINES**

**1. PROCEDURES AND APPROVALS**

**1.1.1 Architectural Review**

Prior to the commencement of any construction activity of any type (including grading work) on any Lot, an Application for Approval (using a form to be obtained from the Architectural Control Committee (ACC)) of such work must be submitted by the Lot Owner or such Owner's designed agent to the ACC. The ACC must receive, review and approve the information and documentation required. The A.C.C. reserves the right to amend any or all provisions of the Architectural and Design guidelines at any time and from time to time, in the sole and absolute discretion of the A.C.C.

**1.1.2 Duties and Powers**

The Committee shall: (1) review and act upon proposals and plans submitted to it by owners pursuant to the terms of this Declaration. (2) enforce Architectural and Site guidelines, and (3) perform all other duties delegated to and imposed upon it by this Declaration.

**1.1.3 Right of Inspection**

Members and agents of the Architectural Review Committee, and the Declarant and its agents may, at any reasonable and safe time enter upon the lot of an owner for the purpose of inspecting the improvements and site development and their compliance with the Architectural and Site Guidelines.

**1.1.4 Variances**

The Committee is hereby authorized and empowered to grant reasonable variances from the provisions of this declaration or the Architectural Guidelines in order to overcome specific development problems or hardship caused by strict application of the provisions of either this declaration or the Architectural Guidelines. Such variances, however must not materially injure any of the property amenities or improvements in the Subdivision and must be made in furtherance of the spirit and purpose of this Declaration.

**1.1.5 Approval Criteria**

The Committee shall have the right to disapprove plans, specification or details submitted to it for any of the following reasons:

- (a) The submission fails to comply with the terms of this declaration or the Architectural and Site Guidelines;
- (b) Insufficient information or failure to provide detail reasonably requested by the Committee;
- (c) The submission fails to comply with the appropriate zoning ordinance or other Applicable Laws that may be in effect from time to time;
- (d) Objection to the grading plan for any portion of the Lot;
- (e) Objections to the color scheme, finish, proportions, materials, style, height, bulk or appropriateness of any structure.

### **1.1.6 Site Plan Approval**

Before initiating any construction, alteration of existing Improvements, grading or any site or structural work upon any Lot, the owner must first submit construction, site and landscape plans plus other materials as the Committee may request. At a minimum, the plans shall show in detail

- (a) The grading work to be performed on the Lot;
- (b) The nature, materials and location of all improvements including buildings, paving, plantings and screening;
- (c) Setback Distances; and
- (d) The location of Improvements on adjoining Lots.

### **1.1.7 Time for Review**

Upon submission of all detail reasonably requested by the Committee the submitting Owner shall receive, in writing, the decision of the Committee within fourteen (14) business days. Failure of the Committee to render a written response within fourteen (14) business days shall be deemed approval of the submission.

### **1.1.8 Certification of Approval**

Upon the request of Owner, the Committee shall confirm its approval of the Owner's plans by issuing a written certificate describing the specific Lot and plans, which have been approved.

### **1.1.9 Filing Fee**

In order to defray the expense of the Committee, the Committee may require a reasonable fee for review of plans. The Filing fee may only charge to defray actual out-of-pocket costs to the Declarant, such as attendance fees or travel reimbursements to the Committee Members, and in no event the fee exceed Two Hundred Dollars (\$200.00)

### **1.1.10 Approval is not a Warranty**

Approval of the plans submitted by any owner or other party to the Committee shall not be construed as a certification or warranty, by either Declarant or the Committee. Neither Declarant or the Committee, nor any member thereof shall be liable for any damage, loss or prejudice suffered or claimed by any person on account of the approval or disapproval of any preliminary plans, plan, drawings or specifications, construction or performance of any work or the development of any property within the Subdivision.

## **1.2 Erosion and Sediment Controls**

The design and development concepts of the Province Greene community call for the utilization and enhancement of the existing natural environment. The ACC is particularly conscious of the erosion and sediment disturbances that can occur during any clearing, grading or construction activity on a Lot. To help minimize erosion and sediment disturbances, Cabarrus County Erosion and Sediment Control Guidelines (See Attachment) will be issued to all builders and builder be responsible for erosion control on each of their lots. Each Builder is responsible of street cleaning in front of their lot(s) during construction.

## **1.3 Drainage**

Drainage considerations for individual Lots play an important part in the ecological balance of the community. If at all possible, each Lot should be graded such that all water draining from such Lot does not drain onto any adjoining Lots. Water runoff for each individual Lot must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or storm drainage facilities. Water runoff and control is the responsibility of each Lot Owner relative to such Owner's Lot. The water runoff shall be handled in such a manner as not to adversely affect any neighboring Lots.

#### **1.4. Existing/Infrastructure:**

The owner of each Lot is responsible for the infrastructure in front of that Lot. Any damage to the street, curb, sidewalks, drainage facilities, water meters, sewer clean-outs will be charged to the Lot Owner.

### **2. ARCHITECTURAL DESIGN**

#### **2.1 Architectural Style.**

The intent of the Architectural and Design Guidelines is to encourage the excellent design of a community of individual residences which, when viewed together, produce an outstanding total community environment. It is not the intent of the Architectural and Design Guidelines to dictate a particular architectural style, but rather to provide Builders with a set of guidelines that will foster an attractive community.

#### **2.2 Quality Design Features**

1. The various building materials shall allow for a pleasing and harmonious exterior appearance for the residence and other Improvements. Building materials shall be used logically.
2. Appropriate colors shall be used with restraint.
3. Masonry or approved stucco used as a veneer material on the facade of a residence shall continue to a logical point of termination.
4. The main roof shall have a minimum slope of seven (7) vertical to twelve (12) horizontal. Shed roof forms are discouraged. Roof shapes and configurations shall be planned to avoid awkward, or odd roof designs.
5. Gutters and downspouts shall be used at all eave lines, unless deemed inappropriate. All exterior down pipes (except copper down pipes) shall be of such a color so as to compliment the exterior of the residence.
6. All roof structures, such as attic vents, plumbing vents etc. shall be treated or painted to blend with the roof shingles, except that flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate.
7. All exterior utility service connections must be provided in unobtrusive and inconspicuous locations. All electric meters and main fuse boxes must be positioned away from view. This may be accomplished by providing as enclosed recess in the side of the dwelling or through landscape improvements and/or screening.
8. Exposed electrical equipment, stub outs, conduit, drain lines, pipes and vents shall be of such a color so as to compliment the home. Exterior disconnects for air conditioning equipment, etc. shall be mounted at the lowest point allowed by applicable building codes.
9. Gas meters must be adequately screened with landscape improvements to conceal equipment from view.
10. No slab on grade foundations for primary residences.

### **3. DESIGN CRITERIA**

#### **3.1 Dwelling Types**

Each Lot may contain only one detached single-family private dwelling.

#### **3.2 Dwelling Size**

Any dwelling erected upon any lot in Province Green shall comply with the square footage requirements set forth in Section of the Covenants.

#### **3.3 Landscaping**

Landscaping plan will be submitted to the A.C.C. for approval. Minimum tree size to be 2"-3" caliper. Trees may not be planted so as to interfere with the adjacent Lot in the future.

### **3.4 Garages**

Garage doors are required on all garages, and the garage doors must be paneled and/or detailed to provided appropriate scale.

### **3.5 Exterior Materials and Colors**

Exterior materials shall be brick, stucco, stone, cedar shake, vinyl shakes, cement board horizontal siding, wood horizontal siding or vinyl horizontal siding (minimum thickness .042). All material shall be of high quality. Approval for any and all vinyl horizontal siding requires that the brand, product name, thickness, color and a 6' long sample be submitted prior to receiving approval. Exterior materials other than the described above must be submitted to the A.C.C. for evaluation and approval or disapproval in its sole discretion. Brick exteriors covering the front of the home must be wrapped around to cover at least sixteen (16) inches of the sides of the home. Architectural features such as quoin-corners are encouraged. Horizontal siding must be fully back-supported (minimum 7/16" board) to maintain a straight and even outer surface and must be fully and properly finished. Natural weathering of exterior wood materials is not desired.

### **3.6 Roofs**

Roofs and roof pitches shall be in proportion to the overall size and shape of the house. Except as otherwise specifically approved in writing by the ACC, the minimum roof slope for the main house structure shall be (7) seven vertical to (12) twelve horizontal. Acceptable roofing materials are (i) cedar shakes, (ii) slate, (iii) tile or (iv) minimum 25 year warranty, variegated (not solid) color, architectural/dimensional (sculpted style, composition (fiberglass shingles)). All specific roof materials to be used must be approved in writing by the ACC as a part of the final Plans and Specifications prior to commencement of construction.

### **3.7 Windows and Shutters: Doors**

Windows shall generally be the same type and style all around the house. Thermal pane windows are preferred, and exterior storm windows generally will not be permitted. Shutters are encouraged and shall fit the proportion and shape of the windows. All windows and doors are encouraged to have caps of soldier course brick jack arches, keystones, wood caps or other approved decorative treatment. Front entrance door of each dwelling shall be of good grade and architecturally pleasing

### **3.8 Chimneys.**

Chimneys on front elevation shall be constructed of brick, stone, stucco or other material approved in writing in advance by the ACC.

### **3.9 Exterior Lighting**

Exterior lighting must be limited to areas within the building setbacks, must not result in excessive glare and must not interfere with the privacy of nearby dwellings.

### **3.10 Fences and Walls**

The location, materials, size and design of all fences and walls shall be approved by the A.C.C. and subject to the same approval process.

### **3.11 Remodeling and Additions**

A lot owner desiring to remodel existing Improvements and/or to construct additions to existing Improvements is required to follow the A.C.C. Guidelines to the same extent as if remodeling or addition were new construction, and subject to the same approval process.

### **3.12 Materials and Construction**

All dwellings and permitted structures erected or placed on any lot shall be constructed of materials of good grade, quality and appearance, and all construction shall be performed in good workmanship manner and quality. No used structures shall be relocated or placed on any lot.