

AKELA COVE HOMEOWNERS ASSOCIATION

ARCHITECTURAL STANDARDS

In order to maintain our community's beauty and standards, architectural standards and restrictions have been established. This document was designed to clarify the use restrictions of the Declaration of Covenants, Conditions and Restrictions, which were provided to you at the closing of your home (and can be found on our community website).

An Architectural Control Committee (ACC) composed of property owners has been established. The purpose of the ACC is to review any proposal to determine (1) if the proposed installation, construction or alteration is in conformity and harmony of external design and general quality with the existing standards of the neighborhood and the Akela Cove Association and (2) if the location of structures and alteration with respect to the topography of the lot is suitable. Although the Standards contain a listing of specific requirements to be followed, the very nature of design is a somewhat arbitrary process and not an exact science. Consequently, the ACC will exercise judgement in cases where they feel it is warranted. No two sites are alike and design solution on one site is not necessarily appropriate for another.

The ACC is comprised exclusively of volunteers. As we are certain you have taken ample time to carefully consider the change you wish to make, understand that the ACC needs time to review your request as well. ***All plans and specifications of any site improvement must be submitted and approved prior to construction or installation.***

The ACC will present all requests to the Association Board of Directors for approval. The Declaration of Covenants for the ACC allows sixty (60) days for the ACC to respond. The Architectural Request Form will be returned to the requestor with response to the request. If the request is denied and the property owner feels there are extenuating circumstances that warrant a further review, a written appeal can be made to the Association Board of Directors.

Please remember that violation or disregard of the established Declaration may well result in the Association having to take corrective action at the expense of the property owner.

All requests for Architectural Reviews should be submitted on an Architectural Control Request Form and should be submitted, with the required information as listed on the form, directly to the Akela Cove Managing agent by mail, fax, or email (information can be found on the form).

This document is designed to help all neighbors comply to the same architectural standards. Please note that due to past developer controls (prior to the owners taking control of the Board of Directors), previously approved architectural requests are therefore deemed in compliance and given a grandfather status. The following pages cover the four most common areas of activity and concern. The information that follows should address nearly all of the questions you may have regarding a proposed change to your property. You should also refer to the Declaration of Covenants, Conditions and Restrictions from which the following information has been derived.

Please note that many of the following items will require that you apply for a building permit (a separate process that you and/or your contractor must handle) from the City of High Point. An approved architectural request form is NOT a substitute for a City building permit. Likewise, an approved City building permit does NOT override formal ACC approval!

GENERAL ARCHITECTURAL STANDARDS

A. Fences

- Fence material is restricted to wood or approved simulated wood.
- Picket type fences shall be no more than 6 ft. high, except that posts and/or decorative tops may extend up to 6 in. above the fence top level.
- Fences are restricted to backyards. Fences that attach to the front corners of the home must remain on an even plane with the front corners of the home. Homes on corner lots will need to have the fence “set-back” front the side street as well.
- Fences must have the smooth side of the fence face out.
- Fences shall follow the contour of the property and not extend into community property.
- Color may be left natural or stained. If painted, white or a subtle color that compliments the home colors must be used and submitted with proposal for approval.
- Chain link or other types of mesh or metal fencing are prohibited.
- Request for fence approval must show materials to be used, specifications, color, and proposed fence boundaries in relation to property lot lines and homes (to scale).
- Ranch rail type fences shall be no more than 4 ft. high and must have at least three (3) rails. Metal wire containment may not be attached to such fences.
- Fences on adjoining properties must have similar design, construction and common fence sections along property lines.

B. Doghouses

- Must be designed and constructed to match or compliment the home, including roof and trim.
- At the highest point the roof must not exceed four and one half (4 ½) ft. in height.
- Must be painted or stained to match the home or to blend with surrounding landscaping.

C. Dog Runs

- Must meet the above requirements for fences. Chain link or wire runs are prohibited.

D. Decks, Porches, Patios, and Gazebos

- Must be designed and constructed to match or compliment the home, including roofing (where applicable) and trim.
- Must be located as an integral part of the home or landscape design.
- Must be constructed of weather resistant materials approved for exterior construction such as treated lumber, siding, brick, stone, concrete, etc. Appropriate hardware must also be used.
- Decks and gazebos may be left natural wood or stained. If painted, white or subtle color complimenting the home color must be used and submitted with proposal for approval.
- Porch colors, trim and roofing must match or blend with those of the home.

E. Playhouses

- Shall not exceed dimensions of 5 ft. by 5 ft.
- Must be positioned in the backyard so as to ensure the appearance of being an integral part of the home and landscape plan.
- Appearance must be the same as the home. This includes using the same siding, trim, roof line, window and door style, paint colors, etc.

F. Driveway Expansions

- Must be constructed of same material as existing driveway.
- Existing driveway entrance at the curb must remain the same width. Widening should begin at least one expansion joint from the curb and gradually curve or slant out to the approved new width.

G. Permanent Walkways

- Must be constructed of concrete or materials commonly sold at building supply centers for driveway, patio or walkway construction.
- Must be the same material and architectural style as existing driveway, walkway, patio or steps so as to appear to be an integral part of the home, yard and landscape design.

H. Garages and Home Additions

- Must be constructed of the same material as the home, including siding, shingles, trim, etc.
- Design must be the same architectural style and design of the existing home, including roof pitch, windows, doors, colors, etc.
- Request for approval must show the proposed structure in relation to property lot lines and home (to scale) as well as elevation views illustrating roof lines.
- All associated landscaping plans must be submitted which show any changes in lot drainage and where you will be erecting silt fences to protect adjacent properties.

I. Accessory Buildings

- Only one small accessory building is allowed per residential lot. If a detached garage, playhouse, or other structure already exists on the property, no additional ones are permitted.
- Must be constructed of the same materials as the home, including siding, shingles, trim, etc.
- Design must be the same architectural style and design of the existing home, including roof pitch, window, doors, colors, etc.
- Request for approval must show the proposed structure in relation to property lines and home (to scale) as well as elevation views illustrating rooflines.
- Structure must be attached by a full permanent foundation. The foundations must be solid brick, stucco, or poured concrete.
- No opened, exposed foundations are allowed. A comprehensive landscape plan must meet architectural committee recommendations.
- No ramp entrance to the structure will be allowed.
- Structure shall not be larger than 10 ft. by 10 ft.
- No prefabricated, aluminum or other types of metal structures are allowed.

J. Changes to Exterior of Home such as Color, Finish, or Siding

- Color changes must be submitted showing the changes of base and trim colors, or finish requested.
- For any request to change exterior siding, a sample of the type of material proposed must be submitted along with specifications. Aluminum siding will not be approved.
- The color palette is no restricted but no extremely bright, offensive or “jarring” color will be approved.

K. Poles and Masts

- Small satellite television antenna discs are permitted. Care must be taken to camouflage any discs placed on the ground in the front lawn.
- If a flagpole is desired by the homeowner, it must not exceed 20 ft. in height.
- Any free standing pole mounted yard light (lamp) may not exceed 8 ft. above grade.

L. Pools

- No above-ground pools are permitted.
- In-ground pool plans are subject to pre-approval by the Architectural Committee
- Fences must be 6 ft. privacy or 4 ft. privacy, as mandated by the City of High Point municipal ordinance, with at least a 6 ft. tall continuous vegetation screen.
- Vegetation must be maintained at all times.

UNIFORM SIGN REGULATIONS

A. Size and Approval of Signs

- Any sign erected should not exceed 6 sq. ft. in size. Any exceptions to this requirement must be approved, in advance, by the ACC. THIS APPLIES TO ALL REAL ESTATE SIGNS ALSO.
- Any sign erected on common areas or on a residential lot must first be approved by the ACC. EXCEPTION: Signs announcing a yard or garage sale need not be approved in advance as long as the other requirements of this section are met.
- No more than one sign may be placed on a residential lot. This includes real estate signs. Multiple signs will be removed by the Association and discarded.

B. Time Limitations for Erection of Signs

- With the exception of real estate signs, political signs and those granted special allowances, no sign may be erected more than 24 hrs prior to the event being advertised.
- All signs must be removed immediately after the event by the party that erected them. Failure to do so may result in the Association having them removed and the responsible party billed for this service.

GENERAL LANDSCAPING STANDARDS

A. Basic Design Concepts and Limitations

- The individual taste and desire of the homeowner shall be respected as long as the design and landscaping scheme do not present a hazard to other members of the community nor adversely affect property value in the community.
- It is not necessary to obtain ACC approval for normally acceptable landscaping work such as yard seeding, planting of trees and shrubs, installation of ornamental objects (rocks, planters, decorative items, etc) or borders on the property of the homeowner.
- Should the homeowner desire to landscape areas adjacent to his/her property that are part of the common community property, it must first be approved by the ACC. The homeowner must understand that no cost for such work shall be borne by the Association, including any repair or maintenance work to such landscaping that may become necessary at a later date.

MAILBOX STANDARDS

When a homeowner erects or repairs a mailbox, the following sections will apply:

A. Uniform Design Requirements

- Wood posts must be pressure treated wood, 4 in. by 4 in.
- The color of post must be natural wood or painted a subtle color that compliments the home colors.
- Mailbox height must be 36-38 in. above street level.
- Numbers must be at least ½ inch in height and secured to the post. No decals or stick-on letters/numbers are allowed.
- Brick structures are not allowed per City of High Point/Dept of Transportation codes.

B. Maintenance of Mailboxes

- Maintenance of mailboxes is the responsibility of the homeowner.
- In the event maintenance is needed and not performed, the Managing Agent, by direction of the ACC or Association Board of Directors will have repairs made and billed to the homeowner.

THE ARCHITECTURAL STANDARDS HAVE BEEN REVIEWED AND APPROVED BY THE ASSOCIATION BOARD OF DIRECTORS.