

# Peaceford Meadows

## Architectural Standards For Homeowners

Architectural control standards are intended to help maintain the theme and appearance of our neighborhood. Changes or additions to your house or lot will require submitting an application to the Peaceford Meadows Board of Directors for review and getting written approval prior to construction. In addition to the approval from the Board, many projects will also require that you obtain the necessary permits from the City of High Point to construct.

Approval must be given prior to construction. A violation or disregard of the established Declaration will result in the Association having to take corrective action at the expense of the property owner.

The Architectural Committee is composed of the Peaceford Meadows Board of Directors who will evaluate each request. The Declaration of Rules for the committee allows thirty (30) days for the committee to respond. The Architectural request Form will be returned to the homeowner with the committee's response to the request. If the request is denied, an appeal can be made directly to the Peaceford Meadows Board of Directors.

All requests should be mailed to the Property Manager. If there are any questions as to what may or may not need to be approved, please contact the Property Manager. Additional information can be found in the Declaration of Covenants, Conditions, and Restrictions for Peaceford Meadows. Below are a "Few" of the items (but not all inclusive) that require prior approval of the Committee:

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### Fences:

Shall attach to the home and are restricted to backyards. Homes on corner lots will need to have the fence set-back from the side street as well.

Shall be no more that 6 feet high, however decorative tops may extend up to 6 inches above the fence top level.

Shall follow the contour of the property and not extend into common property area.

Access to community property can not be restricted by the placement of the fence. In some cases, the fence will need to be set back from the property line in order to allow access to common property area.

The fence should only be stained a natural color.

Chain link fences are prohibited. Wire linings are also prohibited.

Request for fence approval must show materials to be used, specifications, color, and proposed fence boundaries in relation to the property lot lines and the home m(to scale)

Fences on adjoining properties must have similar design, construction and common fence sections along property lines.

### Doghouses:

Must be designed and constructed to match or compliment the home, including the roof and trim.

At the highest point, the roof must not exceed four and one half feet in height.

Must be painted or stained to match the home or to blend with surrounding landscaping.

### Dog runs:

Must have a 6 feet high wood privacy fence with the dog run area being enclosed by a 4 feet high wood fence. Chain link fences are prohibited.

### Decks, Porches, Patios and Gazebos:

Must be designed and constructed to match or compliment the home, including the roof (where applicable), siding 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 limber, 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 the proposal.

Porch colors, trim and roofing must match or blend with those of the home.

### Playhouses and Play Sets:

Shall not exceed dimensions of standard playhouses that are commercially available.

Must be positioned in the backyard so as to ensure the appearance of being an integral part of the home or landscape.

If constructed on site, appearance must be the same as the home. This includes using the same siding, trim, roofing material, window and door style, paint colors, etc.

### Driveway Expansions:

Must be constructed of same material as existing driveway.

Existing driveway entrance at the curb must remain the same width.

Widening should be at least one expansion joint from the curb and gradually curved or slanted out to the approved width.

### 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 or landscape.

### Garages and Home Additions:

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, windows, doors, color, etc.

Request for approval must show the proposed structure in relation to property lines and home (to scale) as well as elevation.

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.

### 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 one will be permitted.

Must be constructed of the same materials as the home, including siding, shingles, trim, etc.

Must be located in the back yard behind the existing home.

Design must be same architectural style and design of the existing home, including roof pitch, windows, door, color, etc.

Request for approval must show the proposed structure in relation to property lines and home (to scale) as well as elevation views illustrating roof lines, etc. The request must also show the proposed location of the accessory building.

No opened, exposed foundations are allowed. The foundation must be solid brick, or stucco, etc.

### Changes to Exterior of home such as Color, Finish or Siding:

For any request to change exterior siding, a sample of the type of material proposed should be submitted along with specifications.

Aluminum siding will not be approved.

Vinyl siding may only be used.

Hardi-plank siding will be approved for all exteriors of the home.

There can be no combinations of vinyl and any of composite or hardi-plank siding.

Color samples must be submitted showing the base and trim colors, or finish requested. The color palette is not restricted but any extremely bright, offensive, or jarring color will be approved.

Approval must be received from the committee prior to construction or renovation.

### Poles and Masts:

No external antenna, radio mast or tower, etc. are permitted on any residential lot.

Satellite minidisks will be allowed per FCC Standards. Disks larger than 18 Inches in diameter will not be permitted.

A request for approval must be submitted for flag poles and any free standing pole mounted yard light.

### Signs:

Any sign erected should not exceed 6 square feet in size. Any exceptions to the requirement must be approved in advance. This applies to all Real Estate Signs also.

Exception: Home sale sign need not be approved so 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.

With the exception of real estate signs, and those granted special allowances, no sign may be erected more than 24 hours prior to the event being advertised and must also be removed within 24 hours after the event.

### General Landscape Standards:

The individual taste and desire of the homeowner shall be respected as long as the design and landscape scheme does not present a hazard to other members of the community nor adversely affect property values in the community.

General landscape improvements or planting need no be approved, if they do not change the existing design, etc.

Should the homeowner desire to landscape areas adjacent to his/her property that is part of the common property, it must first be approved by the committee. All costs are the responsibility of the homeowner.

No elevation changes shall be permitted which materially affect surface grade of the surrounding lots, unless approved in writing by the committee.

Trees which have a diameter in excess of six (6) inches measured to (2) feet above ground level, and distinctive flora, shall not be intentionally destroyed or removed except with permission of the committee.

Mailboxes:

Must be 36 -38 Inches above street level

Brick structures must be in compliance with the city of High Point Codes.

Numbers must be at least ½ inch in height and secured

No decals or stickers are allowed

Mailboxes must meet U.S. Postal all specifications

As previously noted, the above items are not all inclusive, but are the most common areas covered by the Restrictions. Please call the Property Manager with any questions regarding other items that may also be covered by the Declarations of Covenants, Conditions, and Restrictions of Peaceford Meadows.