

Jamesford 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 Architectural Control Committee for review and getting written approval **prior** to construction. In addition to the approval from the committee, many projects will also require that you obtain the necessary permits from the City of High Point prior to construction.

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.

An Architectural Committee composed of property owners 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 committees response to the request. If the request is denied, an appeal can be made to the Architectural Committee or to the 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 our Property Manager. **Additional information can be found in our Declaration of Covenants, Conditions, and Restrictions for Jamesford Meadows, page 9, Article V, "Architectural Control".**

Fences	Page 1
Doghouses	Page 1
Dog Runs	Page 1
Decks, Porches, Gazebos	Page 2
Playhouses	Page 2
Driveway Expansion	Page 2
Permanent Walkways	Page 2
Garages and Home Additions	Page 3
Accessory Buildings	Page 3
Changes to Exterior of Home	Page 3
Poles and Masts	Page 4
Signs	Page 4
General Landscape	Page 4
Mailboxes	Page 5
Application	Attached

Jamesford Meadows

Architectural Standards For Homeowners

page 1

General Architectural Standards

A. 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 than 5 ft. high and/or decorative tops may extend up to 6 in. above the fence top level.
- Shall follow the contour of the property and not extend into common property.
- 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.
- 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 the proposal.
- Chain link or other types of metal fencing are prohibited. Wire linings are prohibited.
- Request for fence approval must show materials used, specifications, color, and proposed fence boundaries in relation to property lot lines and homes (to scale).
- Split rail type fences must have at least three (3) rails, and metal or 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 1/2) ft. in height.
- Must be painted or stained to match the home or to blend with surrounding landscaping.

C. Dog Runs

- Must meet the requirement for fences. Chain link is prohibited.

Jamesford Meadows

Architectural Standards For Homeowners

page 2

D. Decks, Porches, Patios and Gazebos

- Must be designed and constructed to match or compliment the home, including roofing (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 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.
- Porch colors, trim and roofing must match or blend with those of the home.

E. Playhouses

- 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, 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 be 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 or landscape.

Jamesford Meadows

Architectural Standards For Homeowners

page 3

H. 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, 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 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, windows, 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 roof lines.
- No opened, exposed foundations are allowed. A comprehensive landscape plan may be used to obscure the foundation if it meets the Association Landscape Standards. Otherwise, the foundations must be solid brick, stucco, or poured concrete block.

J. 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 be used on the back and/or sides of the home only.
- Hardi-plank siding will be approved for all exteriors of the home.



Jamesford Meadows

Architectural Standards For Homeowners

page 4

- There can be no combinations of vinyl siding and any form 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 no extremely bright, offensive, or “jarring “ color will be approved.
- Approval must be received from the committee prior to construction or renovation.

K. Poles and Masts

- No external antenna, radio mast or tower, etc. are permitted on any residential lot.
- Satellite mini disks will be allowed per FCC Standards. Disks larger than 18” diameter will not be permitted.
- Flag poles must not exceed 20 ft. in height
- Any free standing pole mounted yard light (lamp) may not exceed 8 ft. above grade.

L. Signs

- Any sign erected should not exceed 6 sq. ft. in size. Any exceptions to this requirement must be approved in advance. This applies to all Real Estate Signs also.
- Exception: Signs announcing a yard sale, garage sale, home sale 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, political signs and those granted special allowances, no sign may be erected more than 24 hrs. prior to the event being advertised and must also be removed within 24 hours after the event.

M. General Landscape Standards

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



Jamesford Meadows

Architectural Standards For Homeowners

page 5

the community.

- General landscape improvements or plantings need not be approved.
- Should the homeowner desire to landscape areas adjacent to his/her property that are 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 from the committee.
- Trees which have a diameter in excess of six (6) inches measured two (2') feet above ground level, and distinctive flora, shall not be intentionally destroyed or removed except with prior approval from the committee.

N. Mailboxes

- Wood posts must be pressure treated wood, 4 in. x 4 in.
- Must be 36-38 in. above street level.
- Brick Structures must be in compliance with the City of High Point Codes.
- Numbers must be at least 1/2 inch in height and secured to the post.
- No decals or stick on letters are allowed.
- Maintenance of mailbox is the responsibility of the homeowner.

The Architectural Standards Have Been Reviewed And Approved By The Board Of Directors.

President: Jon Berlin

Date: 01/31/2000

Secretary: Brian Reelander

Date: 1-31-2000