

Sedgefield IX

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 Greensboro 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 is composed of property owners who will evaluate each request. The Declaration of Covenant allows 60 days for the committee to respond. The Architectural Request Form will be returned to the homeowner with the committee's response to the request.

All requests should be mailed to Lambeth Management. If there are any questions as to what may or may not be needed to be approved, please contact the Management Company. Additional information can be found in the Declaration of Covenants, Conditions, and Restrictions for Sedgefield IX which is posted on www.lambethmanagement.com. Below are a "Few" of the items (but not all inclusive) that require prior approval of the Committee:

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Fences:

Request for fences must receive approval prior to construction and 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)

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.

Color may be left natural, stained or painted. If painted, white or a subtle color that compliments the home colors must be used and submitted with the proposal.

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

Fencing must be maintained in good condition.

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 meet the requirement for fences. **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.

Storage Buildings:

No storage buildings are permitted as stated in the Declaration of Covenant, Article VII, Section I which reads: No structures shall be erected or allowed to remain on any Lot except one detached single-family dwelling.

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.

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.

Satellite Dishes:

Satellite dishes are permitted per FCC standards with the preferred placement location being at the rear of the house, not visible from the street. A "dish" antenna one meter (39.37 inches) or less in diameter is permitted.

Flags:

The American Flag and the North Carolina State Flag may be flown provided the size is no greater than four feet by six feet and in accordance with the patriotic customs set forth in 4 U.S.C, 5-10, as amended, governing the display and use of the flag of the United States . Flag poles must not exceed 10 feet in height.

Real Estate, Political, Miscellaneous 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: 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 real estate sign may be placed on a residential lot with the exception being a corner lot.

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 with the exception of yard sale signs and open house signs.

Political signs may be displayed on an owner's lot no earlier than 45 days before the day of the election and no later than seven days after an election day. Signs shall be no larger than 24 inches by 24 inches.

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 and plantings need not 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 and be consistent with current landscaping. All costs are the responsibility of the homeowner any subsequent owner.

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

The addition of any type of hardscape must be approved prior to installation.

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 Greensboro Codes.

Numbers must be at least ½ inch in height and secured

Mailboxes must meet all U.S. Postal specifications

This document was prepared by the Board of Directors and approved by the majority of the membership present at the 2012 annual meeting. Any changes to these standards will require a majority vote at an annual meeting or special meeting called for that purpose.