

## **MAPLE RIDGE HOMEOWNERS ASSOCIATION ARCHITECTURAL CONTROL STANDARDS POLICY**

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**THE PURPOSE OF THE ARCHITECTURAL CONTROL STANDARDS** is to help maintain the property values and appearance of our neighborhood. As outlined in Article V, Architectural Control, of the Maple Ridge Declaration of Covenants, Conditions and Restrictions, external changes or additions to a unit require submitting an Architectural Modification Request form to Lambeth Management and the Architectural Control Committee (ACC) and receiving approval prior to construction.

The standards and guidelines below are for some of the common items requested in the neighborhood. Other changes or additions will be considered by the ACC as submitted.

### **Fences**

- Fences will be in keeping with the two designs already existing in the neighborhood.
- Fences can only be at the rear of a unit. The height limit of 6' shall be consistent with other fences in the neighborhood and may not extend beyond the property boundary of your unit. Approval for installation will also depend upon the impact on lawn maintenance and the topography of the land. In no case shall the fenced area extend past the sides of the unit to which the fence is attached.
- Fenced in areas can contain patios and grass or landscaped areas. All areas enclosed within the fence, as well as the fence, must be maintained by the unit owner.
- If the homeowner no longer wants to keep their fence, it may be removed at the homeowner's expense.
- If fences are not maintained by the homeowner and become unsightly, the homeowner will be notified in writing. The Board reserves the right to impose fines if the fence is not maintained.

### **Handrails**

- Handrails can be installed on front steps if they are similar in style to other handrails in the neighborhood. Handrails must be wood and painted to match the exterior color of your unit.
- The handrails can be attached to walls or can be stand-alone rails attached to the brick stairs.

### **Porches and Patios**

- Porches and Patios approved by the ACC will be in keeping with the size and design of the porches and patios already located in the neighborhood.
- The construction materials shall be similar to those used on other porches and patios in the neighborhood including the same brick color.
- Locations and designs of porches and patios will be approved by the ACC based on aesthetics, topography and landscape maintenance.

### **Attic Fans**

- Attic fans must be installed on the rear of the unit; and only after approval by the ACC.
- The unit owner must agree to not only maintain the attic fan, but also pay for any water or other damage caused by the installation, operation, and or maintenance of the attic fan. This includes any additional cost that may be charged by the roofer when the unit is re-roofed.

### **Requests that are automatically approved:**

An Architectural Modification Request form must still be submitted.

- Front entrance door of a pre-approved type.
- Storm doors on the front or rear of the house that are of the pre-approved type shown on the Storm Door Specifications form.
- Window screens
- Duke Power Energy Saver Boxes

### **Requests that will not be approved:**

- Widening or narrowing of driveways
- Installation of parking pads
- Sidewalks
- Invisible dog fences
- Any changes to the original foundation of the unit as built by the developer

For any type of change or modification to your unit, please complete the **Architectural Modification Request** form that can be found on the Lambeth Management website at [www.lambethmanagement.com](http://www.lambethmanagement.com) under the Maple Ridge listing.