



Worthing Chase Homeowners Association, Inc.

Adopted September 8, 2011

Why have a Homeowners Association?

Associations are created for two reasons; to protect itself and its common area and to preserve the property values of the homes within it.

Through the Restrictive Covenants and a Property Management company, we are ensuring that your home, your neighbor's homes and your community will remain in the condition that it was intended.

Please find below a summary of the restrictions within your community, designed to protect your home. The Architectural Review Committee (ARC) under direction of the Board of Directors (BOD) has the right to require removal of any items that are not approved, anything they deem offensive that detracts from the overall appearance of the community or that interferes with the common area landscaping. For full details of each item listed, and other rules and regulations at Worthing Chase, please refer to the Declaration of Covenants, Conditions and Restrictions:

Use of Lots

- Lots shall be used for single family residential use only.
- A lot cannot be used for business purposes except for businesses that are not detectable from outside of the lot and does not generate vehicular or pedestrian traffic which exceeds normal levels within the community.
- The exterior maintenance of each single family lot is the responsibility of the homeowner. Repairs and maintenance must be done in a timely manner to protect the values of the homes within the Association. If a homeowner fails to perform necessary maintenance or repairs, the Association has the right to perform said work and charge the homeowner or fine until such repairs are made.
- The exterior maintenance of each townhome lot is the responsibility of the Association, as detailed in Article VI, Section 6.5.
- No noxious or offensive activity shall be conducted upon any lot or Common Area.

Vehicles

- Boats, buses, trailers, campers or recreational vehicles are prohibited from parking on common areas and streets within the Association. Such vehicles must be stored within a garage.
- Only licensed and operative vehicles, classified as passenger cars, station wagons, passenger pick-up trucks or passenger vans, may be regularly parked in driveways.
- Vehicles **are not to be parked** regularly on the roadways within the Association. In the townhome area the extra parking is **for visitors only**. No overnight parking by the owners is allowed in the visitor spaces unless prior arrangements have been made with Slatter Management. At no time are recreational vehicles or trailers allowed to be parked in the townhomes; parking pads, streets, or extra spaces. **Emergency vehicles must** have access to homes at all times and cars parked on the streets will interfere with their access.
- TOWING POLICY, ***at owners expense***– Townhome streets:
For the safety of the townhome community any homeowner can call the towing company for vehicles under the following conditions:



Worthing Chase Homeowners Association, Inc.

Impeding the flow of traffic; 2 cars being unable to pass on the townhome streets.

- **TOWING POLICY** - Townhome extra parking area:
Violating parking in the visitor spaces will be monitored by the Board of Directors and Slatter Management. Only those homeowners on the Board of Directors or with Slatter will be allowed to have towing enforced in this area. Please report any violations to Slatter Management at 336-272-0641.

Pets

- Common household pets may be permitted on a lot.
- Animals must be kept in compliance with all local laws.
- Breeding for commercial purposes is prohibited.
- Animals shall be kept on a leash if outside of the owners' lot.
- Owners shall clean up all pet waste on common property or a neighbor's yard.
- Pets must not become a nuisance to the occupants of other lots.

Pine Needles

The Association is responsible for laying a fresh layer of pine needles once a year in the townhomes and all common areas if funds are available, the Association is fiscally sound and Board approved. Pine needles may not be removed or replaced with an alternative style of mulch without prior written approval from the ARC.

Planters

Planters and artificial plants on the front porches are permitted provided as long as they are unobtrusive in size, shape and color. Plantings in such containers should be appropriate and must be maintained by the owner. Any dead materials must be promptly removed.

Planting in Existing Beds in the Townhomes

Homeowners are encouraged to further beautify existing beds around the unit with annuals. Please note that the Association will not maintain or replace flowers planted by homeowners. All other additional plantings, i.e., shrubs & trees, by the homeowner must be first approved in writing for the townhome and single family.

Creation of new Planting Beds

A written request must be submitted to the ARC detailing the style, location and content of the bed. Work may not be commenced until you have written approval from the ARC and work must be completed in a timely manner.

Plantings within the Privacy Fence

Plants or structures need not be prior approved within the area enclosed by a privacy fence. The ARC has the right to require removal of any plant or structure within the privacy fence that it deems to be offensive or that detracts from the overall appearance of the community.

Statues, Flags & Garden Ornaments

No flag or garden ornament above 2 feet high can be placed in the front yard of the townhomes unless approved by the ARC. All flags and garden ornaments in the Single Family are subject to removal if deemed obtrusive and offensive. Nothing can be put in the mowing area of the townhomes so it does not interfere with the landscaping of the yards by the Association.



Worthing Chase Homeowners Association, Inc.

Decorative Lights

A written request must be submitted to the Association detailing the style and location of the lights.

Seasonal Decorations

Seasonal holiday decorations shall be removed within 20 day after the holiday and should not be put up more than 30 days before the holiday. The ARC has the right to require removal of any decorations that it deems to be offensive, that detracts from the overall appearance of the community or that interferes with the landscaping of the yards in the townhomes.

Signs

No signs shall be placed or allowed to remain on any lot except for, one For Sale sign, or one other temporary sign to advertise a yard sale or other temporary activity on the lot. Such other temporary sign shall not be permitted to remain on any lot for more than 72 consecutive hours. Signs that display security systems are allowed in the natural area only. Signs advertising a business or organization are not permitted. No signs are allowed to be placed on any Common Areas.

Mailboxes

The only approved mailbox in the community is the original one. **No** mailbox or pole can be changed in any way.

House Numbers

The only approved house numbers in the community are the original ones. Any replacements have to comply with the original numbers.

Trash Cans

All trash receptacles, bags, and debris **must be stored in an enclosed structure** (i.e. garage, or ARC approved screened area) so as not to be on view from any street or any other lot. Trash receptacles may be placed at the curb the night before collection and must be removed from the curb on the day of collection.

Speed Limit

Speeding cars are a concern of everyone in the neighborhood. There are speed limit signs in the single family of 25 miles an hour. Please abide by them for the safety of all. Please travel at a slower speed in the townhomes as the streets are narrower. Always be aware of children playing in the community.

ITEMS THAT ARE NOT ALLOWED ANYWHERE IN THE COMMUNITY

Outside clothes lines, running a day care out of your home, chain link fences, metal buildings, temporary structures, mobile homes, manufactured homes.



Worthing Chase Homeowners Association, Inc.

ARCHITECTURAL GUIDELINES

Adopted September 8th, 2011

Architectural Control Unless otherwise specified by the Declaration or this Guide all proposed modifications to homes and lots within Worthing Chase **require** application to and **prior** approval of the Architectural Review Committee (ARC). Where this guide specifically permits an owner to proceed without prior approval, such permission shall only be effective as long as the owner complies with the requirements of this guide.

Any change done to the outside of a unit or lot without written approval from the ARC could result in a hearing before the Board of Directors, possible fines and the change having to be removed at the homeowner's expense.

The following actions require specific prior approval by the Architectural Review Committee, and will be approved or disapproved on compliance with the Declarations, these Guidelines and/or the aesthetic discretion of the Committee.

All requests **must** be submitted in writing using the Architectural Approval Form. Under no circumstances will telephone request be accepted.

The ARC has 30 days from receipt of the request to approve/deny or request additional information. Approved work must be completed within one year or the homeowner will be required to resubmit the architectural request as the approval will be withdrawn.

All approved work is subject to inspection by the ARC once completed to ensure all changes and/or work done matches what was requested and approved.

The following guidelines apply, in general, to all construction projects:

Duration: Once construction is commenced, it shall be diligently pursued to completion. All work shall be completed within one year of commencement unless otherwise specified in the notice of approval or unless the ARC grants and extension in writing.

Utilities: Any utility additions must be underground and adhere to County code for such utilities.

A description of the planned project must be provided to the Architectural Review Committee and **must** contain the following information as applicable:

Size and measurements of structure	Height
Roof design	Roof material
Wall Material	Quantity
Exterior finish	Utilities (electric, water, sewer)
Location	Diagram of proposed construction
Estimated length of construction	Plat of lot with location of construction shown



Worthing Chase Homeowners Association, Inc.

Permits

It is the homeowner's responsibility to assure proper compliance with local and state covering bodies in regards to regulations and permits required for any work done on their lot.

Drainage

It is the homeowner's responsibility to ensure proper drainage in the areas work is being done in and the work won't adversely affect any common area or neighboring property.

Storm Doors

Written approval is needed to install a storm door in the Townhomes or Single Family. The request should detail the color and style of the door. A picture of the door should be included. The doors should blend well with your home and not obscure the house numbers from the street. Only full view storm doors will be approved.

Satellite Dishes

Satellite dishes should not exceed 36" in diameter and are automatically approved as long as the dish is placed in a location as not to interfere with an adjacent lot or be visible from the street. If reception can only be achieved by either of these conditions, documentation is required from the dish company and must be provided to Slatter Management upon installation. Dishes installed on the roof of a townhome unit will void the roof warranty for that section of the roof.

Outbuildings Single Family Only

Size: No greater than 10'x14', unless approved by the ARC(adopted June 15, 2017 by BOD).

Height: Overall-no greater than 9'. Maximum eve height is 6'.

Roof Design: Single pitch roofs are not permitted.

Roof Material: All outbuilding roofs must be constructed of shingles that match those of the house.

Quantity: Only one outbuilding is permitted per lot.

Wall Material: Exterior walls must be constructed of either hardboard or vinyl siding to match the home, T-111 exterior plywood (or other exterior siding with 6-8' on center exterior grooves similar to T-111 plywood) painted the same color as the house. No particleboard, standard plywood, cinder block, or metal material is allowed.

Exterior Finish: All outbuildings must be trimmed and painted, in their entirety, in the same quality materials and colors of the home.

Utilities: Any utilities facilities (electric, water, sewer, etc.) providing service to an outbuilding must be underground and adhere to standard building code for such facilities.

Foundation: A poured concrete foundation is preferred. Concrete blocks are acceptable if screened with lattice underpinning and/or landscaping.

Location: Outbuildings are to be placed in the rear yard of a lot and are subject to the following restrictions:

1. If an outbuilding is to be placed in the rear of a lot, the rear property line must be at least (3) times larger than the outbuilding dimensions. For example: an 8'x8' outbuilding placed in the rear of a lot requires a minimum of 24' rear property line.
2. Outbuildings must be placed off of the property line in compliance with local zoning regulations, and must contain sufficient clearance around all sides to permit appropriate maintenance.
3. Outbuildings must be placed no less than 50' from the property line adjacent to the street side of a corner lot.



Worthing Chase Homeowners Association, Inc.

Driveways

Material: Driveway additions must be constructed of concrete.

Encroachment: A 2' minimum setback must be maintained from all property lines. Situations not permitting this setback will be reviewed on a case-by-case basis.

No painting of driveways or sidewalks are permitted.

Basketball Goals

Permanent basketball goal approved material: Professional metal pole with fiberglass or Plexiglas backboard. Portable basketball goals should be stored behind the front building line of the house, behind the house or in the garage when not in use.

Quantity: No more than one (1) basketball goal permitted on any lot.

Permanent basketball goals must be located at least 15' from the road. Backboards may not be attached to the house. The goals must be oriented so that play occurs on your own property.

Fences

Material: 6' Dog Eared and 6' scalloped style fence are the allowed styles.

Finish: All fences shall be stained with a color consistent with those currently within the community, a color approved by the ARC or be made of white vinyl. No other colors will be approved and paint is strictly prohibited. Stain color **must** be indicated on form homeowner is submitting for approval.

Location: It is preferred to have the fence installed on the property line. The fence cannot extend nearer to any front street than 1/2 way past the rear line towards the front of the home on that lot. The smooth side of the fence should always be the exterior view and the framing and support structures need to face the interior of the property. It is the homeowner's responsibility to make sure the property is clearly and correctly marked before installing the fence.

Maintenance: The homeowner is responsible to maintain and repair both sides of the fence. Any change to the fence must first be approved in writing by the ARC.

Fences that will join or be "shared" with a neighbor's fence will require approval from both parties in writing and should be submitted with the request.

Townhome fence: **must** have the appropriate gate or removable section large enough for repair equipment to gain access to your lot. Townhome fences must stay on the owner's property and not encroach onto any portion of the Common Area.

The ARC will **not** approve and specifically prohibit the following: Chain link fencing, except dog kennels and dog runs that may be constructed out of chain link if the kennel or dog run is screened by an approved fence and the height of the dog kennel is not in excess of the height of the approved fence.

Patios and Decks

All patios and decks have to be submitted with the appropriate paperwork to the ARC committee to be approved. Wood decks should be of natural stained wood only. Patios in the Townhomes must remain on the homeowner's property and will not be permitted to encroach onto the Common Area. Patios need to be set back at least 6" from the property line. All decks and patios must have a scaled drawing of the house with the location of the deck or patio clearly marked.

Hot Tubs

All hot tubs need approval to be installed. The hot tub has to be set on an appropriate concrete pad or adequate wood framing. A scaled drawing showing the location of the hot tub to the house must be submitted. If approval



Worthing Chase Homeowners Association, Inc.

is granted for a hot tub, it **is required it be behind a privacy fence**. In consideration of neighbors, all hot tub noise must be kept to a respectable level. The hot tub needs to be properly maintained.

Pools Single Family Only

In-ground and above ground pools are permitted as long as the following rules are followed. An architectural application must be approved by the ARC committee before work can begin. Size and location of any pool subject to individual lot review by the ARC.

All applications must include:

- a. Plat of survey showing the proposed location.
- b. Drawing of location of pool
- c. Specs showing types, size, color, make and model of pool.
- d. The area of all structures may not exceed 35% of property

CONSTRUCTION:

The permitted types of above ground pool construction consists of steel, resin or aluminum and be of a semi-permanent nature. Above ground pool and components will be neutral in color (such as beige, tan, or gray).

Soft sided or temporary pools do not require approval, but are only allowed between Memorial Day and Labor Day and are **required to be behind a privacy fence**.

1. INSTALLATION:

Pools shall be installed and incorporated into existing deck near the rear of house. The deck needs to completely enclose the pool. Pump and filtration units will be installed in a wood or vinyl structure.

2. GRADING

Any residual dirt left over from the leveling process must be removed at the homeowner's expense.

3. FENCING

Any homeowner that wishes to install a pool must have perimeter fencing around their property even if the pool has an attached fence. All fencing rules and regulations apply.

4. NOISE

In consideration of neighbors, all pool **noise must** be kept to a respectable level, especially during the evening hours.

5. SANITATION

During the season, all pools must be kept clean and sanitized at all times. During the off season they must be covered and winter sanitation must be utilized.

6. NON-USE

Any pools that have not been used or properly maintained within 12 months must be removed from the property at the homeowner's expense.

7. FINAL INSPECTION – A final inspection will be required by the ARC once all building is completed.



Worthing Chase Homeowners Association, Inc.

Common Area

No homeowner has the right to alter common property. No structure modification or alteration to any unit or lot shall be performed without first obtaining the written consent of the ARC. The ARC has total authority to withhold consent on any modification if a majority of the Board deems that such modification would in any way adversely affect the home or adjacent homes. No owner or tenant shall cause any object to be fixed to the common property (including the planting of any plant material) or in any manner change the appearance of the common property.

Worthing Chase Homeowners Association

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