

BETHANY HOMEOWNERS' ASSOCIATION

ARCHITECTURAL GUIDELINES

Architectural control guidelines are intended to help maintain the theme and appearance of our neighborhood. Changes or additions to your home or lot will require applying to the Architectural Control Committee (ACC) for review and obtaining written approval prior to construction. In addition, many projects will also require 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.

Additional information can be found in our Declaration of Covenants Article V Architectural Control and Maintenance.

A. Fences:

1. It must be attached to the home and are restricted to backyards. Homes on a corner will need to have the fence setback from the easement.
2. It must be no more than 4 feet high.
3. It must follow the contour of the property and not extend into the common area.
4. Access to the common area cannot be restricted by the placement of the fence.
5. Aluminum fencing is the only kind of fence permitted. Color can either be black or bronze.
6. Request for fence approval must show material used, specifications, color and proposed fence boundaries in relation to property lot line and homes (to scale).

B. Porches, Patios, Gazebos and Backyard Structures:

1. It must be designed and constructed to match or complement the home, including roofing (where applicable), siding and trim.
2. It 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.
3. Porch colors, trim and roofing must match or blend with those of the home.
4. Decks are not permitted.
5. Playhouses that are permanent are not permitted.

6. Doghouses are not permitted.
7. Above ground swimming pools are not permitted.
8. Swing sets are permitted with Board approval.

C. Driveways:

1. It must be constructed of concrete.
2. Driveway expansions are not permitted without Board approval.

D. Permanent Walkways:

1. It must be constructed of concrete or materials commonly sold at building supply centers for driveway, patio or walkway construction.
2. It must be the same material and architectural style as existing driveway, walkway, patio or steps to appear to be an integral part of the home, yard or landscape.
3. Steps should be constructed in same material as home or constructed using natural stone.

E. Garages and Home Additions:

1. It must be constructed of the same materials as the home, including siding, shingles, trim, etc.
2. Design must be the same architectural style and design of the existing home, including roof pitch, windows doors, colors, etc.
3. 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.
4. 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 during construction.

F. Accessory Buildings, Mobile Homes, Manufactured Homes, Temporary Structures, Etc.

1. Refer to Article IV section 9.

G. Changes to Home Exterior:

1. For any request to change exterior siding, a sample of the proposed type of material must be submitted along with specifications.
2. Aluminum and Vinyl siding are not permitted.
3. Approval must be received from the committee prior to construction or renovation.

H. Outside Antennas:

1. Refer to Article VI section 7.

I. Poles:

1. Permanent freestanding flag poles are not permitted. House mounted flags limited to one per household.
2. Permanent freestanding pole mounted yard lights over two feet are not permitted.
3. Satellite mini disks will be allowed per FCC standards. Disk larger than 24" diameter will not be permitted

J. Signs:

1. Refer to Article VI section 6.

K. Mailboxes:

1. All mailboxes must conform to the existing mailboxes in the community
2. No decals or stick-on letters are allowed.
3. Maintenance of the mailbox is the responsibility of the homeowner.

L. General Landscape Standards:

1. 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 the community.
2. General landscape improvements or plantings need not be approved.
3. Should the homeowner desire to landscape areas adjacent to his/her property that are part of the common area or easement, it must first be approved by the committee. All costs are the responsibility of the homeowner.
4. No elevation changes shall be permitted which materially affect the surface grade of the surrounding lot, unless approved in writing from the committee.
5. Trees which have a diameter more than 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.
6. Water hoses are not permitted for lawn irrigation.
7. Permanent landscape lighting is permitted for white lights only. See exception in section M, number 2.

M. Seasonal Decorations:

1. Refer to Article VI section 4.
2. Landscape lighting may be changed to different colors during the months of October, November, and December only.
3. Decorations that play music or emit a noise of any kind are not permitted.