The Gates Home Owners Association
Architectural Control Committee
Neighborhood Guidelines

(Rev. G Updated 7Nov25)

The intent of this document is to give homeowners guidance on various aspects of external home maintenance, upkeep and organization that align with the expectations of the HOA. These guidelines aim to keep our neighborhood looking appealing, pleasant to live in and maintain property values for everyone in it. This document is a supplement to the full set of Covenants, Conditions and Restrictions (CCR) for the community. The full CCR can be found on Lambeth's website: https://lambethmanagement.com/wp-content/uploads/2017/10/gates-restated-declaration.pdf .

Parking

To maintain safe and usable roads the below guidelines outline the neighborhood requirements for parking of both residents' vehicles and those of visitors.

- All vehicles owned by The Gates residents should be parked in the home owner's garage or driveway whenever space is available rather than on the street. Parking on the street should be reserved for visitors or temporary homeowner use but should not be used as a permanent parking solution for homeowners' vehicles.
- Visitors to a residence may park in the street if there is no driveway parking available. If a visitor is staying for longer than 7 days, then their vehicle parking should follow the same guidance as the homeowner and be parked accordingly.
- Per City of Greensboro ordinances, residents and visitors should not park any vehicles within 25 feet of any road intersection within the neighborhood to maintain clear visibility and movement for traffic.
- Larger secondary vehicles such as trailers, boats or RVs should not be stored at a residence. Offsite storage facilities should be used for this. These vehicles may be parked temporarily at residences for loading/unloading/packing. This temporary parking should not be greater than 24 hours at the beginning and/or end of a trip. For periods longer than this the resident should request approval from the HOA.

Waste Collection

Greensboro City has clear regulations on the use of waste bins and collections that they administer and that all residents should adhere to. This link to the Greensboro City guidance gives all information pertaining to the collection and handling of waste bins, https://www.greensboro-nc.gov/departments/field-operations/trash/residential-collection/gso-collects. The City uses the "7-7-7" rule:

- Place your waste containers at the curb no earlier than 7:00PM on the evening prior to your service day
- Have your containers at the curb no later than 7:00AM on the day of service
- Remove your containers from the curb no later than 7:00PM on the day of service

The Gates HOA have further guidelines on storage of waste bins between collections below:

- Waste bins should be kept in good clean working order and should not show excessive debris on the exterior of the bin.
- Waste bins should be stored away from the street in a place where they are not visible directly from the street or front sight lines of neighboring lots. If no suitable place can be found an enclosure should be approved and constructed for housing the waste bins at the resident's expense.

Lawn and Front Yard

In order to maintain curb appeal and keep the neighborhood neat and tidy the below guidelines have been created. It is understood that not everyone's yard is the same thus these general guidelines give a broad understanding of the upkeep expectations.

- Lawns should be mowed regularly to maintain a neat appearance.
- Lawns should be kept as weed free as possible and should be treated accordingly.
- Garden beds should be regularly weeded and plants should be pruned to maintain a neat appearance.
- Mulch should be tended and replaced as needed so that bed coverage is maintained year-round.
- Yard waste should be removed promptly and stored out of street view until collection or disposal.

Home Rentals

The following apply to rentals:

Short-Term Rentals:
Short-term rentals are limited to two 2-week periods per year, each at the time of the two High Point Market events (Spring Market and Fall Market). City of Greensboro Short-term Rental Requirements also apply.

Long-Term Rentals (LTR):
Part 1: Long-term (1 year or more) rentals are limited to no more than 10% of the homes in the community (four homes). Approvals will be on a first come first served basis.
Part 2: A home must be occupied by the owner for a minimum of 12 months before it can be eligible for long-term rental.

Anyone desiring to rent out their home for a long-term rental should send a request to Lambeth Management for approval.

Visible Services and Accessories

To keep neighborhood wide consistency, the below guidelines pertain to external service equipment and accessories should be adhered to and any exceptions should be approved by the architectural control committee.

- There should be no visible antenna, radio masts, towers, etc. installed.
- Satellite dishes up to 18” are permitted but should be located where they are least visible to the street.
- Flag poles may not exceed 20’ and should be kept in good working order.
- Free standing poles i.e., lamp posts, should not exceed 8’ and should be in harmony with the residential and neighborhood design.
- Trees in excess of 6” in diameter (measured 2’ above ground) shall not be destroyed or removed without prior Architectural Control Committee approval.
- Mailboxes should meet neighborhood design standards and should be consistent with the overall neighborhood.
- Basketball goals to be installed (or located) at back of homeowner’s drive to be less visible from street. No portable or fixed goals to be located on the street.
- Trampolines should not be located at the front or sides of the house and should be kept in good working order.
- No fixed above ground swimming pools are to be installed.

Back Yard and Garden

The below guidelines pertain to the overall look and what can be included in a resident's back yard. The above-mentioned lawn and garden guidelines for the front yard also pertain to the backyard.

- No livestock (beyond pets) should be kept anywhere on the residential property.
- No animal enclosures should be built anywhere on the residential property without the approval of the Architectural Control Committee.
- No vegetable gardens or plants bearing vegetables are permitted to be planted between the front line of dwelling and street.
- All fencing should be approved by the Architectural Control Committee and should have consistent design with the existing neighborhood.

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SECTION 6. Signs. Except for signs erected by Declarant or the Association within any Common Elements and signs erected by Declarant on Lots owned or leased by Declarant advertising the sale, lease or other promotion of Lots and dwellings constructed thereon within the Properties, no sign, permanent flag or flag pole shall be placed or allowed to remain on any Lot except for one (1) "For Sale" or "For Lease" sign, or one other temporary sign to advertise the name of a contractor performing services at the time of such display, a yard sale or other temporary activity on the Lot, and such other temporary sign shall not be permitted to remain on any Lot for more than seventy-two (72) consecutive hours. No sign deemed by Declarant or the Association to be a nuisance or a detriment to the properties shall be permitted or allowed to remain on any Lot within the Properties. No sign shall not be greater than six (6) square feet in surface area.

SECTION 7. Outside Antennas. Except for "dish" and antennas designed to receive direct broadcast satellite service, including direct to home satellite service, one meter (39") or less in