

# **ADAMS FARM COMMUNITY ASSOCIATION**

## **Architectural Guidelines For Homeowners**

Plans for any external modification of your house or property must be submitted and approved in writing by the ARC prior to beginning any project. There are no verbal approvals.

December, 1999

All Adams Farm homeowners signed an Offer to Purchase and Contract when closing on their property. This bound them to the Covenants, By-Laws, Rules and Regulations of our community and made notice of the same as follows:

### **OFFER TO PURCHASE AND CONTRACT**

#### **1. REAL PROPERTY**

Note: Prior to signing the offer to Purchase and Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit the use of the Property, and to read the Declaration of Restrictive Covenants, ByLaws, Articles of Incorporation, Rules and Regulations, and other governing documents of the owner's association and/or the subdivision, if applicable.

## **ADAMS FARM ARCHITECTURAL STANDARDS FOR HOMEOWNERS**

Adams Farm has been planned to be the most distinctive and unique community in the Piedmont area. Only the best architecture, design, and landscaping features will be approved in order to create a context in which individual tastes will not be sacrificed, but blended in such a way that the overall property values will be protected. To accomplish these goals, protective restrictions have been established.

An Architectural Review Committee (ARC) composed of property owners has been established to implement these Standards. Although the Standards contain a listing of specific requirements to be followed, the very nature of design is a somewhat arbitrary process and not an exact science. Consequently, the ARC will exercise judgment in cases where they feel it is warranted. No two sites are alike, and a design solution on one site is not necessarily appropriate to another.

The ARC is comprised exclusively of volunteers. As we are certain you have taken ample time to carefully consider the change you wish to make, please understand that the Committee needs time to review your request as well. Although the General Covenants allow them thirty (30) days to respond, they will make every effort to respond to you within ten (10) working days. A written Certificate of Appropriateness will be issued to you following their review. If the request is denied and the property owner feels there are extenuating circumstances that warrant a further review, a written request can be made to the Adams Farm Community Association Board of Directors.

Please remember that violation or disregard of the established General Covenants may well result in the Community Association having to take corrective action at the expense of the property owner.

All requests for architectural reviews, with the required information, should be submitted directly to the Manager of the Adams Farm Community Association; not to an ARC member or member of the Community Association Board of Directors.

Adams Farm Manager's Office  
1346-A Steeplechase Apartments  
Greensboro, N.C. 27407  
(336) 455-1582

The following pages cover the most common areas of activity and concern. The information that follows should address nearly all the questions you may have regarding a proposed change to your property. You should also refer to the General Covenants from which the following information is derived. Please remember that many of the following items will require that you apply for a building permit (separate process you and your builder must handle) from the City of Greensboro. A Certificate of Appropriateness is not a substitute for a City building permit!

## GENERAL ARCHITECTURAL STANDARDS

All approved structures must be properly maintained as specified in the Covenants, restrictions & affirmative obligations applicable to all properties in Adams Farm.

### A. FENCES

- Must attach to the back of the house and are restricted to backyards. Homes on corner lots are required to have the fence "set back" from the side street as well.
- Shall be no more than 4 feet high, except that posts and/or decorative tops may extend up to 6 inches above the fence top level. Fences above this height will not be approved.
- Shall not extend into Adams Farm Community property.
- Shall be constructed of pressure treated wood or vinyl.
- Color should be left natural or stained, but, if painted, white or a subtle color that compliments the home colors must be used.
- Supporting structure of the fence must face inward toward the property owner requesting permission to build the fence such that in all cases the most attractive view must face his neighbors' property.
- Chain link or other types of metal fencing are prohibited except that anodized black or dark green wire may be allowed on the inside of a wood fence.
- It is required of the homeowner to maintain the fence in its original condition free of mildew, fresh in appearance, and structurally sound. It is also the responsibility of the property owner to maintain the landscaping on both sides of the fence.

### B. DOG RUNS

- Must meet the above requirements for fences. Chain link or wire runs are prohibited.

### C. DOG HOUSES

- 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 (4 1/2) feet in height.
- Must be painted or stained to match the home or blend in with surrounding landscaping.

### D. ACCESSORY BUILDING/PLAYHOUSES

- Only one, small accessory building (maximum 8x8 on the foundation) is allowed per residential lot, provided it is aesthetically pleasing and adequate space is available. If a detached garage, playhouse, or other structure already exists on the property, no additional accessory buildings are permitted. A recommended model is available by a local builder, for details contact your ARC representative.
- 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, colors, etc.
- Requests for approval must show the proposed structure in relation to property lines and home (to scale) as well as elevation views illustrating roof lines.
- No open, exposed foundations are allowed. A comprehensive landscape plan may be used to obscure the foundation if it meets the Association Landscape Standards. Otherwise, the foundations must be solid brick, stucco or parged concrete block.

### E. DECKS, PORCHES, PATIOS AND GAZEBOS

- Must be designed and constructed to match or compliment home, including roofing (where applicable) 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 lumber, siding, brick, stone, concrete, etc. Appropriate hardware must also be used.

- Porch colors, trim and roofing must match those of the home. In certain cases, white may be allowed as a substitute for matching the home color.
- Must also conform to individual neighborhood restrictions, i.e., Bridle Ridge must have brick supports for their decks.
- Pre-manufactured patio rooms and enclosures are strictly prohibited.

#### **F. DRIVEWAY EXPANSIONS**

- Must be constructed of same material as existing driveway.
- Existing driveway entrance at the curb must remain the same width. Widening should begin at the first expansion joint of the existing driveway and gradually curve or slant out to the approved new width.

#### **G. PERMANENT WALKWAYS**

- 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 and landscaping design.

#### **H. 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, colors, proportions, etc.
- Requests for approval must show the proposed structure in relation to property lot lines and home (to scale) as well as elevation views illustrating roof lines.
- Garages/home additions must not negatively impact on neighboring houses or overcrowd the property.
- 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.

#### **I. CHANGES TO EXTERIOR OF HOME (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. This should include the mil thickness of any vinyl siding proposed. Aluminum siding will not be approved.
- Color samples must be submitted showing the base and trim colors, or finish requested. The color palette is restricted, no extremely bright, offensive or jarring colors will be approved.
- Color changes must be compatible with the surrounding neighborhood and cannot be similar to adjacent homes.
- Failure to comply will result in AFCA hiring a painting contractor to repaint the house in a suitable color and placing a lien against the property owner for all costs incurred by the AFCA.

#### **J. POLES, DISC AND MASTS**

- No external antenna, radio mast or tower, etc. is permitted on any residential lot.
- One flagpole may be erected but may not exceed (20 feet) in height.
- Any freestanding pole-mounted yard light (lamp) may not exceed 8 feet above grade.
- One television disc may be installed on a property providing it is no larger than 18 inches in diameter. Requests for approval must indicate the requested location and the disc must be as unobtrusive as possible.

#### **K. CONCEALMENT OF UNSIGHTLY OBJECTS**

- Boats, jet skies, lawn tractors, trailers, motor homes, motorcycles and over-sized vehicles must be concealed from view.
- Trash cans may be stored at the side of the house as discreetly as possible.

**L. MOTORIZED BIKES**

- Motorized bikes may not be ridden on any Adams Farm Common Property. Common areas are private property owned by the Adams Farm Community Association.

**M. CAR PARKING**

- Each property owner must provide space for the parking of automobiles off public streets.

## UNIFORM SIGN REGULATIONS

The following rules apply only to signs on private property. No signs shall be placed on the parkways or common areas except during the event and only at the entrance to the affected neighborhood twenty-four (24) hours prior.

### A. SIZE AND APPROVAL OF SIGNS

- Any sign erected should not exceed 6 square feet in size. Any exceptions to this requirement must be approved, in advance, by either the ARC or by the Association Manager. THIS ALSO APPLIES TO ALL REAL ESTATE SIGNS.
- Any sign erected on either common area or on a residential lot must first be approved by either the ARC or the Association Manager. EXCEPTION: Signs announcing a yard sale or garage sale need not be approved in advance as long as the other requirements of this section are met. Must meet time limitations (SEE SECTION B).
- No more than one sign may be placed on a residential lot. This includes real estate signs. Multiple signs will be removed by the Association and discarded.

### B. TIME LIMITATIONS FOR ERECTION OF SIGNS

- With the exception of real estate signs, political signs and those granted special allowances, no sign may be erected more than twenty-four (24) hours prior to the event being advertised. Yard sale signs may stay up no more than five (5) days prior to the event and must be placed only on the owner's private property.
- All signs must be removed immediately after the event by the party that erected them. Failure to do so may result in the Association having them removed and the responsible party billed for this service.

## **GENERAL LANDSCAPING STANDARDS**

Yards and landscaping must be kept neat and tidy, free of clutter, cars, motor homes, trailers, boats, jet skies, motorcycles and trash cans, over-sized vehicles, etc.

### **A. BASIC DESIGN CONCEPTS AND LIMITATIONS**

- The individual taste and desire of the homeowner shall be respected as long as the design and landscaping scheme do not present a hazard to other members of the Community nor adversely affect property values in the community.
- It is not necessary to obtain ARC approval for normally acceptable landscaping work such as yard seeding, planting of trees and shrubs, installation of ornamental objects (rocks, planters) or borders on the property of the homeowner.
- No trees measuring six (6) inches or more in diameter at a point two (2) feet above ground level may be removed without ARC approval.
- Should the homeowner desire to landscape areas adjacent to his/her property that are part of the common community property, or along an easement such as the bike path, it must first be approved by the ARC or by the Association Manager. The homeowner must fully understand that no cost for such work shall be borne by the Association, including any repair or maintenance work to such landscaping that may become necessary at a later date.

### **B. USE OF LANDSCAPING TO SHIELD ITEMS OR OBJECTS FROM VIEW**

- When the homeowner elects, or is directed by the Association, to use landscaping to shield items or objects from public view, the landscaping scheme must be approved by the ARC in advance of planting. This would apply to the use of landscaping to shield open foundations of accessory buildings; to shield dog runs from public view along the parkways or bike paths; to obscure propane tanks (larger than 20 pounds) used for fireplace inserts; etc.
- Landscaping items used as a shield must obscure at least 50% of the item or object being covered when planted and 100% within two years of planting (i.e. a shrub shielding a 4 foot high propane tank must obscure at least 2 feet when planted and 100% within two years).

## **MAILBOXES REGULATIONS**

All mailboxes and needed repairs to mailboxes can be purchased through the Association Manager. Should a homeowner desire to erect or repair his or her own mailbox, these sections will apply.

### **A. UNIFORM DESIGN REQUIREMENTS**

- All posts must be pressure treated wood, 4x4 inches.
- Post height must comply with the U.S. Post Office requirements.
- There must be a 1/2 inch thick, flat surface to support the actual box.
- Letters/numbers must be 2 1/2 inches in height, carved into the post, painted black, and must be kept free of obstruction.
- NO DECALS, STICK-ON LETTERS/NUMBERS, OR OTHER CARVED SIGNS ARE ALLOWED.
- COLOR OF POST MUST BE GLIDDEN IVORY SAMPLER. NO OTHER COLORS ARE ALLOWED.

### **B. MAINTENANCE OF MAILBOXES**

- Maintenance of mailboxes is the responsibility of the homeowner. It is recommended that the mailbox and post should be painted at least every 2-3 years.
- In the event maintenance is needed and not performed, the Association Manager, by direction of the Association Board of Directors, will have repairs made and billed to the homeowner.

## **PROCEDURE FOR HANDLING ARCHITECTURAL VIOLATIONS**

When it has been determined that a property has a suspected violation of the architectural procedures or standards, the following sequence of action will be taken to remedy the situation:

1. The AFCA Manager will immediately mail a form letter advising the property owner that it is suspected that the property is in violation of the Adams Farm Architectural Review Standards. Contact must be made within seven (7) days including a request for architectural approval if one has not yet been filed. The letter will further state that failure to comply with this request will result in legal actions and the property owner will be financially responsible for all costs incurred in defending the position of the AFCA.
2. In the event that the property owner fails to make this contact or having been denied approval but continues with the property modification, the AFCA attorney will then be instructed to send a letter advising the owner that failure to comply with the Architectural Review procedures or decision within 10 days will result specific legal action to gain compliance.
3. In the event of a violation, the Adams Farm Community Association maintains the right to go onto the homeowner's property to correct the violation at the expense of the homeowner, i.e. Declaration of Rights, Restrictions Affirmative Obligations and Conditions Applicable To All Property in Adams Farm, Article V, Articles 4-6.

THESE ARCHITECTURAL STANDARDS HAVE BEEN REVIEWED AND APPROVED BY THE ASSOCIATION BOARD OF DIRECTORS.

Pamela Alexander, President

Brian Shoemaker, Vice-president

November 5, 1999

### **GENERAL SUGGESTION**

**DO NOT APPLY IF YOU ARE DELINQUENT  
IN YOUR HOMEOWNERS DUES.**