

Del Webb®

At TRADITIONS

RESIDENTIAL DESIGN GUIDELINES

Wake Forest, North Carolina

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Contents

I.	Introduction	5
II.	Residential Design Guidelines	6
A.	Overview	6
1.	General Notes	6
2.	Items That Can be Attached to House, With Approval.....	8
3.	Prohibited Structures	8
B.	Architectural Review Process and Requirements	9
1.	Modifications to be Reviewed:	9
2.	Requests for Changes and Additions	9
C.	Modifications to Private Area	12
1.	Definitions	12
2.	Landscaping Modification.....	13
D.	Items Not Needing Approval	13
1.	Some Plants and Shrubs	13
2.	Some Portable Barbecues/Gas Grills	14
3.	Holiday Decorations.....	14
4.	Signage	15
E.	Fast Track Items	16
1.	Attic Fans	16
2.	Flag Mounts & Flags.....	16
3.	Front Private Area Hardwood Tree Replacement of Dead/Diseased Trees (Not Street Trees)	16
4.	Exterior Fans	17
5.	Gutter Guards	17
6.	Hose Reels.....	17
7.	Invisible Fences.....	17
8.	Irrigation Systems	17
9.	Knox HomeBox.....	17
10.	Landscape Edging	18
11.	Motion Detection/Sensor Lighting.....	18
12.	Solar Tubes & Sun Tunnels	18
13.	Storm Doors & Screens.....	18
14.	Bird / Squirrel Feeders and Houses.....	19
F.	Modifications to House Exterior and Hardscape	19
1.	Additions to House.....	19
2.	Antennas for Video and Radio Reception and/or Transmission	20
3.	Air Conditioner/Heater.....	21
4.	Awnings	22
5.	Barbecue Grills – Charcoal/Gas/Propane.....	22
6.	Courtyard Driveway Modifications	22
7.	Covered Lanai Modifications/Enclosures	22

8.	Doors – Doggie	23
9.	Doors – Front Entrance	23
10.	Doors – Garage.....	24
11.	Doors – Rear.....	24
12.	Drainage	24
13.	Exterior Paint Colors and Façade.....	25
14.	Painting of Foundations	27
15.	Fencing & Railings.....	28
16.	Fountains	29
17.	Front Entry/Rear Patio Concrete Coverings.....	29
18.	Generators	30
19.	Landscape Walls	30
20.	Lighting - Exterior.....	31
21.	Lighting – Low Voltage/Solar.....	31
22.	Lighting – Security Lighting.....	32
23.	Lightning Protection Systems	32
24.	Noise Mitigation Screen.....	32
25.	Patios & Decks	33
26.	Pavers	34
27.	Pergolas, Trellises, & Arbors	35
28.	Security Cameras.....	36
29.	Screening & Screens	37
30.	Shutters.....	37
31.	Skylights.....	37
32.	Solar Panels	38
33.	Spas	38
34.	Wheelchair/Accessibility Ramps	39
35.	Windows.....	39
36.	Radon Mitigation System.....	40
G.	Landscaping Modification Requirement and Guidelines	40
1.	General	40
2.	Architectural Features	42
3.	Decorative Items	42
4.	Gardens.....	44
5.	Ground Cover.....	44
6.	Landscape Edging - Stone.....	45
7.	Shrubs.....	45
8.	Trees.....	46
III.	Non-liability for Approval of Plans	47
IV.	Enforcement of Instruments	47
A.	Non-Compliance by Homeowner	47
B.	Appeal of Decision	47
Appendix A	Modification Request Form	48
A.	Details for Submittal	48
B.	Attachments	48
Appendix B	Approved Entrance Door Style	52

Appendix C	Fast Track Forms.....	54
	Fast Track – Attic Fan	55
	Fast Track – Bird & Squirrel Feeders and Houses	56
	Fast Track – Flag Mounts & Flags	57
	Fast Track – Front Private Area Hardwood Tree Replacement - Not Street Trees	58
	Fast Track – Exterior Fans.....	59
	Fast Track – Gutter Guards.....	60
	Fast Track – Hose Reels	61
	Fast Track – Invisible Fence	62
	Fast Track – Irrigation Systems	63
	Fast Track – Knox HomeBox	64
	Fast Track – Landscape Edging.....	65
	Fast Track – Motion Detection/Sensor Lighting	66
	Fast Track – Solar Tubes/Sun Tunnels	67
	Fast Track – Storm Doors & Screens	68
Appendix D	Courtyard Driveway Maximum Dimensions	69
V.	Document Control	71
A.	Changes History.....	71

I. Introduction

Del Webb at Traditions is an active adult community designed to respect the visual character of the community, minimize environmental impacts and maximize water and energy conservation principles. To preserve and enhance these principles, these Residential Design Guidelines were established to maintain certain standards by which the community may grow, develop and improve.

The Residential Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping, upkeep and maintenance and relevant criteria for the construction or addition of improvements of any nature. They also establish a process for judicious review of proposed new developments and changes within the Community. If a modification to the exterior dwelling or property is not specifically listed or stated as allowed in the Residential Design Guidelines, the assumption should be made that such a modification is not allowed.

The Del Webb at Traditions Homeowners Association (HOA) Board of Directors has adopted the Residential Design Guidelines pursuant to the Declaration of Covenants, Conditions, and Restrictions for Del Webb Traditions (CC&Rs), which have been recorded in the Offices of the Wake County and Franklin County Register of Deeds. The Residential Design Guidelines will be enforced by the HOA's Community Manager.

The Residential Design Guidelines are only applicable to homeowners' properties at Del Webb at Traditions. To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Residential Design Guidelines or the CC&Rs, the government standards shall prevail. To the extent that the local ordinance is less restrictive than these Residential Design Guidelines, and any standard contained therein, or the CC&Rs, these Residential Design Guidelines and the CC&Rs shall prevail.

Modification Requests for a property, except those required to correct a violation, will not be considered if the homeowner has been sent a notice from the HOA or its designee that their property is in violation of the CC&Rs, the Residential Design Guidelines, or any other controlling document (e.g., Rules and Regulations, Common Area Design Guidelines) and the violation is still outstanding.

Any resident performing a modification to their home or grounds without prior approval of their Modification Request by the ARC is subject to a fine. Said fine to be levied at the discretion of the HOA Board of Directors consistent with the current Violation Procedures and Fines published on the DWT website.

Article IV of the CC&Rs describes scope of authority of the Homeowners Association, including the review and determination of alleged violations by Homeowners and Residents, execution of certain remedies, and recommendations to the Board of Directors of the Homeowners Association for further action. The Homeowners Association may execute certain remedies as provided for in Article IV 4.3 of the CC&Rs.

II. Residential Design Guidelines

A. Overview

1. General Notes

- a. The architectural design of any and all additions, alterations, and renovations to the building exterior and grounds shall strictly conform to the design of the original home in style, detailing, materials, and color. Any such addition, alteration or renovation shall be made only after application to, and written approval by, the HOA. Homeowners are responsible for all cleanup of any improvement project. All debris, sod, soil, etc. shall be removed from the lot and hauled to the proper waste sites. If the project causes damage to any neighboring property, public or private, the homeowner is responsible for any necessary repairs. Homeowners are to maintain the existing grading and drainage in place at time of closing.
- b. Building modifications, including additions, will be considered **providing that the modification does not exceed the maximum structures designed and offered by the builder for that specific house plan**. For example, a homeowner that purchased a house without a sunroom may request a sunroom addition if it conforms to the original sunroom dimensions and architectural intent of the builder. A homeowner who initially purchased a sunroom from the builder would be precluded from building further additions that the builder did not offer. This recognizes that the original community plan maximizes the size of the homes for impervious surfaces, drainage, view corridors and esthetics given high-density zoning. The height of any addition to an existing home shall not be higher than the original ridge line and any such addition shall require application to, and written approval by, the HOA.
- c. **Scope of the Architectural Review Committee (ARC):** The HOA and its applicable committees are charged with upholding the guidelines listed here within this document. Approval for a building modification by the HOA and/or its committees does not preclude the property owner from the responsibility of obtaining all necessary permits and permissions to perform a building modification. Furthermore, receiving an ‘architectural approval’ does not mean that the modification meets local building codes and jurisdiction. The local municipality will ensure the modification meets state and local codes and ordinances. Due to the ARC’s experience with additions and the building process, the ARC may advise the owner of any potential concerns with a request for modification but cannot deny a request based solely on an assumption of building code or ordinance compliance. When a concern for “constructability” arises the HOA and/or its committees may request an approved building permit from the municipality before proceeding with their project.
- d. House numbers must remain in place on the residence as they were installed by the builder. They must be visible from the street and unobstructed. House numbers must be internally lit as installed by the builder.
- e. All modifications to homes shall be built within the building setback lines originally established for Del Webb at Traditions regardless of any more lenient requirements of any local governmental authority. Building setbacks are:

- Front Yard: 18 feet minimum
 - Rear yard: 5 feet minimum. For lots with open areas behind them, the setback is 1 foot.
- f. All materials used in maintenance, repair, additions, and alterations shall match those used by the builder as to color, composition, type, and method of attachment.
- g. When any additions, alterations, or renovations are performed to an existing home, the established lot drainage shall not be altered.
- Any homeowner or resident who changes the existing grading or drainages shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.
 - All roofs shall drain to the ground solely within the deeded lot area and may not be discharged closer than three feet of any neighboring property. Drain lines which direct roof drain water must be approved by the ARC and will comply with the following standards:
 - (a) A drain line plan with pipe sizes, discharge locations, emitters, and existing drainage patterns must be submitted on a plot plan of the property to the ARC for consideration.
 - (b) Drain line extensions may not discharge water directly perpendicular to a neighboring property or an existing drainage flowline. Drain line alignments shall be set so that discharge water flows in the same basic direction as existing flowlines on the lot. Emitters, water disbursement, and/or erosion control measures must be provided to eliminate erosion of the soil on the lot.
 - (c) Roof drain down spouts or any other surface runoff or groundwater may never be connected directly or indirectly to any public sanitary sewer system.
 - (d) Gutters and downspouts shall match those originally installed in color and composition.
 - (e) No alterations or improvements shall be made which provide a roof pitch that varies from the originally constructed roof.**
 - Other Requirements:
 - (a) Features permitted in a grassed area require a minimum of 12 inches of mulched area surrounding that feature.
 - (b) All trash containers shall be covered containers and shall be stored in the garage of each unit. Trash containers may be left out for collection at dusk on the day prior to collection and must be re-stored by dusk on the day of collection.
 - (c) All intended structures/modifications must receive written/email approval by the HOA before installation will be permitted.

2. Items That Can be Attached to House, With Approval

The homeowner is responsible for ensuring that all installations are approved in advance and that they comply with the current Residential Design Guidelines.

- Flag Mount (one)
- Hose Reel (two)
- Exterior Fans – Front and Rear of home
- Gutter Guards
- Pergolas
- Awnings
- Ornaments
- Plaques
- Shutters
- Security Cameras
- Antennas
- Solar Equipment
- Satellite Dishes
- Radon Gas Mitigation Equipment
- Lightning Protection System

3. Prohibited Structures

Pursuant to the Declaration and/or these Residential Design Guidelines, the following structures shall be prohibited from use in Del Webb at Traditions:

- Above ground tanks
- Accessory buildings, including gazebos, greenhouses, guest houses, chicken coops or any structure with a permanent, fixed or solid roof.
- Artificial vegetation except in planters/pots on the front porch/rear patio areas.
- Asphalt as a paving material
- Bird or squirrel houses exceeding the roof eave in height.
- Children's play equipment
- Clothes lines or clothes poles
- Detached garage.
- Driveway Expansion or Pavers (in or near driveway) except as specified in F.6 Courtyard Driveway Modifications.
- Permanent sports goals or similar devices
- Permanent swimming pool
- Security Doors

- Stand-alone flagpoles
- Storage buildings or sheds
- Swing sets and other non-portable play sets. All portable play and garden equipment must be stored within the home or garage when not in active use.
- Tents of a permanent nature

B. Architectural Review Process and Requirements

1. Modifications to be Reviewed:

The architectural review process has been established to maintain the integrity of the architectural and design character of Del Webb at Traditions. To this end, the Architectural Review Committee (ARC) will review all proposed additions, improvements, or alterations and all landscaping, on homes for conformity with the Residential Design Guidelines. Article IX of the CC&Rs sets forth provisions with respect to the review process, including possible delegation of certain review functions to the Architectural Review Committee (ARC).

Homeowners are required to submit plans and receive written/email approval from the ARC/HOA Board prior to performing:

- additions, alterations, or modifications to the exterior of existing homes
- exterior painting
- landscaping
- spas, Jacuzzis, walls and fences
- any exception to or deviation from the Residential Design Guidelines
- any concrete work, ancillary equipment, signage
- All other exterior improvements not listed in the Residential Design Guidelines.

It shall be the responsibility of all homeowners to comply with all standards and guidelines identified in these Residential Design Guidelines, as well as all requirements of the CC&Rs.

Allow enough time for processing and approval by the ARC in planning for construction or installation.

2. Requests for Changes and Additions

The homeowner shall submit a Modification Request Form as provided in Appendix A showing the plans for the proposed improvement as follows:

i. Planning and Preparation of Modification Request Form

- a. Using this Residential Design Guideline, determine if a Modification Request Form is required. [Note: All outdoor modifications require an application, unless otherwise noted in this document that approval is not required.] If yes, continue.
- b. Can it be Fast Tracked? (See II. E Fast Track Items.) Fill out the appropriate Fast Track form (see Appendix C Fast Track Forms.) and submit it to the Community Manager's Office. **Note, a signed Fast Track form is like a contract to comply with the specific**

detail listed on the form. If your request does not qualify for a Fast track, continue as follows.

- c. Prepare the Modification Request Form and attach any drawings, sketches, and all required supplemental documents as indicated in the Residential Design Guidelines for the ARC's review. A complete request will FULLY describe/depict the change without need for further explanation or clarification. The MRF must include the applicable standard and page number of the Residential Design Guidelines that the request applies to.
- d. Sign the form.
- e. Present the complete Modification Request Form to all adjacent (front, back and side) neighbors. When properties are adjacent to open property the words "Open Space" should be inserted. These signatures represent the acknowledgement of the affected homeowners. Signatures of neighbors do not signify agreement or approval of the proposed modification. If a neighbor refuses to sign the request, it must be noted on the application form. A neighbor's refusal to sign does not mean the application will be denied. If a neighbor objects to the requested addition or change, they must raise their concerns to the ARC or to the Community Manager immediately.
- f. After completing the above steps, submit the Modification Request Form to the Community Manager's Office or emailed to manager@dwtraditions.com. The Community Manager will perform an initial review of the Modification Request for completeness and legibility. Incomplete or illegible Modification Request Forms will be returned to the homeowner. Neighbors must list their residence's address. No Modification Request shall be deemed to have been submitted if all required information has not been included in the Modification Request Form.

ii. Architectural Review Committee Review/Decision

- a. The Community Manager will forward copies of all properly submitted Modification Request Forms to the chairperson and members of the ARC.
- b. Site inspections by the ARC may be conducted for all modification requests including Fast Tracked items.
- c. Input, received in writing/email, by impacted property owners will be reviewed and taken into consideration.
- d. The ARC will make a recommendation for approval or denial based upon whether the requested modification is allowed in the current version of the Residential Design Guidelines.
- e. The ARC will communicate its decision to the Community Manager.

iii. HOA Board Review/Decision

- a. The HOA Board will at its discretion review the recommendations of the ARC or community manager. Particular attention will be paid to any recommendations for denial.
- b. All decisions will be communicated to the homeowner by the Community Manager. The Community Manager will send a standard response letter indicating the HOA Board's decision by letter/e-mail within five working days of receiving the decision.

- c. If a modification request is denied the Community Manager will provide the homeowner with an explanation of the denial. Note: Denial may be on any grounds.
- d. Approval of any Modification Request or portion thereof does not ensure approval of a similar Modification Request, as each Modification Request Form will be considered on its own merits.
- e. **A Modification Request approved by the ARC/HOA Board is like a contract to comply with the specific details. Alteration/deviations will require resubmission.**

iv. **Implementation**

- a. Construction should begin at the indicated start date (but no sooner than receiving official notification of approval) or within three months after the date of the written approval by the HOA Board. Work must be completed within 120 days after notification of approval unless an extension is requested and granted.
- b. Approval for projects that are not begun as specified above will lapse, and the applicant must resubmit the proposal.
- c. The Community Manager must be notified when the project is complete within 30 days of completion.

v. **Inspection**

The ARC and the Community Manager have been directed by the HOA Board to conduct on-site inspections to assure compliance with approved Modification Requests. Homeowners are expected to cooperate during such inspections.

vi. **Denied Modification Requests**

The Homeowner can take one of three actions:

- 1. Accept the decision and not implement the project.
- 2. Change the Modification Request to make it compliant with the Residential Design Guidelines and re-submit the updated Modification Request Form to the ARC for review.
- 3. Appeal the denial to the HOA Board.

To appeal, the Homeowner must document the reason for the appeal and submit it to the Community Manager's Office. The appeal must be submitted within 10 calendar days from the date of the response letter and should include the following information:

- Detailed documents supporting the reason for the appeal.
- All contractor information.
- Applicable permits, if required by local code.
- Clarifying or more specific measurements.
- Drawings, sketches, etc.

Complete Modification Appeal packets shall include the original Modification Request packet and fully describe/depict the proposed changes. The Community Manager shall add a copy of the ARC's denial letter to the Modification Appeal packet. Modification Appeal packets must be complete without need for further documentation, explanation, or clarification.

The appeal packet will be provided to the HOA Board for review and final decision. The decision of the HOA Board may include waiving of the Residential Design Guidelines, approving the submission, or denying the submission. The HOA Board may consult with the ARC, the Homeowner, or other subject matter experts as part of their development of a decision.

The Homeowner will be invited to attend the HOA Board appeal hearing held in executive session.

The Community Manager will advise the Homeowner of the HOA Board's decision by mail/email within five (5) business days of the decision.

vii. Violations

The Board of Directors will handle violations as described in Section IV.A Non-Compliance by Homeowner.

C. Modifications to Private Area

All modifications to the private area will require approval, unless this document specifically states that approval is not required. The following are guidelines and criteria as to what modifications may be allowed.

1. Definitions

- a. The Front Private Area includes all portions of the lot bounded by a line extending from the original side foundation walls in the front of the home to a line 1 foot from the original front service walk (sidewalk), or 10 feet from the curb if no sidewalk exists.
- b. The Rear Private Area extends back between the original side foundation walls of the house to the rear boundary line of the property.
- c. The Side Yard is the area from the line extended from the sides of the house to the side property lines. This is not a part of the Private Area.
- d. Hardscape is the man-made features used in landscape architecture, e.g., paths or walls, as contrasted with vegetation.

To preserve attractive view corridors and promote efficient landscape maintenance, no installation of landscape, hard-scape materials or other improvements (other than underground sprinkler systems if otherwise approved under the review procedures described in these Guidelines) by homeowners shall be approved for any portion of the lot outside the Private Area, except in the following limited circumstances:

- For rear yards of all lots, or side yards that face a street or common area the installation of landscaping, hardscape materials or other landscape improvements by homeowners may be permitted in the applicable rear yard or side yard provided plans thereof are approved in writing by the ARC prior to the installation of any landscaping, hardscape materials or other landscape improvements on any such lot.
- For side yards facing the street or a common area mulch bed extensions are allowed up to forty-eight inches from the house or 35% of the shortest distance between the

house and the house side of the sidewalk, the curb when there is no sidewalk, or common area when needed for supplemental landscaping. Plans for any such installation must otherwise be in conformance with the provisions of the Residential Design Guidelines and contain acceptable plantings and materials. The ARC, in its sole discretion, may consider the following criteria when reviewing a request hereunder:

- The impact the improvements will have on views, both on and off the subject lot.
- The impact the improvements will have for purposes of future maintenance of the areas affected by said improvements,
- Whether or not the improvements will enhance the overall appearance of the community.

2. Landscaping Modification

Landscaping modifications will be considered on a case-by-case basis and are governed by the following Guidelines:

- a. Addition or expansion of a mulched bed: Creation of a new/expanded mulched bed is permitted in the yard where space permits. It is necessary for residents to keep lawn maintenance access points (a minimum of 3 feet between mulched beds).
- b. The Rear Private Area must always remain a minimum of 40% grass.
- c. The Front Private Area must be a minimum of 25% grass, excluding the driveway and walkway to the front door.
- d. The maintenance of mulched areas added to your property through a previously approved Modification Request is the owner's responsibility. Maintenance includes weeding, leaf removal, bush or tree trimming and mulch installation and replacement as needed. None of the landscape services offered by the HOA or their landscaping company are included for additional mulched areas added by an approved Modification Request.

Side Yard plantings may be used on the sides of the residence inside a continuous mulched strip no greater than 18 inches wide running adjacent to the foundation but not in the swale. Wider foundation plantings and additional landscaping are permitted on the side of a residence on a case-by-case basis. This includes residences whose side lot faces a street, a common area, or is large. A 36-inch mowing strip is required between any landscape feature and the property line.

D. Items Not Needing Approval

1. Some Plants and Shrubs

No modification requests are necessary for flowers, ground cover plantings, ornamental grasses or shrubs planted in a previously approved mulched area, or mulched areas installed by the builder. If replacing the front shrubs in front of the house number, the replacement shrubs shall be maintained at a height not to exceed 5 feet and cannot block the builder installed house numbers.

2. Some Portable Barbecues/Gas Grills

Portable barbecues/gas grills not requiring an additional utility service, e.g., gas line connection do not need approval. Portable grills must be stored on a hard surface, such as concrete (grey in color) or pavers (grey in color or earth tone in color).

3. Holiday Decorations

Holiday decorations are displays erected on a seasonal basis for religious, national/state, and cultural observances. They are not intended to be permanent and shall not contain advertising.

- a. **Year-end holiday season** is defined as the period running from November 15th and January 15th. Seasonal statues, artifacts, lighting, and other decorative landscaping items may be installed and operated within this period. The following guidelines apply:
 - 1) All decorations should preferably be placed in mulched or concreted portions on the homeowner's lot but may be placed in the lawn area as well. Decorations should be located so as not to impede lawn maintenance activities. Should decorations be placed in the lawn, NO landscape activities will be conducted for the time the decorations are in place. Decorations damaged by landscaping activities on properties adjacent to where the decorations are installed are the sole responsibility of the homeowner that installed the decorations.
 - 2) Homeowner decorations are NOT allowed in common areas.
 - 3) Placement must be at least 3 feet from the public sidewalk or 3 feet from the curb where no sidewalk exists.
 - 4) Cords or electrical cables shall never be located over public sidewalks.
 - 5) Decorations of any kind may NOT be placed in the grass strip between the sidewalk and the street.
 - 6) Lighting and decorative ornaments may be placed on lot trees.
 - 7) Decorative lighting may be placed on the house. Lighting may be placed on the FRONT of the house facing the street but may NOT be installed on the sides of the house including those houses where a side faces an adjacent street. The lighting may be installed on horizontal gutters or fascia boards behind them and may also be installed along the roof line fascia extending at an angle along the roof lines from the gutters or horizontal fascias to the peak of the roof on the front and rear of the residence ONLY. Lighting may NOT extend from the roof lines continuously to the ground. Lighting may NOT be placed on the roof.
 - 8) Statues and artifacts may not be more than 6 feet in height.
 - 9) Artifacts may not be placed on the roof.
 - 10) No outside audio shall be allowed.
 - 11) No computer controlled light shows.
 - 12) Inflatable decorations of any kind are not allowed.
 - 13) Garage door covers are allowed during the Year-end holiday season.

14) Professionally installed Year-end holiday lights can only be illuminated from November 15th to January 15th. Professionally installed lights can be installed as early as November 1st and must be removed by January 31st.

- b. **Halloween Season** is defined as the period running from October 17th to November 5th. Seasonal statues, artifacts, lighting, and other decorative landscaping items may be installed and operated within this period. Guidelines 1) through 12) as specified in the Year-end holiday season above also apply here.
- c. **Other Holidays** are those that are observed during the rest of the year. They include New Year's Day, Martin Luther King Jr. Day, President's Day, Valentine's Day, Easter Sunday, Memorial Day, Juneteenth Thursday, Independence Day, Labor Day, Veterans Day, Thanksgiving Day. Decorations will be limited to seven days prior to and five days following the holiday. Artifacts or decorative items may be installed and operated within this period. These holidays decorations should be placed in the mulched area of the homeowner's lot.

Note: The HOA reserves the right to limit the number, size, style, quantity, and time duration of all seasonal decorations.

4. Signage

Unless more restricted by the Town of Wake Forest, the following will apply:

- a. Except for signs required by law, posting of signs of any kind, including posters, circulars, billboards, or other commercial signage may not be displayed on a lot, home (inside or outside windows) or vehicle, except as otherwise specifically permitted herein or the CC&Rs.
- b. No more than one (1) "For Sale" sign or one (1) "For Rent" sign shall be permitted, to be placed on any individual lot within the community. Such sign shall be located wholly within a window of the home that is advertised for sale or for lease. The sign must be removed within two working days following the closing of the property, or the termination of the listing agreement. Open House directional signs which give directions to a house which is for sale or for lease to which the public is invited for a walk-in inspection are not permitted.
- c. Only "official monitoring service" commercial security/alarm signs, such as ADT, CPI, are permitted and shall be limited to one placard or sign not to exceed 18" in height and must be placed in a mulched area near the front door, but no more than 5' from the residence. An "official monitoring service" commercial single security sign or placard is also permitted in the backyard mulched area near the back door. Official monitoring service window security stickers, not greater than 4"x 4", are permitted with a single sticker per room.
- d. Political signs are allowed in the front yard Private Area, within 10 feet of the foundation of the dwelling unit and must be placed in the mulched area. Residents may display only one (1) sign for a candidate or issue at any given time and can only be displayed for no more than 45 days before an election and must be removed within 7 days after the

election. Note that this standard is in accord with, but more restrictive, than the Town of Wake Forest's ordinance.

E. Fast Track Items

The following items may be done with a Fast Track application. No neighbor signatures are required with Fast Track items. Fast Track Forms are in Appendix C Fast Track Forms. Fast Track applications should be submitted online to manager@dwtraditions.com. Once submitted, if all questions were answered yes, you can assume approval. However, it is the Homeowner's responsibility to ensure that all Fast Track Modifications comply with the RDG. Completed Fast Track projects are subject to review by the ARC and/or the Community Manager.

The Homeowner must notify the Community Manager in writing or via email when their Fast Track project is completed, so their completed modification can be inspected.

1. Attic Fans

Attic fans are permitted as long as no more than two can be viewed from the street at any one spot, but not over the front entrance. If roof mounted, the color must match the color of the roof. If gable mounted, the color must match the color of the gable. Contractors must comply with the local building codes.

2. Flag Mounts & Flags

There shall be no stand-alone flagpoles allowed on residential lots in Del Webb at Traditions. One flag mount may be attached to the front eave of the house, or to the front of the residential structure, if the mount is secured to a wooden stud or anchored in masonry. Only one United States flag or official North Carolina flag may be displayed in a respectful manner from a flag mount installed per this section. No part of the flag may extend four feet beyond any eave. The size of the flag may not exceed 4'x 6'. No flag of any type may be hung from the eaves of the house, porch, or deck or from a pergola. One small United States flag, or official North Carolina flag, or holiday flag, or seasonal flag, or favorite sports flag may be displayed on a garden flag holder/stand and only in the mulched bed. Garden Flags cannot display political signs or content.

3. Front Private Area Hardwood Tree Replacement of Dead/Diseased Trees (Not Street Trees)

A homeowner may remove and then must replace a Front Private Area hardwood tree that is dead or diseased with the same variety of tree at least 8 feet high with a diameter of at least 1 inch. If a front tree is transplanted into the Rear Private Area with HOA approval it must be replaced in the front. **If the homeowner wishes to replace a front private area hardwood tree with a different type/variety of hardwood tree, it is not a Fast track item, and a Modification Request must be submitted.** See Section II.G.8 Trees for additional details regarding tree replacement.

4. Exterior Fans

- Ceiling fans may be installed in the front of the house or on an approved Pergola at the rear of the house. Fans installed in the front of the house must be white or match the trim color and can only be minimally visible from the street.
- Wall mounted fans may be installed at the rear of the house over the patio.
- Wiring required for either type installation should be minimally visible and comply with applicable local codes.

5. Gutter Guards

Gutter guards may be installed on gutters as long as they are minimally visible from the street. Exact color match of guards to gutters is not required but residents should opt for closest product offered by vendor.

6. Hose Reels

Mounted hose reel may either be attached to an exterior side wall or post that is within 12 inches of the slab or foundation within the side mulched area, as long as the hose is still within the mulched area or be placed on an earth tone colored slab or a paver pad with dimensions no greater than 3 feet wide and 3 feet deep and be at least 36 inches from the property line.

7. Invisible Fences

Invisible fencing is intended to be used in the Rear Private Area for the restraint of pets. Any portion in the Front Private Area or Side Yard must be in the mulch beds adjacent to the house. No alterations of the yard grade shall be permitted by the installation of such system. The Homeowners Association shall not be responsible for repairing any system that is damaged by normal maintenance of the yard by the Homeowners Association or their designee. Regardless of the method of restraint used, pet owners are responsible for assuring that their pets do not run free and must always maintain control of pets. Pet owners are liable for any damage to persons or property caused by their pets.

8. Irrigation Systems

Both drip and wide area irrigation systems are permitted as long as the pipes are buried. Natural color synthetic rocks or evergreen plantings shall be used to hide backflow preventers that are located in the front or rear private yard areas. Backflow preventers located in the house side mulch strips and behind the front edge of the house need not be hidden but shall be painted either the color of the house or foundation.

9. Knox HomeBox

A Knox HomeBox may be placed on the residence and must be installed on the garage door frame closest to the front door. It should be mounted below the garage door keypad which is the Wake Forest Fire Department preferred location to prevent damage to keypad wiring. The color should match the trim of the house as closely as possible.

10. Landscape Edging

Edging Material made of Fibertech 5/16-inch x 3 7/16-inch composite bender board (or equivalent), Hardi, Rubberific black, flexible, rubber edging (or equivalent) or steel coated edging earth tone or black in color may be used. Edging materials may be installed with 6 inches of the edging material visible above the lowest surrounding surface. The HOA and landscape maintenance vendors are not responsible for damage to edging materials. For an example of landscape edging materials, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info.

11. Motion Detection/Sensor Lighting

- a. Motion Detection Lights are photocell types that are automatically activated by motion. They should be set for a maximum on time upon activation of 10 minutes or less, following which they should be extinguished until the next activation.
- b. Motion Detection Lights must be aimed onto the applicant's property only. Under no circumstances should a light with motion detection capability be aimed in the direction of the property of another resident.
- c. Motion Detection Light fixtures can replace any builder installed light fixture on the home provided they meet the lighting style requirements set forth in the lighting section of this document:
- d. Motion-activated lightbulbs may be used in any light fixtures installed on the home provided the bulbs meet the lighting style requirements set forth in the lighting section of this document.
- e. Motion-activated lightbulbs should be set for a maximum on-time upon activation of 10 minutes or less, following which they should be extinguished until the next activation.

12. Solar Tubes & Sun Tunnels

Solar Tubes or Tubular skylights/Sun Tunnels are permitted as long as no more than two can be viewed from the street at any one spot, but not over the front entrance; the color must be the same or similar as the roof and the size is limited to 14 inches or less in diameter. Contractors must comply with the local building codes.

13. Storm Doors & Screens

To see examples of storm and screen door additions, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info. Acceptable storm doors are:

- full glass insert
- no etched glass is permitted in a storm door
- The door color must be white, black or match the color of the door or house trim it stands in front of
- The hardware must be consistent with the original hardware of the existing door.
- Storm doors with retractable screen inserts may be used as long as they meet the specifications required of the storm doors.

- Full opening retractable screens may be used as long as they are minimally visible from the street and the frame matches the color of the house trim.

Del Webb at Traditions makes no representation as to the compatibility of storm doors to existing entry doors or their assemblies.

14. Bird / Squirrel Feeders and Houses

You may have a combined total of 3 feeders or houses (bird or squirrel) in your yard not exceeding the roof eave in height. Only one of the three total allowed feeders/houses is permitted in the Front Private Area.

Installation on perimeter walls or aluminum fences and under/on house eaves is not allowed. Installation on trees in the Front or Rear Private Area is allowed. You must install mulch at least 18” surrounding the base of the feeder/house and leave at least a 36” opening around the mulched area to accommodate mowers. Multiple bird dwellings, e.g. bird/chicken coops, are not allowed.

F. Modifications to House Exterior and Hardscape

All modifications to the House Exterior and Grounds will require approval unless this document specifically states that approval is not required. The following are guidelines and criteria as to what modifications may be allowed.

1. Additions to House

Additions to the house such as adding a screened porch, a lanai (with or without windows) or a sunroom which has windows, insulation, and a climate-controlled environment may be added to occupied homes only under the following conditions:

- a. The hard surface must be within the Rear Private Area. This includes any egress required by the Town of Wake Forest or any other governing entity or any additional hard surface areas for use of grills, etc., and any landscaping around the addition. The addition of any permanent walls does not redefine the original Rear Private Area.
- b. The addition’s footprint must be identical to one of the original footprints offered by the builder for the model of the home for which the addition is requested.
- c. The water flow resulting from the additional hardscape does not affect any neighbors or create additional erosion issues.
- d. The addition must comply with the following:
 - (1) The roof pitch must be the same as the roof originally constructed or the same as the optional structure offered by the builder. The shingles must match the original house shingles in texture and color. Roof construction must be similar to other Del Webb at Traditions’ roofs.
 - (2) Siding must match the color and style of the main house.

- (3) Each screened Lanai or Sunroom requires the same footprint and roofline offered by the builder.
- (4) Soffits, gutters, and downspouts must match the color and style used by the builder in the construction of the main house.
- (5) Any windows and doors must match the colors, size dimensions and styles used by the builder. All hardware should be comparable to that of the original hardware. Transoms can be used above doors and windows where practicable. Windows are also subject to restrictions covered elsewhere in these Guidelines.

Required with request: Plot plan (show the location of the addition/modification), pictures or brochures (items to be installed and location), building plans, material list, and contractor's name.

2. Antennas for Video and Radio Reception and/or Transmission

a. Antennas for Reception of Video Programming

Installation of antennas for over-the-air reception devices (OTARD) is permitted as mandated by FCC regulation to receive **VIDEO** programming from direct broadcast satellites, broadband radio services and television broadcast stations in areas within the owner's or tenant's exclusive use. These devices are specifically protected by federal law. The following reception devices may be installed with certain restrictions:

1) Satellite Dishes

- a) A dish antenna one meter or less in diameter that is designed to receive direct broadcast satellite service. The device installation location shall be designed for minimal visual intrusion, i.e., is located in a manner that minimizes visibility from the street or an adjacent lot.
- b) Two satellite dishes maximum, measuring one meter or less in diameter each, may be erected on any lot and installed on the back or side of the house below the roofline. The antennas shall not be placed in the front private area.

2) Over-the-air TV Antennas

- a) An antenna one meter or less in diameter that is designed to receive local broadcast local TV signals. The device installation location shall be designed for minimal visual intrusion, i.e., is located in a manner that minimizes visibility from the street or an adjacent lot.
- b) One of this type of antenna may be erected on any lot and installed on the back or side of the house, below the roofline. The antenna shall not be placed in the front private area.

3) Broadband Radio Service Antennas

- a) An antenna one meter or less in diameter that is designed to receive video/audio programming services via digital broadband radio service. This includes wireless and satellite internet devices. The device shall be installed for minimal visual intrusion, i.e., is located in a manner that minimizes visibility from the street or an adjacent lot.

- a. One of this type antenna may be erected on any lot and installed on the back or side of the house, below the roofline. The antenna shall not be placed in the front private area.

- b) Any unused antenna of the type listed above must be removed.

The HOA is the ultimate authority on location and placement of all antennas. All requests for this type of antenna require a site visit by the Architectural Review Committee and approval by the HOA. While maximizing placement guidelines and signal reception is the ultimate goal, the HOA will make final decisions based on architectural compliance.

b. Antennas for Radio Reception and Transmission

Antennas for reception and transmission of radio signals **may** be approved for certain devices on a case-by-case basis. Devices of this type and service include amateur radio (HAM), CB radio, aviation radio, cellular radio communication which includes cellphone signal boosters, personal radio services, AM/FM, shortwave, Walkie-talkie and HD radio, among others. Installation restrictions on this type of device are not specifically protected by federal law.

- 1) A Permitted Antenna may be installed solely on the Owner's Lot and may not encroach upon any street, Common Area, or any other portion of the Properties from which an acceptable quality signal can be obtained. The Permitted Antenna should be placed with minimal visual intrusion, i.e., is located in a manner that is not visible from the street in front of the home and minimizes visibility from the adjacent Lot(s). A Permitted Antenna, which will be considered least visible by the Architectural Review Committee, must be attached to the back of the principal single-family residence constructed on the Lot. Wall mount brackets up to 24" may be used to attach to house. Support towers are not allowed. A reinforcement pole or poles up to 6' may be approved at the HOA's discretion if the applicant demonstrates that such support is needed. No part of the Permitted Antenna may be any higher than 12' above the lowest point of the roofline and should be screened as much as possible and practical from view of adjacent Lots and the street.
- 2) All unused antennas must be removed.

The HOA is the ultimate authority on location and placement of all antennas. All requests for this type of antenna require a site visit by the Architectural Review Committee and approval by the HOA. While maximizing placement guidelines and signal reception is the ultimate goal, the HOA will make final decisions based on architectural compliance.

Required with request: Material list, picture of antennae, and contractor's name.

3. Air Conditioner/Heater

Mini-split air conditioning may be added to the residence. The exterior portion must be placed in a mulched area adjacent to the air conditioning unit installed by the builder in the Rear Private Area. The unit must be screened as specified in II.G.8.c Shrubs. All wiring/conduits/lines must

be installed inside the house where possible. All external wiring/conduits/lines must be painted to match the color where it is run.

Required with request: Plot plan (show location of outside unit and plant sites), picture (where installation will occur), material list (plants and unit to be installed), contractor's name.

4. Awnings

Awnings or similar shading devices are permitted on the Rear of the home only, and must be solid, light to medium earth-tone in color or match the exterior siding of the home as closely as possible. No advertising, stripes, patterns, or logos are allowed on awnings. Awnings must be installed over a patio area and not over turf. Awnings may be attached to the home but not to the roof.

Required with request: Plot plan (show location), picture (fabric sample and location), material list, and contractor's name.

5. Barbecue Grills – Charcoal/Gas/Propane

Built-in or portable barbecue or gas grill units shall be for cooking only and must be located within the Rear Private Area. Built-in barbecue units must be designed as an integral part of the home. Location must be carefully planned to minimize smoke or odors affecting neighboring properties. For safety, the location from the residence of any grill unit must consider local requirements and recommendations. The Town of Wake Forest Fire Department recommends a distance of at least 10 feet from any wall of the home. The HOA will not be responsible for damages if the applicant chooses to ignore all safety requirements and recommendations. All outdoor grills must be fueled by propane, natural gas, wood pellet, or charcoal. Care must be taken to prevent sparks. Outdoor wood burning is strictly prohibited except at approved events at the community center. Built-in or portable gas grills requiring installation of a gas line, and/or electricity requires an application be submitted to the ARC. Installation of a surface for such purpose may not exceed 5 feet by 5 feet (5x5 feet) or a maximum of 25 square feet.

Required with request: Plot plan (show location), picture (grill and location), material list, and contractor's name.

6. Courtyard Driveway Modifications

Napa Valley and Castle Rock homes may expand their courtyard driveway due to a design deficiency by the developer. The layouts in Appendix D, Courtyard Driveway Maximum Dimensions show the maximum dimensions of the courtyard sections. The taper on the drive can be extended down the drive to the maximum shown. The drive taper cannot extend past the width of the courtyard.

Required with request: Layouts with measurements, contractor's name.

7. Covered Lanai Modifications/Enclosures

- a. Modifications to an existing covered lanai will be considered providing that the modification does not exceed the original maximum structure as designed and offered by

the builder for that house. This recognizes that the original community plan maximizes the size of the homes for impervious surfaces, drainage, view corridors and esthetics given high-density zoning.

- b. Modification Requests must be submitted to enclose an existing covered porch/lanai. Such enclosures are limited in color to white or dark bronze to match the color of the gutters, and any knee wall must be painted to match the body color of the home. All windows, vinyl or otherwise, must be clear.
- c. Applicants are cautioned that enclosing a covered porch/lanai that blocks egress from a bedroom with glass may not be permitted or may require additional home modifications due to fire regulations. The ARC may require either a building permit, or written proof that the proposed modification is not in conflict with any fire regulations prior to project commencement.
- d. Painting the walls located on the inside of a screened porch, or lanai enclosure is allowed and does not require a modification request. If the enclosure is later removed, then the wall paint color shall be repainted to match the body of the house and brought into compliance with the requirements set forth in the Exterior Painting section of this document.

Required with request: Plot plan (show location), design, pictures/brochure (location and sample of end product), contractor's name and materials list.

8. Doors – Doggie

Doggie (or cat) doors may be installed only in the screen door of the screened in porch or unconditioned finish porch space (Three Season Room) with the following requirements:

- The rear yard must be fenced with either an invisible or hardscape fence.
- The doggie door must match the color of the door.
- In cases where installation in the door of a screen porch is not practical, the ARC at its discretion may consider another area of the screen porch.

It is the intent that pets are not free to enter or exit the main living area of a residence and have immediate access to the Rear Private Area of a home. Pet owners are liable for any damage to persons or property caused by their pets.

Required with request: Plot plan showing location of the doggie door, Picture (door to be installed and door it will be installed in) and contractor's name.

9. Doors – Front Entrance

- a. Doors must be of solid core, exterior grade material.
- b. Entry doors must have either raised or recessed panels on the exterior side. Flat surfaced doors without any panels or surface relief on their exterior side are not permitted.
- c. Door design must be either: 1) solid-color with 6-panel colonial solid, 2) window design consistent with other doors in the community, or 3) consistent with the doors listed in Appendix B
- d. Door Hardware must match existing hardware in the Community.

- e. Replacement Door color must meet requirements in the paint section of these guidelines.
- f. Pet doors are not allowed in front entrance doors.

Required with request: Picture (door to be installed), material list, and contractor's name

10. Doors – Garage

Door design must be consistent with the doors installed by the builder. The color should match the door that is being replaced. For examples of garage doors, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info.

Required with request: Picture (door to be installed), material list, and contractor's name

11. Doors – Rear

Rear entrance door must be white or match original color and be of the same style as originally installed by the builder. Sliding doors are allowed from an enclosed screened lanai or sunroom to a back patio. Security doors are prohibited. For examples of rear doors, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info.

Required with request: Picture (door to be installed), material list, and contractor's name

12. Drainage

Because each installation may have some unique circumstances based on lot size and grade, all drainage projects must be submitted to the ARC for review and approval on a case-by-case basis. Any homeowner or resident who changes the existing grading or drainages shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.

a. Downspout Redirection:

Minor problems with standing water between homes may be addressed by extending downspout drain lines so that the pop-ups or grate emitters allow water to exit away from the home or landscaping beds. The Modification Request should include information on both the new and existing locations of the pop-ups or grate emitters.

b. Drainage Piping Systems

Complex problems may benefit from the installation of a drainage piping system. Issues related to either standing water or ground erosion due to substantial rainwater flows may be resolved by the installation of a drain piping system to transport rainwater to the rear of the property.

A drainage piping system is used to convey water from the downspouts and/or from catch basins placed in areas where ground water accumulates. In the case of soil erosion due to rainwater flows, a drainage piping system transports water to areas where it can be discharged without excessive erosion. In all cases the piping is buried, and the only

visible components are the catch basin grates and the system pop-up or grate emitters.

For projects between two properties, Modification Requests shall be submitted and signed by the homeowners of both properties.

Appropriately sized drainage systems will utilize either 4-inch or 6-inch main drain collecting piping.

When any additions, alterations, or renovations are performed to an existing home, the established lot drainage shall not be altered.

- c. All downspout pop-ups or grate emitters shall drain to the ground solely within the deeded lot area and may not be discharged closer than 3-feet from the front or rear property line. Drain lines which direct roof drain water must be approved by the ARC and will comply with the following standards:
 - 1) A drain line plan with pipe sizes, discharge locations, pop-up emitters, and existing drainage patterns must be submitted on a plot plan of the property to the ARC for consideration.
 - 2) Drain line extensions and/or drainage piping systems may not discharge water directly perpendicular to a neighboring property or an existing drainage flowline. Drain line alignments shall be set so that discharge water flows in the same basic direction as existing flowlines on the lot. Pop-up emitters, water disbursement, and/or erosion control measures must be provided to eliminate erosion of the soil on the lot.
 - 3) Roof drain downspouts, drainage piping systems or any other surface runoff or groundwater may never be connected directly or indirectly to any public sanitary sewer system.
 - 4) Any sod that is disrupted or removed shall be replaced with a hybrid Bermuda sod.

Required with request: Plot plan, Picture, Material list, and Contractor.

13. Exterior Paint Colors and Façade

- a. General:
 - 1) The original selections of exterior paint colors as well as brick and stone facade choices were developed for the builder by a professional design/color consultant with the goal to provide visual continuity and cohesiveness and thus respect the visual character of the DWT community. Original paint and façade choices are available on the Del Webb Resident Website and can be found in Governance Tab on the website under Design Guideline Info by selecting DWT Exterior Color Schemes. If the homeowner is uncertain of what the original color scheme is, the homeowner may contact Pulte at RaleighService@pulte.com. RDU Warranty will

require an address. Note, the terms color scheme and palette are used interchangeably in this section.

- 2) Repainting with original builder colors: If the homeowner is repainting the exterior of the home with the same color scheme, a Modification Request listing the current house paint scheme # or photographs of the current house must be provided.
- 3) Repainting with a new color: Any of the thirty-four original as well as the thirty-four updated paint color palettes shown on the DWT website may be used to repaint a home so long as the same paint scheme is not on a home immediately adjacent to and/or on any home(s) directly across the street from the requester's house. Modification requests should indicate the color schemes/palettes of the adjacent homes and those homes directly across the street, or by providing pictures of those homes to show their current color scheme.
- 4) Paint colors provided are Sherwin Williams brand, however, the equivalent colors can be matched by other paint vendors.
- 5) Exterior Paint Finishes (Sheen):
 - i. Exterior paint for horizontal siding and board and batten areas can be a flat or satin finish only. Paint finish must be identified.
 - ii. Paint finish for trim, gutters/downspouts, garage doors, and exterior doors can be satin, or semi-gloss only.

Required with request: Current house paint scheme/palette #, Pictures of front and side elevation, proposed paint scheme/palette #, paint finish, color schemes or pictures of adjacent houses and directly across the street.

b. Front Door Color Options:

- 1) If repainting your original door or a replacement door you must use the door paint color called for in your home's original color scheme as indicated in DWT Exterior Color Scheme available on the Del Webb Resident Website (see above).
- 2) If you are changing the home's color scheme, your existing or replacement door must be painted as specified on your new color scheme/palette.

Required with request: Current house paint scheme #, Picture of front elevation, proposed front door paint name and # and paint finish.

c. Front Door Stain Colors:

- 1) If your original door has a wood look stain, the door can be re-stained using a gel stain as specified in your original color scheme, or if you are changing color schemes, the door can be stained as specified on your new color scheme/palette.
- 2) Unfinished replacement doors can also be painted with a gel stain to simulate a wood door if a stained door color option is included in the builder's original color

scheme for your home. If you are changing color schemes, the door can be stained as specified on your new color scheme/palette.

Required with request: Proposed front door stain name and color.

- d. Shutter Color Options: Shutter color must match front door color with the following allowable alternatives:
 - 1) Black
 - 2) The original shutter color.
 - 3) If you have a stained door, you can select any of the door/shutter color options for your paint scheme/palette. NOTE: If painting shutters, use a paint formulation for use on vinyl.
 - 4) When changing paint schemes and the new scheme includes a door/shutter color choice that closely resembles the current door/shutter colors, an exception to repainting the door/shutter may be granted. ARC will determine the acceptability of this exception.

Required with request: Current house paint scheme #, Picture of front elevation, proposed front door and shutter paint name.

- e. Garage Doors Colors: Approved colors are White, Sandstone or, Dessert Tan as indicated by DWT Exterior Color Scheme available on the Del Webb Resident Website (See above.) for your color scheme.
- f. Gutter and Downspout Color: Approved color is Dark Bronze
- g. Back Door: The rear door of the house must be white.

Required with request: Paint or stain color and vendor.

- h. Stone and Brick Façade: Homeowners who did not have stone or brick facades installed at construction or who are changing a color scheme which calls for a different brick or stone façade may add the stone or brick façade choices for their color scheme as those indicated in the DWT Exterior Color Schemes on the Del Webb Resident Website (See above.).

Required with request: Façade name/type with mortar color. Pictures and contractor

14. Painting of Foundations

The foundation of the house may be painted. It can either be the color of the house's siding or concrete grey.

Required with request: Paint color and contractor's name.

15. Fencing & Railings

NOTE: Once Rear Private Area fencing is installed, landscape maintenance for the enclosed area will not be provided.

It is the intent of these provisions to preserve view corridors and access for efficient maintenance, and to protect drainage patterns established with the original lot design.

- a. No alterations, changes, or additions shall be allowed to fence provided by the builder for any residence.
- b. If fences have not been installed by the builder, fences will be allowed only within the Rear Private Area provided. However, that in no event may a fence extend beyond the Rear yard setback line unless there is an existing builder provided fence, in which case, the homeowner may construct a fence going up to, but not connecting to, the builder installed fence in the rear yard and it is of the same material/appearance. All fences have at least a 5-foot setback from the rear lot line unless there is an open area behind the property. If the plot plan shows an open area, the fence must have at least a one-foot setback from the property line and the gate must be on one of the sides.
- c. No fence may be erected in a swale.
- d. Whenever a fence is erected in the Rear Private Area by the homeowner, the homeowner is responsible for its maintenance, and the cost of its removal should that become necessary.
- e. No fences shall be allowed in Front or Side Yard Areas.
- f. All fences must be within 36 inches and 48 inches in height. Gate width must be at least 48 inches. All fences should have 90° corners and run parallel and perpendicular to the primary wall surfaces of the home as originally constructed, except the fence angle and a location outside the Private Area may be considered to skirt obstacles. The bottom rail or picket of any fence must be no more than 2 inches above the finish grade of the lot. No fence will be constructed that is in conflict with the drainage pattern as established for the lot.
- g. All yard fences must be of approved black aluminum design. White vinyl fencing (privacy fence) may be installed around the rear patio. The structural components of the fence must face the interior of the fenced in area so that the more “attractive” side of the fence faces outwards. To see examples of fences, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info. A 12-inch-wide mulched area (six inches on each side) may be installed under the fence line, or the Homeowner may choose to leave grass under the fence line. **Regardless, it is the Homeowner’s responsibility to maintain the area under the fence line. The lawn care company is not responsible for damage to the fence. Any damage to the fence shall be the responsibility of the Homeowner to promptly repair.**
- h. Consideration will be given to masonry knee walls, alone or in combination with black aluminum metal tubular fencing within the Rear Private Area. Chain link fencing shall not be permitted. To see examples of knee walls, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info.

- i. An attached fence must be placed on the Rear Private Area boundary line unless a shorter distance is required by the lot setback and must be conjoined at 90° angles. Attached fences must be erected at grade and be used to enclose and/or define an existing space.
- j. An approved rail may only surround a deck. It must be constructed in such a manner as to meet local and national building codes. All rails must be constructed with a smooth top to be able to serve as a handrail. Deck rails and attached fencing cannot exceed 4 inches in height from decking and must be constructed to match the material and color of the decking or trim color of the home.
- k. Railings for rear patios and/or porches must be of either approved black aluminum tubular design or white vinyl design or of wood which can either be painted to coordinate with the color of the home or deck or stained a natural wood color. The height should be consistent with the design of the area where railings are to be installed.

16. Fountains

Fountains shall be limited in height to four feet above the natural grade of the lot. Any fountain shall be of natural material, color and design, each of which is compatible with the overall architectural theme of Del Webb at Traditions.

Fountains shall be permitted only within portions of the front or Rear Private Area. Design of these fountains should discourage creation of stagnant pools of water. Features which require electric power must be installed to meet local codes for exterior wiring.

Required with request: Plot plan (show location), picture (location and fountain), material list, and contractor's name.

17. Front Entry/Rear Patio Concrete Coverings

A covering may be installed to the concrete under the front roofed entry and the walkway, not the driveway. The rear patio area may also be covered. Improving the concrete floors located on the inside of a screened porch, garage or other type of enclosed area does not require a modification request. If the enclosure is later removed and the surface can then be described as either covered or uncovered, then that surface area shall be brought into compliance with the requirements set forth in this section.

- **Color:** The field color of the tile/coating/paint/stain shall be limited to one color and shall be muted earth tones such as light brown, light green, light blue or light gray. Other muted earth tone colors may be considered on a case-by-case basis. All colors shall be approved by the ARC. Neither contrasting colors nor colored flecks shall be used. Grout lines can be used provided the grout color is similar to the base color; either a lighter or darker shade; but not a contrasting color.
- **Coatings:** A coating (CR-90) produced by CMP Specialty Products, a Concrete Overlay provided by Sundek, or a demonstrated equivalent may be applied in a 1/16-inch to 1/2-inch application. The coating should only be applied by a contractor certified to apply that material. The coating may be finished such that it resembles stamped concrete or that looks like either brick, a rough tile surface, tiles, stone, or other natural materials. The

only SunDek processes that will be approved for exterior use are ‘Classic’ or ‘SunSplash.’

- **Tiles:** Unglazed porcelain tile may be installed. When installed at the front entry, all exposed transverse edges shall be terminated with a rounded bullnose tile or other appropriate sill that will minimize tripping. A sample of the tile to be used or a high-definition color picture of it that accurately depicts the true color of the tile shall be provided to the ARC. Approval will not be granted unless either the sample tile (preferred) or picture is provided. Because of its porosity, ceramic tile is not suitable for exterior installations and shall not be installed.
- **Paint/Stain:** A painted, or stained finish is acceptable as long as the product used is designed for exterior coverage on raw concrete. Two examples of acceptable products are BEHR-PREMIUM Semi-Transparent Flat Interior/Exterior Decorative Concrete-Stain and BEHR-PREMIUM Slate-Gray Low-Lustre Enamel Interior/Exterior Porch and-Patio Floor Paint.

Required with request: Plot plan (show location), material list, picture/brochure (color sample), sample of tile (or high-definition picture), design plan, contractor’s name.

18. Generators

Permanently installed low noise (<72db) natural gas emergency generators are permitted. They must be installed in the rear planting bed of a home, located as close to the house as allowed by building code and must have evergreen landscape screening (see II.G.7.c Shrubs). Appropriate building permits must be obtained by the homeowner or their contractor. Both the gas line and the electrical line are to be buried in a narrow 24” deep trench as dictated by code. Neither line can be installed onto the side of the home. If it is deemed logistically impossible to achieve this installation method, then the gas line should be installed below grade and only the electrical line attached to the home. Permanent installation of propane, diesel, or gasoline generators will not be approved.

Required with request: Plot plan (show location), material list, contractor’s name, Picture/brochure (screening material and generator), landscape plan.

19. Landscape Walls

- a. It is the intent of these provisions to preserve view corridors and access for efficient maintenance, and to protect drainage patterns established with the original lot design. No alterations, changes, or additions shall be allowed to walls installed by the builder.
- b. Landscape walls will be allowed only within the Rear Private Area. No walls shall be allowed in front or side yard areas, unless required by law. No wall may exceed 48" in height. All walls must run parallel and perpendicular to the primary wall surfaces of the home as originally constructed. No wall will be constructed that conflicts with the drainage pattern established for the lot.
- c. Consideration will be given to masonry knee walls, 36 inches or less, alone or in combination with black aluminum metal tubular fencing, within Rear Private Area. Masonry knee walls may include curves in the design.

- d. Approved building materials are brick, cultured or natural stone, or masonry block. To see examples of landscape walls, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info.

Required with request: Plot plan (show location), site plan (details), picture (location and wall material), material list, and contractor's name.

20. Lighting - Exterior

- a. Replacement light fixtures must be similar in size and style to what was originally installed by the builder. They should be Black or Bronze (to match the gutters) in color. Replacement Coach Lights cannot be larger than 21" tall and 8" wide and cannot cover the builder installed house numbers in any way. Gas lamps are not allowed.
- b. Exterior fence, building or deck-mounted light fixtures, including spotlights, floodlights, lantern lights and stair lights shall conform to the architecture of the home and are subject to approval by the ARC. Under no circumstance, when adding additional lighting, can a neighboring home or yard be impacted.
- c. Replacement light fixtures should have bulbs that are similar in style, color and wattage to the originally installed lighting. Colored or multi-colored lights or changing color lights are not permitted except at holiday times. No lighting shall be permitted that constitutes a nuisance or hazard to any homeowner or neighboring resident.
- d. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
- e. Post-mount light fixtures shall not exceed a height of 6 feet from finished grade. Post mounted light fixtures shall conform to the architectural character of the home and will be subject to approval by the ARC.

Required with request: Plot plan (show location), material list, picture of lights and contractor's name.

Note: Seasonal lights are not included in this section. Please see II.D.3 Holiday Decorations for "holiday lights" guidelines.

21. Lighting – Low Voltage/Solar

Low-voltage and decorative lighting are allowed within the Private Area of residential lots only.

- a. Low voltage or solar light fixtures may be used in the Private Area for low-level path lighting, up lighting, down lighting and landscape architectural accent lighting. Lights along a path or outlining a natural area of the Private Area should be in the mulched Area and should be spaced between 4 and six feet apart and should not exceed 8 total lights in the front Private Area. Low voltage/solar lights should not be installed along driveways unless there is a special need. Tree-mounted down lights shall be shielded from both street and neighbors view such that the light source is not readily visible from the street.
- b. Low voltage or solar fixtures shall be located and aimed carefully. Fixtures shall not constitute a nuisance to any homeowner or neighboring resident.

- c. Junction boxes shall be placed below grade or screened to minimize daytime visibility of hardware.
- d. No colored or multi-colored lights or changing color lights are permitted except at holiday times. Low voltage or solar light fixtures may not exceed 18" in height. Light fixtures shall conform to the architectural character of the home and will be subject to approval by ARC.

Required with request: Plot plan (show location), picture (location and lights to be used), plan showing lighting locations and contractor's name.

22. Lighting – Security Lighting

Exterior security lighting is defined to be either a spotlight or a floodlight attached to the outside of the home activated by switch or motion. Exterior security lights or fixtures are designed to alert the resident of unusual or unwarranted activity on their property and require the following:

- a. The only types of security lights allowed are photocell types that are automatically activated by motion. They should be set for a maximum on time upon activation of 10 minutes or less, following which they should be extinguished until the next activation.
- b. Security lights must be aimed onto the applicant's property only. Under no circumstances should a security light be aimed in the direction of the property of another resident.
- c. The addition of security lights may be approved for the Rear Private Area only.
- d. Enclosures of light fixtures shall be designed to conceal the lamp bulb.

Required with request: Plot plan (show location), picture (location and lights to be used), plan showing lighting locations and contractor's name.

23. Lightning Protection Systems

A lightning protection system consisting of air terminals (lightning rods), cable conductors and ground terminations is permitted. The air terminals may be roof mounted.

- Cable conductors from the air terminals shall be routed through attic spaces to minimize visibility.
- Cable conductors routed on exterior walls shall be enclosed in a plastic pipe. The pipe shall be painted to match the surface to which it is mounted.
- Ground termination rods shall be located within mulch beds. Surge protection devices, which are installed entirely within a home, are not subject to Residential Design Guideline requirements.

Required with request: Plot plan (show location on home and termination), material list, picture of air terminals and contractor's name.

24. Noise Mitigation Screen

A screen may be installed around ground-mounted equipment (HVAC, generator, or any other noise producing equipment) to mitigate noise inside the house. Noise from HVAC or home generators may not be directed towards the side yard unless there is at least 25 feet of separation

between the houses, or you have no neighbor on that side. If you cannot meet that requirement, you will only be able to direct the sound backwards away from the house.

The following requirements must be met.

- a. If the screen is wood, the style must appear similar to the style of the vinyl fencing on Gilchrest Farm Road or the wood fence bordering North White Street.
- b. All screens must be painted to match the house or trim color.
- c. The maximum dimensions are 60 inches high, 60 inches wide, and if it has a top angled roof, it must be no more than 18 inches.
- d. It must be in a mulched area.
- e. It cannot be attached to house.
- f. It is recommended to have 2 feet of space on all sides from the equipment for proper air circulation.

Required with request: Plot Plan (show location of screen), picture (screen), material List, design/plans (including all dimensions and color) and contractor's name.

25. Patios & Decks

- a. Decks, patios and courtyards should be designed in harmony with the architecture of the home and match the material, color and size offered by the builder. All handrails, rim joists, stringers, spindles, and any other vertical member shall be constructed of cedar or other approved/appropriate building material as outlined in this section. They should be stained in a natural tone or painted to match either the color of the decking or the trim color of the home; or of vinyl; or of black metal. Decking, flooring, and understructure can be constructed out of approved chemically pressure treated lumber or composite / engineered materials. No deck, patio or courtyard will be constructed that conflicts with the drainage pattern established for the lot. Decks must be adjacent to the house. The maximum impervious surface for decks, patios, and courtyards shall be 170 square feet greater than the maximum rear option square footage for the specific home model. To determine the amount of impervious area you can add, find the model of your home below and find the maximum impervious square feet. The three options that were available from the builder are in the table. Find the ones that you have and subtract them from the maximum. That will give you what you can add. This is the maximum square footage you can add. Any earlier improvements/additions made are included in the maximum square footage you can add.

Example: If you have an Abbeyville home with a patio and lanai. Take the maximum impervious square feet (528) and subtract the patio (123) and lanai (126). You will be able to add 279 ($528 - 123 - 126 = 279$) additional square feet.

Model	Patio (sq. ft.)	Sunroom (sq. ft.)	Screened Porch/Lanai (sq. ft.)	Maximum Impervious (sq. ft.)
Abbeyville	123	110	126	528
Brookfield	87	123	202	582
Candler	216	154	221	761
Castle Rock	62	111	165	507
Dunwoody Way	170	230	176	746
Eastway	119	132	184	605
Napa Valley	114	149	146	579
Senoia	163	140	175	648
Sonoma Cove	122	187	156	635

- b. No extensions or modifications of decks, patios, or courtyards as constructed by the builder shall be permitted without prior written approval of the ARC, and no such extension or modification shall be approved if it is determined to have a material adverse impact upon neighboring properties and/or the community. The size of decks and patios shall be determined by the available space per lot, within the Private Area, and must be within the Rear Private Area, comprise no more than 40% (total of all cumulative changes) of the Rear Private Area, and be contiguous with the original patio, or foundation of the Rear portion of the house. The ARC reserves the right to limit the size and location of decks.
- c. Deck maintenance.

For waterproofing without color change, a clear deck sealer is allowed to protect decks. This should be applied to the top of the floor decking, top and sides of the deck rail components and all sides of the deck support posts including braces.

For waterproofing with color change, a semi-transparent stain is allowed. No solid stains or paint are permitted. These stains should be applied to the same surfaces as specified in a. above.

- d. Lattice fencing may be installed under an existing deck. Lattice, if installed, must enclose the entire underside of the deck. To allow access to the deck underside, a removable lattice panel or a door may be installed. The color of the lattice must match the deck, the body of the house or the trim of the house.

Required with request: Dimensional plan, picture (location, material to be used), plot plan (show location), material list, contractor's name.

26. Pavers

The use of concrete or pavers to extend or widen driveways is not permitted. However, pavers may be used in the Rear Private Area to extend, enlarge, or construct a patio permeable to water. The use of concrete to construct an impermeable patio is discussed above in the Patios & Decks section. The maximum size of the permeable patio shall be

determined by the available space per lot, within the Rear Private Area. The patio must be within the Rear Private Area, comprise no more than 40% of the Rear Private Area, and be contiguous with the original patio, or foundation of the rear portion of the house. At least 40% of the rear private area must remain covered in grass. The ARC reserves the right to limit the size and location of decks and patios.

Required with request: Plot plan (show location), material list, construction design/plans (including dimensions), contractor's name.

27. Pergolas, Trellises, & Arbors

General

In order to ensure a consistent quality appearance within DWT, all pergolas, trellises and arbors must be constructed of extruded or spun aluminum, cedar, pressure treated lumber or composite/engineered materials. Extruded or spun aluminum must be white vinyl clad, or white powder coated. Cedar and pressure treated lumber pergolas, trellises and arbors must be painted white or finished to match the trim color of the home or stained in a natural wood tone, or have a clear sealant applied. Where a pergola, or trellis is installed on a deck it must be painted white or finished to match the trim color of the home or stained in a natural wood tone to match the color of the deck.

Composite/engineered material must either be white, match the trim color of the home or be a natural wood tone. Trellises and arbors may also be made of black wrought iron or alternate material with the appearance and structural integrity of wrought iron. Construction drawings and details must be submitted with pergola, trellis and arbor applications. The material, type of the structure and color and type of finishes must also be submitted with the application.

a. Pergola

- i. Structures must be installed within the Rear Private Area of the lot and may not exceed 40% of the width of the home with a maximum width of 18 feet, whichever is less. A 'pergola' is considered to be an unroofed, horizontal or approximately horizontal grille or framework which may be supported by pillars or posts, such that the permanent, fixed or solid portion of the horizontal grille or framework does NOT exceed 25% of the total square footage or the area covered by the pergola structure.
- ii. All structures must be structurally sound and anchored in accordance with local building codes. All pergola support posts shall be a minimum of six (6) inches square or six (6) inches in diameter. Rafter tails must extend beyond the outside of the pergola on a minimum of two sides. Knee bracing or cross bracing shall not be allowed on any side of the structure. The height of the pergola, trellis or arbor shall not exceed the eaves of the home. Accent lighting is permitted on pergolas provided the lighting is not colored nor causes glare onto neighboring properties. Residents are required to obtain a building permit (if applicable) from the Town of Wake Forest. To see an example of a typical pergola go to the DWT Website (www.DWTTraditions.com) and on the governance tab click on RDG Info.

b. Trellis

One or more trellises may be installed to shield a patio or deck if approved by the ARC. Attaching a trellis to your home may void applicable warranties from the builder. Trellises are used to screen decks or patios that have a height extending to the eaves of the home and have a maximum width no greater than 8 feet if approved by the ARC. Applications for trellises, which do not extend to the eave (lowest roof overhang) height of the home, shall be reviewed on a case-by-case basis to determine allowable width and configuration. Each trellis must be designed to support plants or vine growth and thereafter maintained with plants or vines growing on it, trellises must remain plumb, level, and structurally sound. The intent of these Residential Design Guidelines is that trellises not be used as substitutes for fences. To see an example of a typical trellis, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info. A trellis may be installed outside the Private Area if screening a lanai. Trellises may be placed in mulched beds along the side of homes that face a street, or on side yard beds where 25 feet or more exists between buildings. Trellises can only be added in the Front Private Area if an identical trellis had been offered by the builder, as an option for the same home and elevation.

c. Arbors

One arbor may be installed in the Rear Private Area if structurally sound and in accordance with local building codes. Arbors may not be attached to the home nor exceed 8 feet in height, 4 feet in width, and 4 feet in depth. The arbor must be designed to support plant or vine growth and thereafter be maintained with plants or vines growing on it. As all arbors are different, approval will rest with the ARC. To see an example of a typical arbor, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info.

Required with request: Plot plan (show location), picture (location and pergola/trellis/arbor), material list, contractor's name, construction plans, and for pergolas, a building permit.

28. Security Cameras

- a. Installation of camera(s) requires ARC Review and approval prior to its installation. Motion sensors attached to any device with visible light are prohibited in the front of your property without exception. Motion sensors with visible light may be permitted with a maximum of three in any combination (camera/light) in the rear of your property.
- b. Security Cameras may include daylight and night vision features. They may also include motion sensors and infrared light (non-visible lighting). Camera description and manufacturer information must accompany request.
- c. Cameras may be installed in the soffit areas, arbors (where applicable), and may be no lower than 18" below the peak of the gable of a forward or rear facing gable. The camera(s) must blend into the exterior of the home. Camera(s) must be pointed primarily on your property (you may not set up surveillance of common areas or a neighbor's property).
- d. Front Private Area – There may be no more than two security cameras in this area. No wires may be visible and must be run through the attic/interior of the home, 100% hidden

from exterior view. Tucking wiring into siding trim such as J channel and Outside Corner Trim is not acceptable.

- e. Rear Private Area – There may be no more than three security cameras in this area. No wires may be visible and must be run through the attic/interior of the home, 100% hidden from exterior view. Tucking wiring into siding trim such as J channel and Outside Corner Trim is not acceptable.

Required with request: Plot Plan (show camera locations) Photo of house marked with the location of where the camera(s) will be installed, material list, pictures (cameras), and contractor's name.

29. Screening & Screens

- a. Any screening of ground-mounted equipment (HVAC) shall be of a material and color compatible with the design of the residence. Plastic sheeting shall not be used for screening. All screens, whether landscape structures, fences, or evergreen plant materials, should be located a minimum of 2 feet from the equipment to allow for adequate air circulation around the equipment.
- b. Man-made screens and shade devices, if any, must appear as an integral part of the building elevation and must be made of materials that complement the home and the neighborhood. Roof-mount installation is prohibited.
- c. Two-panel screening of hot tubs is allowed. Patios may be screened on two concurrent sides. To see style examples, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info. All screening must not exceed 6 feet in height.

Required with request: Plot plan, picture, material list and contractor's name.

30. Shutters

Shutters may be added to any/all windows. The shutter style must match those offered by the builder. The color must be black or match the front door color or match the color of shutters installed by the builder for the Homeowners particular color palette or scheme.

Required with request: Picture (location and shutters), material list and contractor's name.

31. Skylights

Skylights with tempered glass are permitted as long as no more than two can be viewed from the street at any one spot, but not over the front entrance; the color must blend with the roof and the size is limited to not larger than 24" x 48" (outside dimensions). Applicant is required to obtain a Town of Wake Forest building permit if required since this project will require structural changes to the existing roof.

Required with request: Construction plan (show location of skylights), material list, building permit, contractor's name.

32. Solar Panels

Solar Panels are permitted on roofs provided that they cannot be seen from the street that runs in front of the house. However, in those instances where the positioning of the home may require different placement to achieve efficient use of the solar initiative the ARC will consider exceptions to this guideline on a case-by-case basis.

The solar panels and piping color and texture must match the roof color and texture as much as possible so that they are as inconspicuous as possible. Reduced reflection/anti-glare panels must be used. It is the homeowner's responsibility to ensure that the roof can carry the additional weight. Solar panels should be sized by the vendor for the resident's personal residential use only with no planned, or expectation of, surplus energy being generated.

Required with request: Construction plan (show location of panels), picture (location and panels to be installed), material list, contractor's name.

33. Spas

An above ground Spa may be installed in the rear private area of the residence. The following requirements apply.

- a. The maximum size of the spa may not exceed 8'x 8' with inch variations allowed to fit particular manufacturers product model sizing.
- b. The installation must comply with all applicable state and local building codes which may include building and electrical permits, structural engineering, barrier placement, fencing, and other safety requirements.
- c. The spa must be placed atop a concrete slab suitably engineered in size and structure to safely support the spa unless installed on a deck.
- d. If a spa is installed on a deck, the deck must meet structural requirements as required by state and local building codes.
- e. The spa and associated equipment shall be **completely** screened to prevent viewing from the street, from neighboring properties, or any public area with approved fencing and/or mature plant materials of adequate density or approved privacy fencing.
- f. Spas must be constructed entirely within the Rear Private Area. The spa and associated pad must comprise no more than 40% of the Rear Private Area and be as close to the rear of the house wall as possible. The rear private area must consist of 40% grass after installation.
- g. The ARC may require additional plant materials to be planted to screen spas from neighboring properties. To see examples of screening materials, go to the DWT Website (www.DWTraditions.com) and on the Governance tab, click on RDG Info.
- h. No spa can be drained onto any open space or any other adjacent property.

All spas shall be fenced for safety as required by applicable law and must be installed according to Town of Wake Forest ordinances.

Should the request be approved, no work may proceed without approved Town of Wake Forest building/electrical permits.

Required with request: A site plan showing the spa and its surroundings including decking, if any; A plan showing and describing proposed vegetation and/or fencing surrounding the spa; a site plan with calculation of remain grass area after installation; specifications of the spa; contractor proposed for installation.

34. Wheelchair/Accessibility Ramps

Ramps to provide improved accessibility for wheelchairs and other mobility aids to traverse doorway thresholds are permitted to be installed outside exterior doors. If the ramp is painted, stained or otherwise colored, it must be black, white, or match the color of house, trim, or door. The slope of the ramp is recommended to be within ADA guidelines and its recommendations for width and slope ratio. Ramps that significantly deviate from ADA guidelines and recommendations can be denied. Ramps must be removed when no longer required by the occupant or upon sale or transfer to a resident who does not require the ADA accommodation.

Required with request: Plot plan marked with placement, picture or brochure, material list, building plan (if constructed), and Contractor's name.

35. Windows

- a. Tinting or Sunshields – Windows may be tinted, or sun shielding may be applied as long as no patterns, color change, or significant mirrored effect can be seen from the outside of the house.

Required with request: Material list and contractor's name.

- b. Adding Additional Windows - The addition of windows will be addressed on a case-by-case basis. All new windows must match the color, size dimensions and styles of the windows used by the builder on the original house. Applicants must comply with all local codes and permits.

Required with request: Material list, construction plan (location and sizes), picture/brochure (windows) and contractor's name.

- c. Stained/Etched glass - Stained/Etched glass may be installed inside the home behind existing bathroom windows and back doors. The original windows must remain in place.

36. Radon Mitigation System

A Radon Mitigation System is permitted. If installed on the exterior of the home, it must be installed within the 18-inches side mulched bed or in the rear mulch bed of the home. Visible wiring should be minimized and secured to the outside of the house.

Required with request: Plot plan (show location), picture (location), material list, contractor's name.

G. Landscaping Modification Requirement and Guidelines

1. General

- a. Any and all landscaping installed by homeowners must be installed not to impede existing drainage patterns or in any swales, i.e., a low place in the track of land. The plantings approved for Del Webb at Traditions were selected after consideration of many factors. Alternate plant material will be considered on a case-by-case basis but must be in general keeping with the original community design theme and standards. All replacement plant materials must be of equivalent or greater size and quality. Each area of the yard must have the equivalent size and quality, not just the yard in total. Requests for new or alternate material should be supported by plant tags, photos, mature dimensions or other similar identifying material. Due to the local environment, drought tolerant, deer resistant shrubs and trees should be a consideration when choosing new plantings. **Homeowners are responsible for the maintenance of any approved new mulch beds and planting materials installed by the homeowner.**
- b. A detailed mulch area sub-plot plan showing the location of any plantings, the type of planting, the variety of plant and the height, the spacing and spread at maturity must be included with the request form. This sub-plot plan is to supplement broad plot plans required when requesting tree additions, new or larger mulch beds, fences, artifacts or the like. Plantings of trees, shrubs, ground covers, perennials, grasses and vines shall consider future growth and be at a reasonable distance from foundation walls.
- c. It is the responsibility of each homeowner to replace, as necessary, all landscaping and sod on the lot including from the front lot line to the back of the street curb. The homeowner will remain ultimately responsible for all landscape replacement including any replacement necessitated by any additions made by the homeowner.
- d. Plants under windows shall be maintained no higher than 18 inches above the window bottom. To facilitate mowing and edging, all plantings must remain a minimum of 6 inches inside the mulched area.
- e. Any modifications made to Front or Rear Private Area must comply with the definitions and restrictions set forth in this document. In areas outside the Private Areas, installation of landscape by homeowners may be approved on a case-by-case basis where deep rear yards, side yards that face a street or common area or exceed 10 feet between buildings, strips along the sides of the house and connecting buffer areas as described in other sections and in conformance with the Residential Design Guidelines, after obtaining the

written permission of the ARC. These additions must preserve attractive view corridors and promote efficient landscape maintenance.

- f. No plantings or mulched areas can be placed in any way that would affect yard drainage, and no plantings or mulched areas will be allowed in swales.
- g. It is acceptable to replace all or part of existing landscaping or add planting material to existing mulched areas with new landscaping when installed in compliance with current Residential Design Guidelines.
- h. Plantings, limited in size to 36 inches in height at maturity, may be used on the sides of the home inside a continuous, mulched strip that is no more than 18 inches wide and must be adjacent to the foundation of the home. Continuation of the plantings for screening purposes, not to exceed 8 feet in height at maturity, may be placed next to lanais, sunrooms, patios, or porches, where space permits. Wider strip widths, up to 48 inches, or 35 percent of the shortest distance between the house and the house side of the sidewalk or curb may be approved on a case-by-case basis for corner lots or other lots with homes spaced greater than 15 feet apart. Mulch material must be consistent with the type used throughout the community by the current landscape company. Plans for such landscaping must conform to the provisions of the Residential Design Guidelines and contain acceptable plantings. All landscaping shall be designed and maintained so as not to interfere with swales, drainage, or the view of any ground signs on the site or adjacent properties, and not obstruct the view of traffic entering, exiting, or passing the site.
- i. The mulch strip on the side of the house cannot be lessened or removed. The strip is to protect the insulation that the builder has installed around the slab.
- j. New mulched areas must allow for at least 36 inches of mowing access between mulched areas or between mulched areas and structures, artifacts, fences, retaining walls and other structures. Homeowners are responsible for the maintenance of any approved new mulch beds and planting materials installed by the homeowner
- k. Any additional trees and shrubs must be planted in a way that at maturity they do not encroach upon a neighbor's property or a drainage swale. Trees and shrubs cannot be planted within 5 feet of the rear property line. For properties that have an open area designated on the plot map behind them, trees and shrubs can be planted up to one foot from the rear property line.
- l. Retaining Wall Considerations
 - (1) At the top of a retaining wall, the original planting beds installed by the builder must be maintained. If a shrub dies, it must be replaced by the resident at their expense with the same shrub. If the same shrub is not feasible, a modification request must be submitted for the requested replacement.
 - (2) At the top of a retaining wall, the homeowner may install a maximum of two trees in their rear private area. They must be surrounded by 18 inches of mulch on all sides or as part of a bed containing other shrubs and plants. Positioning of the trees must ensure that the spread of the tree at full maturity does not encroach on a neighbor's property.

- (3) At the bottom of wall, a setback of one foot from the wall applies. The soil cannot be disturbed in this area. Plantings of shrubs will be allowed in the rear private area that are at least 1 foot from the wall. These plantings must be consistent with the materials planted on top of the walls throughout the community, and may also include perennials, annuals and grasses. Mulch may be placed in the one foot setback from the wall.

2. Architectural Features

- a. Landscape architectural features include such items as benches, planters, fire pits, yard lights, etc. that are an integral part of a landscape architectural design.
- b. Landscape architectural features may be located in the Front or Rear Private Area of the lot only. However, fire pits (including portable fire pits) are only allowed in the Rear Private Area and can only be fueled by natural gas, LP Gas, or electricity—**wood fires are not allowed.**
- c. Drawings must be provided to the ARC which clearly show the location, size, and materials planned for all permanently installed architectural features listed above. In addition, a photograph of the home and the relationship of the feature to the existing or proposed landscape must accompany the Modification Request Form.
- d. Lawn furniture must be stored in non-grassy portions of the Private Area.

Required with request: Plot plan (show location), picture (location and feature), material list, and contractor's name.

3. Decorative Items

- a. **Decorative Items which include artifacts and statues are allowed only in the Private Areas of the residence. The definition of decorative items are as follows:**
 - 1) **Artifacts** include the following:
Clay, masonry, metal or wooden objects including birdbaths, animals, gnomes, cutout objects, pots and planters, etc. Pots made from traditional garden materials are encouraged. Plastic artifacts are not permitted. Lightweight containers sold with plants are not planters and cannot be used as such.
 - 2) **Statues** include the following:
Clay, masonry, metal, or wood statuary, including human figurines, animals, religious figures, etc. Plastic statues are not permitted.
 - 3) One small United States flag, or official North Carolina flag, or holiday flag, or seasonal flag, or favorite sports flag may be displayed on a garden flag holder/stand and only in the mulched bed. Garden Flags cannot display political signs or content.
 - 4) Decorative Items allowed in the mulch areas also include shepherd's hooks, bird house/feeders, house number and any other garden implement not specifically listed herein.
 - 5) Decorative Items are limited in height to a maximum of 4-feet in the front and rear private areas, with the exception of a bird feeder(s)/bird house(s), either mounted on a pole or shepherds hook, which can exceed 4 feet in height provided such item(s)

comply in number and with the height limitations stated in II.E.14. Shepherd hooks used for hanging plants are limited to a maximum height of 6 feet.

- 6) “Holiday Decorations” shall not be construed to be “Decorative Items” when placed in the resident’s yard during the designated holiday periods as defined in section II, D, 3 or this guide.
 - 7) Decorative features which require electric power must be installed to meet local codes for exterior wiring.
- b. The HOA reserves the exclusive right to limit the size and style of Decorative Items and may deny placement of a Decorative Item at the residence strictly on aesthetic grounds.
Placement and quantities of allowed Decorative Items are as follows below.

- 1) The combined number of Decorative Items that may be placed in the **Front Private Area** (FPA) is limited to 6. Porch furniture, potted plants, plaques, wreaths & door ornaments which are placed on the front porch are excluded from the count but may be limited by the HOA at their discretion. Two (2) potted plants may be hung from the front porch ceiling structure.
- 2) The combined number of decorative components/yard decorations in the **Rear Private Area** (RPA) is limited to 6. Patio furniture, potted plants, door decorations on lanais or patios are excluded from the count but may be limited by the HOA at their discretion. In addition to the patio furniture and potted plants (no consistently empty pots allowed), patios may include up to two (2) raised planters and one (1) storage bin (chest style or deck box) that is no more than 5-feet by 3-feet by 3-feet, (for cushions, garden chemicals, tools, etc.)
- 3) One cohesive grouping of **small** decorative components may be counted as one (1) decorative component.
- 4) Decorative items may NOT be placed on the sides of the residence, which includes residences where one side faces an adjacent street/open area.
- 5) All decorative components/yard decorations must be placed clearly within the mulched area or under the covered portion of the porch on the FPA. No decorative components can be placed on the driveway, which is defined as the concrete area in front of the two-car garage. One decorative item may be placed on the walkway leading to the porch or front door from the driveway to be counted as one of the six items allowed in the Front Private Area of the residence.
- 6) No articles shall be left on portions of the lot so as to impede mowing and maintenance activity.
- 7) The HOA-reserves the right to limit the number, size, style and placement of Decorative Items on the homeowner’s lot.
- 8) Requests for exceptions and variances to Residential Design Guidelines (RDG) may be submitted to ARC for review.

4. Gardens

- a. Planting of annuals, vegetables, and other plantings are permitted in the rear property inside the Private Area provided that they are installed in a delineated area which does not exceed four (4) 4 feet x 4 feet sections, unless the Rear Area soft scape (less than 40% landscaped but still allowing 40% grass) would facilitate a larger garden. Must allow 3 feet between sections to facilitate lawn maintenance. The ARC reserves the right to limit the final size of gardens.
- b. Pavers or steppingstones may be placed in gardens/mulched areas in order to create a pathway and must be placed at least 4 inches apart.
- c. Gardens must appear neat and clean during the growing season. Debris must be removed periodically, and all dead plant material must be removed once the growing season has ended.
- d. Gardens cannot be placed in any way that would affect yard drainage, and no gardens will be allowed in swales.
- e. Rabbit/Deer deterrent fencing is not permitted.
- f. Raised garden beds must be white, black or earth tone in color.

Required with request: Plot plan (show location of garden), plant list, and contractor's name.

5. Ground Cover

- a. The ground surfaces of the Private Area shall be covered with approved living, or inert materials, if not covered with concrete. Mulch must be triple shredded and either black or brown in color and otherwise consistent with the type used throughout the community by the current landscape company. If a homeowner chooses black mulch, then it must be installed and maintained by the Homeowner at their own expense. Where turf is used within the Private Area, a hybrid Bermuda is required. Topsoil and decomposed granite are not considered inert material. Care needs to be taken to ensure that any ground cover does not migrate into drainage areas.
- b. Decorative rock or stone can be used as ground cover only as follows:
 - (1) Stones cannot be used in areas which abut to grassy areas.
 - (2) Stones can be used in areas where run-off from heavy rains would cause organic mulch to migrate.
 - (3) Stones can be used as accents in small, mulched areas, not to exceed 24 square feet per lot
 - (4) The stones used must be between $\frac{3}{4}$ inch and 2 inch in diameter and be earth tone or natural in color. Rocks or stones shall not be used as bed edging material and are not permitted on turf areas. However, large rocks may be placed in mulched areas provided there is no more than one (1) per ten (10) linear feet of mulched area and that they are left natural. (This is consistent with other yard decorations). River rock may be used to aid water movement in problem areas provided the problem is clearly documented in the modification request.

- c. The use of rubber mulch, solid plastic sheeting or polyethylene over ground areas will not be permitted. Where landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil.

Required with request: Plot plan (show location of ground cover), picture of ground cover(s), material list, and contractor's name.

6. Landscape Edging - Stone

Stone pavers/concrete pavers/solid bricks or stacked stone may be used as edging. Pavers must have flat, rectangular sides. The landscape edging may be installed at a height no greater than six inches above the highest elevation of the landscape bed. The top edge can then be leveled to the lowest side of the landscape bed. At no time may the height of the edging be higher than the elevation of the concrete foundation. In the case of a residence constructed with a crawl space, landscape edging may be no higher than the height of the bottom of the first step riser at the front entrance.

The HOA and landscape maintenance vendors are not responsible for damage to edging materials. To see examples of landscape edging, go to the DWT website (www.DWTraditions.com) and on the Governance tab, click on RDG Info.

The color of the edging shall be earth tones such as light brown, light green, light blue or light gray. Other muted earth tone colors may be considered on a case-by-case basis. All colors shall be approved by the ARC.

Required with request: Plot plan (show location of edging), picture (of edging), material list, and contractor's name.

7. Shrubs

- a. Dead or diseased shrubs must be removed and replaced with a same or similar variety. The new shrub must be at least 3-gallon size for foundation plantings and at least a 1-gallon size for all others. For planting distances between shrubs, the mature spread needs to be considered.
- b. Shrubs may be planted in newly established landscaping beds in the front and rear of the house after a modification request has been submitted and approved by the ARC.
- c. Replacement or new shrubs facing the street and used to screen air conditioning units and other utility boxes must be of the evergreen variety. Perennials may be used to screen utility boxes. The plantings should be maintained at least as high as the utility box/AC unit, but no more than 12 inches higher. The distance between the planting and the utility box/AC unit must allow access for maintenance. Utility Screening plantings must be surrounded by a mulch bed. Residents who are considering screening utility boxes are cautioned that Wake Electric or its contractors may need access to the box. Plantings around utility boxes could hamper emergency shut off, service restoration or maintenance. Plantings are subject to trimming or removal by Wake Electric at its sole discretion. Shrubs under windows shall be maintained no higher than 18 inches above the

window bottom. To facilitate mowing and edging, all plantings must remain a minimum of 6 inches inside the mulched Area.

- d. Once mature, shrubs along builder installed fences, shall be maintained at a height between 6 to 8 feet. It is intended that all of the shrubs be maintained at a similar height to maintain continuity in the neighborhood.

Required with request: Plot plan, picture, material list, and contractor's name.

8. Trees

- a. A homeowner may not cut down or remove any living tree without ARC approval. Dead or diseased trees must be removed and replaced with an approved tree. Any new or replacement tree must have a minimum trunk diameter of 1 inch. Rear Private Area deciduous and evergreen trees should have a maximum mature height that does not exceed 60 feet and a spread that does not exceed 50 feet.
- b. Additional trees may be permitted in the rear private area or in side yards that face a street, or in portions of side yards where 25 feet exist between buildings. New deciduous trees inside or outside existing mulched areas must have a minimum trunk of 1 inch. The new tree must be surrounded by 18 inches of mulch on all sides. New trees should allow for 36-inch mowing access on all sides.
- c. Pruning of trees must be in compliance with nursery standards. No tree topping, nor leaving limbs and branches greater than ½ inch in diameter exposed is allowed.
- d. Replacement of a dead/diseased tree located in an easement that is located on the homeowner's property is permitted if the original tree was there at the time the homeowner purchased the property and is in full compliance with all of the requirements of the current version of the RDG. The cost of replacing the dead/diseased tree is the homeowner's responsibility.
- e. Street trees (i.e., the trees in the grass strip in front of the residence between the sidewalk and street) are the responsibility of the Town of Wake Forest (TWF) and managed by Common Areas and Services (CAS) in regard to both pruning and replacement. Homeowners should notify the Urban Forestry Division of the Department of Public Works at the TWF regarding dead or diseased street trees. The TWF keeps a list of trees needing removal and replacement in the order they are received and replaces them as funds allow.
- f. Replacement Trees: Fast Track option may be used for existing tree replacement in "the Front and Rear Private Areas with the EXACT SAME type or variety of tree. NOTE - the Fast Track option DOES NOT apply to Street trees located between the sidewalk and the street. If a resident would like to use a different type or variety of tree, a Modification Request must be submitted.
- g. Ornamental trees are permitted, including those originally installed by the builder such as plum and cherry varieties. Fruit bearing trees are prohibited. Examples of restricted species include peach, apple, and pear, though the prohibition is not limited to these.

Required with request: Plot plan (show location of trees), tree list with mature spread and height, and contractor's name.

III. Non-liability for Approval of Plans

Article IX Section 9.6 (g) of the CC&Rs contains a disclaimer by the Homeowners Association and the Architectural Review Committee of liability or responsibility for the approval of plans and specifications contained in any request by a homeowner. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, THE APPLICANT SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE HOA MANAGEMENT COMPANY TO EXPLAIN IT.

IV. Enforcement of Instruments

Article IV of the CC&Rs describes scope of authority of the Homeowners Association, including the review and determination of alleged violations by Homeowners and Residents, execution of certain remedies, and recommendations to the Board of Directors of the Homeowners Association for further action. The Homeowners Association may execute certain remedies as provided for in Article IV 4.3 of the CC&Rs and in accordance with the current Violation Procedure and Fines resolution published on the DWT Website.

A. Non-Compliance by Homeowner

Non-compliance with these Residential Design Guidelines shall result in such enforcement procedures as are allowed in Article IV of the CC&Rs and the current Violation Procedure and Fines resolution approved by the Board of Directors. For example, Article IV, section 4.3 of the CC&Rs describes the Homeowners Associations right to require the Homeowner to remedy any non-compliance. Upon notice of the violation, including an opportunity to request an appeal hearing, the homeowner shall have a specified number of days to complete the remedy. If the homeowner has not complied within the time period specified in the notice letter, the Homeowners Association shall have the right to levee a fine and/or enter the property to perform the necessary work to bring the property into compliance, provided that any decision of the Board of Directors as a result of an appeal hearing upholds the violation.

All costs incurred by the Association to bring the non-complying homeowner into compliance, including the cost of the work and interest, shall be charged to the homeowner as a Benefited Assessment. Any amounts invoiced to the homeowner pursuant to this paragraph or pursuant to the CC&Rs as Benefited Assessments shall be due and payable within 30 days of receipt of such invoice by the homeowner. The failure of the homeowner to pay a Benefited Assessment levied against the homeowner is a default and could subject the homeowner to suspension of his voting rights and rights to use the Common Area(s) and the Recreation Center and such additional remedies as provided in the CC&Rs. The decision to suspend a homeowner's/member's rights to use such facilities will be made by the Board of Directors of the Homeowners Association.

B. Appeal of Decision

Any Homeowner, lessee, or other resident aggrieved by a decision of the ARC may appeal such decision. The HOA Board will solicit input from the ARC as a part of the appeals process.

Appendix A Modification Request Form

A. Details for Submittal

In some cases, many attributes or details of a proposed modification are required for the ARC to make sound responsible decisions. In other cases, the nature of the change will be simple and straightforward, as will be the Modification Request Form. The specific requirements are listed at the end of the pertaining section. Any other aids that will assist the ARC in their review should be included with the request. Drawings need to be to scale to show a relationship to the location, height, etc., with the dimensions clearly marked on all drawings. For major construction projects such as additions, sunrooms, dormers, etc., for which a hired contractor is used, the design drawing should suffice, showing rooflines and other such detail.

B. Attachments

On a Modification Request Form, some of the following will be required. At the end of the section pertaining to the requirement will be a list of the information that is needed for the modification.

- a. Contractor's name is the company installing and/or building the requested modification. A Certificate of Insurance is proof that the contractor is covered by Insurance. The homeowner should obtain this for his/her protection. If contractor fails to obtain coverage, the homeowner may be responsible for any liability incurred by the contractor.
- b. Elevation drawing is a side view that will show height, topography of land and visual impact of the change.
- c. Material list is the description of the materials which make up the item requested, e.g., pressure treated wood, vinyl, pavers.
- d. Picture is a photo of the requested item, or a brochure showing the item and the location the modification will be placed. This may be a copy of a brochure showing the product being installed.
- e. Construction plan/Design plan/Dimensional plan shows the details of the changes being made. They must include all required details to complete the proposal, i.e., foundation, framing, and other details with required dimensions.
- f. A copy of a Building Permit from the Town of Wake Forest showing the construction approval.
- g. Plot Plan is a top-down drawing showing location of existing structures, easements, property boundaries relation to adjoining properties, and location of proposed changes. It is the recorded drawing of each house on its lot. Legends should be used to help identify items on Plot Plan. The Plot Plan for your property should have been provided to you at closing and should look something like this:





Residential Modification Request

Use this form to request modifications to the exterior of your home (additions, improvements, alterations, landscaping, etc.) that are not requested on a Fast Track request form.

For Office Use Only		
Received Date	Received By	Request Control Number

All information on pages 1 and 2 must be completed for request to be considered.

Homeowner Name: _____

Address: _____

Phone: _____ - _____ - _____ Email: _____ Home Model: _____

My modification request pertains to *Residential Design Guidelines* Guideline Number: _____ Page: _____

My modification request fully meets the requirements in the *Residential Design Guideline* noted above: Yes ☐ No ☐

My modification request is for a change on property I own: Yes ☐ No ☐

Briefly describe the modification requested (attach additional pages if necessary)

Estimated Start Date: ____/____/____ Estimated Completion Date: ____/____/____

Contractor Name: _____ Phone: _____ - _____ - _____

Attach details of this request with applicable information. If the necessary items are not included, or the Architectural Review Committee cannot clearly understand the modification, the application will be returned for written clarification and therefore delayed. Refer to the *Residential Design Guidelines* if you have questions about the requirements.

Check items attached to this request

- | | |
|---|---|
| ☐ Plot plan (<i>required</i>) with detailed location of planned work | ☐ Samples, pictures, or descriptions of materials to be used |
| ☐ Design/location on plot plan | ☐ Permits from the Town of Wake Forest (if applicable) |
| ☐ Design plans/construction/assembly plans | ☐ Planting plan/plant descriptions |
| ☐ Floor plan/elevation for my home | ☐ Pictures of existing area to be altered |

Neighbor Signatures/Addresses* (properties adjacent to open property should be noted as Open Space).

1 _____ / _____
2 _____ / _____
3 _____ / _____
4 _____ / _____

*All adjacent (front, back and side) neighbors must be asked to sign for acknowledgement, not approval, of this request. It must be noted on this form if a neighbor refuses to sign, which does not mean the application is denied. Neighbors with concerns should contact the Community Manager.

**Approval will be contingent upon the acknowledgment of the requirements on Page 2 of this form.
Homeowner signature below indicates agreement with the Terms and Conditions above.**

HOMEOWNER SIGNATURE: _____ SUBMISSION DATE: ____/____/____

Submit this request to the Management Office in person, by mail, or by email at DWTModifications@DWTraditions.com

Approval notification will be sent to the email listed above or by USPS if no email is provided above.

The request and all attachments are retained for HOA records.



Residential Modification Request Form Requirements

Homeowners must read and agree to the requirements below.

Request

- Approval of the request does not relieve homeowner from any other Declaration of Covenants, Conditions, and Restrictions for Del Webb Traditions (CC&R) or Residential Design Guidelines requirements.
- Modification work is not to start until the written approval letter (sent via email or USPS) is received.
- No additional modification or deviation may be made without prior written approval from the Architectural Review Committee (ARC) on behalf of the Board of Directors (BOD).

Responsibility

- Required permits by the Town of Wake Forest must be obtained by the homeowner and copies submitted to the management office before work begins.
- Copy of the Contractor's Certificate of Insurance (COI) listing Del Webb at Traditions HOA, *the current management company*, and the homeowner as additional insured must be provided to the HOA. If the homeowner is unwilling or unable to obtain this document, the homeowner accepts responsibility for damage or liability that would have been the contractor's responsibility, including worker's compensation claims.
- Neither the HOA nor the ARC makes any guarantee on the warranty on the home or any of its components, or on the lot, after the modification. The homeowner is responsible to verify warranties with any modification.
- Confirmation that work is performed as submitted in the modification request and any terms and conditions provided in the written approval is the homeowner's responsibility.
- Maintenance and upkeep of the modification and any damage to common areas, homeowner's property, or neighbor's property resulting from the installation or use of the modification is the homeowner's responsibility.

Completion

- Completion of the modification request must be within 120 days from the date of the written approval letter.
- Homeowner must notify the management office in writing (email or letter) after modification completion for a final inspection.

Violations

- Homeowner understands the remedies outlined in Section IV.A. Non-Compliance by Homeowners of the Del Webb at Traditions Residential Design Guidelines as modified from time to time by the BOD. In the event of any conflict between the Residential Design Guidelines and any modification adopted by the BOD, the latter shall apply.
- Modifications not in compliance with modification request submitted and terms or conditions contained in the written approval letter must be brought into compliance at the homeowner's expense within 60 days of notification.
- Specifications of the modification request not adhered to may be corrected or removed by the HOA at the homeowner's expense.

HOMEOWNER ACKNOWLEDGEMENT

DATE

Appendix B Approved Entrance Door Style

Approved Front Doors (all doors can be painted or stained)



Smooth Fiberglass Panel 1- Lite
Over 2-Panel (Painted)



Smooth Fiberglass Panel 3- Lite
Over 2-Panel with/without Dentil
Shelf (Painted)



Smooth Fiberglass $\frac{3}{4}$ Lite over 1
Panel (Painted); Glass may be clear
or privacy

Thermatru Stain-Grade (These doors can be selected for any elevation.)



1 Lite (No Grids) over 2 Panel



3 Lite (SDL Grids) with/without
Dentil Shelf over 2 Panel

Approved Rear Doors



Thermatru Traditions Steel
TS118 Clear Glass Painted

Appendix C Fast Track Forms

Remainder of this page intentionally left blank.



Fast Track – Attic Fan

	Agree	Disagree
Do you verify that no more than two attic fans shall be visible from the street at any one spot?	☐	☐
Do you verify that no fan will be placed over the front entrance of the house?	☐	☐
Do you verify the exterior color of the fan must be the same or similar as the color of the roof?	☐	☐
Do you verify, if gable mounted, the fan covering matches the house trim color?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to the addition of attic fans?	☐	☐
Do you verify that the attic fan is in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines and local building codes?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

Applicant- you must agree to all statements in order to be approved for your project.
Completed form should be returned to the Community Office or emailed to manager@dwtraditions.com. You must also notify the HOA Management Team (manager@dwtraditions.com) in writing when your project is complete.



Fast Track – Bird & Squirrel Feeders and Houses

	Agree	Disagree
Do you agree that you will not have more than a total of three feeders/houses in your yard?	☐	☐
Do you agree that the feeders/houses will not exceed the roof eave in height?	☐	☐
Do you agree that only one feeder/house will be in your Front Private Area?	☐	☐
Do you agree that the installation will not be on perimeter walls, aluminum fences, or under/on house eaves?	☐	☐
Do you agree to install mulch at least 18” surrounding the feeder/house and that there will be at least a 36” opening around the mulched area to accommodate mowers.	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines and local building codes?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

Applicant- you must agree to all statements in order to be approved for your project.
Completed form should be returned to the Community Office or emailed to manager@dwtraditions.com. You must also notify the HOA Management Team (manager@dwtraditions.com) in writing when your project is complete.



Fast Track – Flag Mounts & Flags

	Agree	Disagree
Do you verify that the location of the flag shall be at the front of the home and shall not be hung directly from the eaves or from a porch, deck, or pergola?	☐	☐
Do you verify the flag mount will be attached to the front eave of the house or to the front of the residential structure, secured to a wooden stud or anchored in masonry?	☐	☐
Do you verify that no part of the flag shall extend four feet beyond any eave?	☐	☐
Do you verify the flag hung from the flag mount is four (4) feet by six (6) feet or less and is a United States or official North Carolina flag?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to the installation of a flag?	☐	☐
Do you verify that the flag shall be in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that only one (1) small United States or official North Carolina flag, or holiday flag, seasonal flag, or favorite sports flag may be displayed on a garden flag holder/stand and only in the mulched bed?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

Applicant- you must agree to all statements in order to be approved for your project.

Completed form should be returned to the Community Office or emailed to manager@dwtraditions.com. You must also notify the HOA Management Team (manager@dwtraditions.com) in writing when your project is complete.



Fast Track – Front Private Area Hardwood Tree Replacement - Not Street Trees

	Agree	Disagree
Do you verify that the tree to be replaced is a hardwood tree, and is located in the Front Private Area (as defined in the guidelines)?	☐	☐
Do you verify that the replacement tree is the exact same type and variety as the tree being replaced? If not, you must complete a Modification Request for ARC review.	☐	☐
Do you verify that the replacement tree is a minimum of 8 (eight) feet in height?	☐	☐
Do you verify that the replacement tree's caliper is at least 1 inch?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to the installation of a front tree (not street tree)?	☐	☐
Do you certify that the tree is in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that if a front tree is transplanted into the Rear Private Area with ARC approval that tree must be replaced in the front.	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

Applicant- you must agree to all statements in order to be approved for your project.

Completed form should be returned to the Community Office or emailed to manager@dwtraditions.com. You must also notify the HOA Management Team (manager@dwtraditions.com) in writing when your project is complete.



Fast Track – Exterior Fans

	Agree	Disagree
Do you confirm that a ceiling fan will be installed either at the front of the house, or on an approved pergola at the rear of the house, or that the fan is a wall mounted fan and will be installed at the rear of the house over the patio?	☐	☐
Do you verify that the color of your fan to be installed on the front of the house will be white or match the trim color?	☐	☐
Do you understand that the fan to be installed on the front of the house can only be minimally visible from the street?	☐	☐
Do you understand that all wiring for either a ceiling or wall mounted fan must be minimally visible and comply with local codes?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to installing the fan?	☐	☐
Do you certify that the fan is in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

Applicant- you must agree to all statements in order to be approved for your project.

Completed form should be returned to the Community Office or emailed to manager@dwtraditions.com. You must also notify the HOA Management Team (manager@dwtraditions.com) in writing when your project is complete.



Fast Track – Gutter Guards

	Agree	Disagree
Do you understand that an exact color match of guards to gutters is not required but you should opt for the closest example offered by your vendor?	☐	☐
Do you understand that the gutter guards will be minimally visible from the street?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to installing the gutter guards?	☐	☐
Do you certify that the gutter guards are in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

Applicant- you must agree to all statements in order to be approved for your project.
Completed form should be returned to the Community Office or emailed to manager@dwtraditions.com. You must also notify the HOA Management Team (manager@dwtraditions.com) in writing when your project is complete.



Fast Track – Hose Reels

	Agree	Disagree
Do you verify the hose will be attached to a wall or post-mounted reel so that the hose is within the mulched area or placed on an earth tone colored slab or paver pad?	☐	☐
Do you verify, if installed, that the post is within 12 inches of the slab or foundation within the side mulched area?	☐	☐
Do you verify, if installed, the earth tone colored slab or paver pad shall be flush with the ground, with dimensions no greater than three (3) feet wide by three (3) feet long and shall not alter the existing grade of the yard?	☐	☐
Do you understand that one additional hose pad may be created if the space between houses is over 10 feet?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to the installation of hoses?	☐	☐
Do you verify that the hose shall be in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

Applicant- you must agree to all statements in order to be approved for your project.
Completed form should be returned to the Community Office or emailed to manager@dwtraditions.com. You must also notify the HOA Management Team (manager@dwtraditions.com) in writing when your project is complete.



Fast Track – Invisible Fence

	Agree	Disagree
Do you verify all fence lines shall be fully buried with no alteration made to the existing yard grade?	☐	☐
Do you verify the fence shall be only in the Rear Private Area and any portion necessary for installation of the fence in the Front Private Area or Side Yard will only be in the mulch bed adjacent to the house?	☐	☐
Do you verify the invisible fence system shall be installed in the owner's lot only, and not in the area between the street curb and sidewalk, nor on any adjoining common area?	☐	☐
Do you verify the yard turf shall be restored to the original condition and type of turf with no bare spots?	☐	☐
Do you understand that the Home Owners Association (HOA) shall not be responsible for repairs or repair costs to any system if damaged by maintenance in the yard or easement areas by the HOA or their designee?	☐	☐
Do you understand that pet owners are liable for any damage to persons or property caused by their pets.	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to the installation of invisible fence systems including compliance with local codes for exterior wiring?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

Applicant- you must agree to all statements in order to be approved for your project.

Completed form should be returned to the Community Office or emailed to manager@dwtraditions.com. You must also notify the HOA Management Team (manager@dwtraditions.com) in writing when your project is complete.



Fast Track – Irrigation Systems

	Agree	Disagree
Do you verify the irrigation pipes shall be buried?	☐	☐
Do you verify that evergreen plants or a synthetic rock shall be installed to screen the backflow preventer except for those in the side mulch area which must be painted the color of house or foundation?	☐	☐
Do you verify the irrigation system shall be installed in the owner's lot only, and not in the area between the street curb and sidewalk, nor on any adjoining common area?	☐	☐
Do you verify the yard turf shall be restored to the original condition and type, and shall have no bare spots?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to the installation of an irrigation system?	☐	☐
Do you verify that the irrigation system complies with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

Applicant- you must agree to all statements in order to be approved for your project.

Completed form should be returned to the Community Office or emailed to manager@dwtraditions.com. You must also notify the HOA Management Team (manager@dwtraditions.com) in writing when your project is complete.



Fast Track – Knox HomeBox

	Agree	Disagree
Do you verify that the HomeBox will be mounted below the garage door keypad which is the Wake Forest Fire Department preferred location to prevent damage to keypad wiring?	☐	☐
Do you verify that the color should match the trim of the house as close as possible?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to the installation of the Knox HomeBox?	☐	☐
Do you verify that the Knox HomeBox installation is in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐

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Phone: _____

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Date: _____

Email: _____

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Fast Track – Landscape Edging

	Agree	Disagree
Do you verify the edging material is Fibertech compost bender or equivalent, Hardi, Rubberific black flexible rubber edging or equivalent or steel, coated edging, earth-tone or black in color?	☐	☐
Do you verify that no more than 6 inches of the edging material will be visible above the lowest surface?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to landscape edging?	☐	☐
Do you certify that the landscape edging is in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

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Fast Track – Motion Detection/Sensor Lighting

	Agree	Disagree
Do you verify that the motion detection lights shall be a photocell type, activated by motion?	☐	☐
Do you verify the lights shall be set for maximum on-time activation of ten (10) minutes and turn off until the next activation?	☐	☐
Do you verify the lights shall be aimed onto the applicant's property only and directed away from the property of any other resident or adjoining common area?	☐	☐
Do you understand that all fixtures shall be designed to conceal the lamp bulb?	☐	☐
Do you understand the Del Webb at Traditions Design Residential Guidelines as it relates to the installation of motion detection/sensor lighting?	☐	☐
Do you verify that the motion detection/sensor lighting is in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

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Fast Track – Solar Tubes/Sun Tunnels

	Agree	Disagree
Do you verify that no more than two tubes/tunnels shall be visible from the street at any one spot?	☐	☐
Do you verify that no tube/tunnel will be placed over the front entrance of the house?	☐	☐
Do you verify the size of each tube/tunnel at 14” or less in diameter?	☐	☐
Do you verify the exterior color of the tube/tunnel will match the color of the roof?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to the installation of solar tubes/sun tunnels?	☐	☐
Do you verify that the solar tube/sun tunnel is in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, should you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines and local building codes?	☐	☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

Email: _____

Applicant- you must agree to all statements in order to be approved for your project.

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Fast Track – Storm Doors & Screens

	Agree	Disagree
Do you verify the color of the storm door is white, black or the same color of the main door, or door frame trim it stands in front of?	☐	☐
Do you verify the hardware on the storm door is consistent with the original hardware of the existing door?	☐	☐
Do you verify that any glass portion of the storm door is clear glass with no etching?	☐	☐
If retractable screens are used, do they meet the specifications required of the storm doors?	☐	☐
If a full opening retractable screen is used, is it minimally visible from the street and the same color as the house trim?	☐	☐
Do you understand that a picture will be supplied with this request?	☐	☐
Do you understand the Del Webb at Traditions Residential Design Guidelines as they relate to front/rear storm doors?	☐	☐
Do you verify that the storm door is in compliance with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Do you understand that it is your responsibility to ensure that your contractor, if you choose to hire one, complies fully with the Del Webb at Traditions Residential Design Guidelines?	☐	☐
Front ☐		
Rear ☐		
Retractable Screen ☐	Non-retractable Screen ☐	No Screen ☐

Name: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

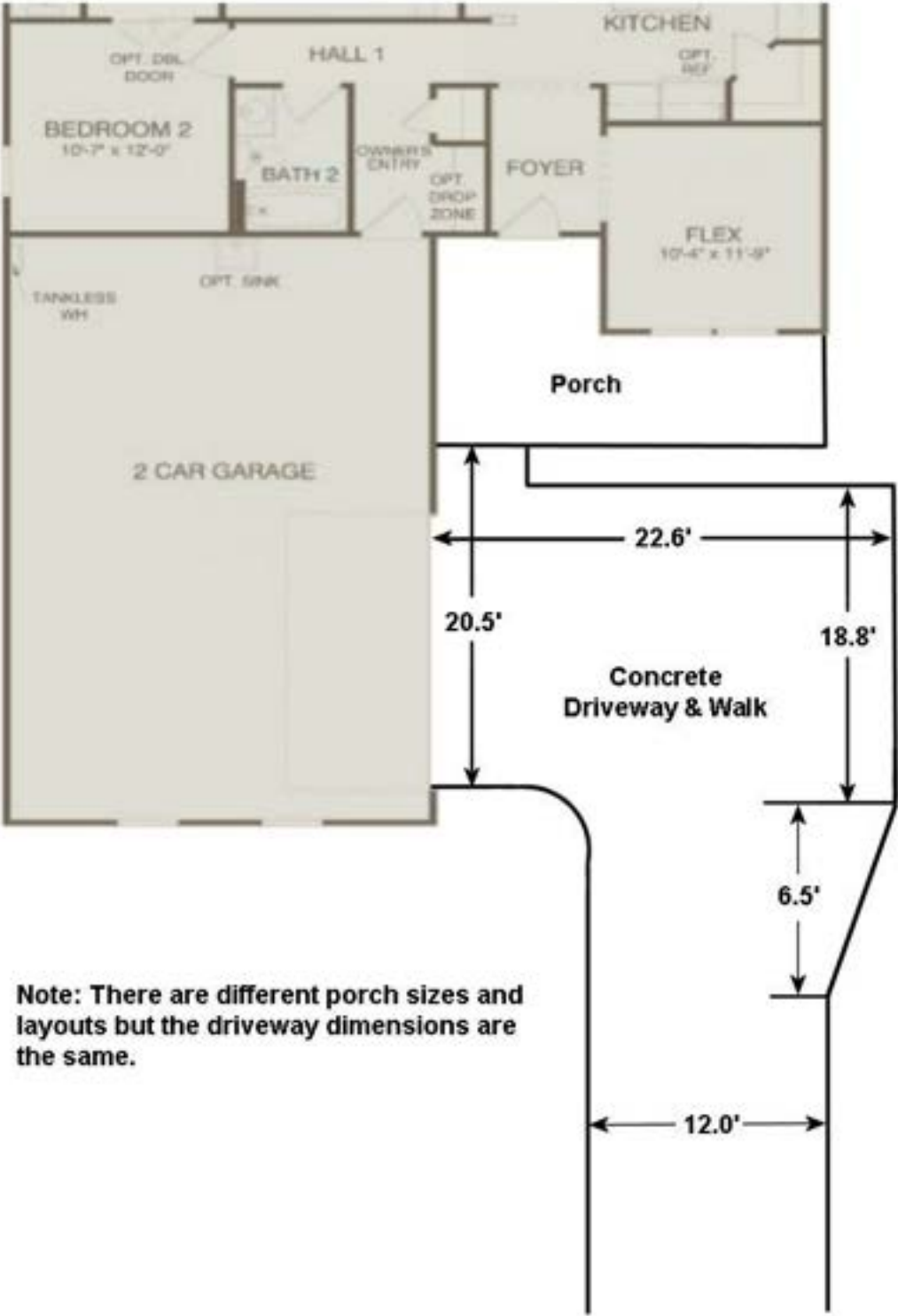
Email: _____

Applicant- you must agree to all statements in order to be approved for your project.

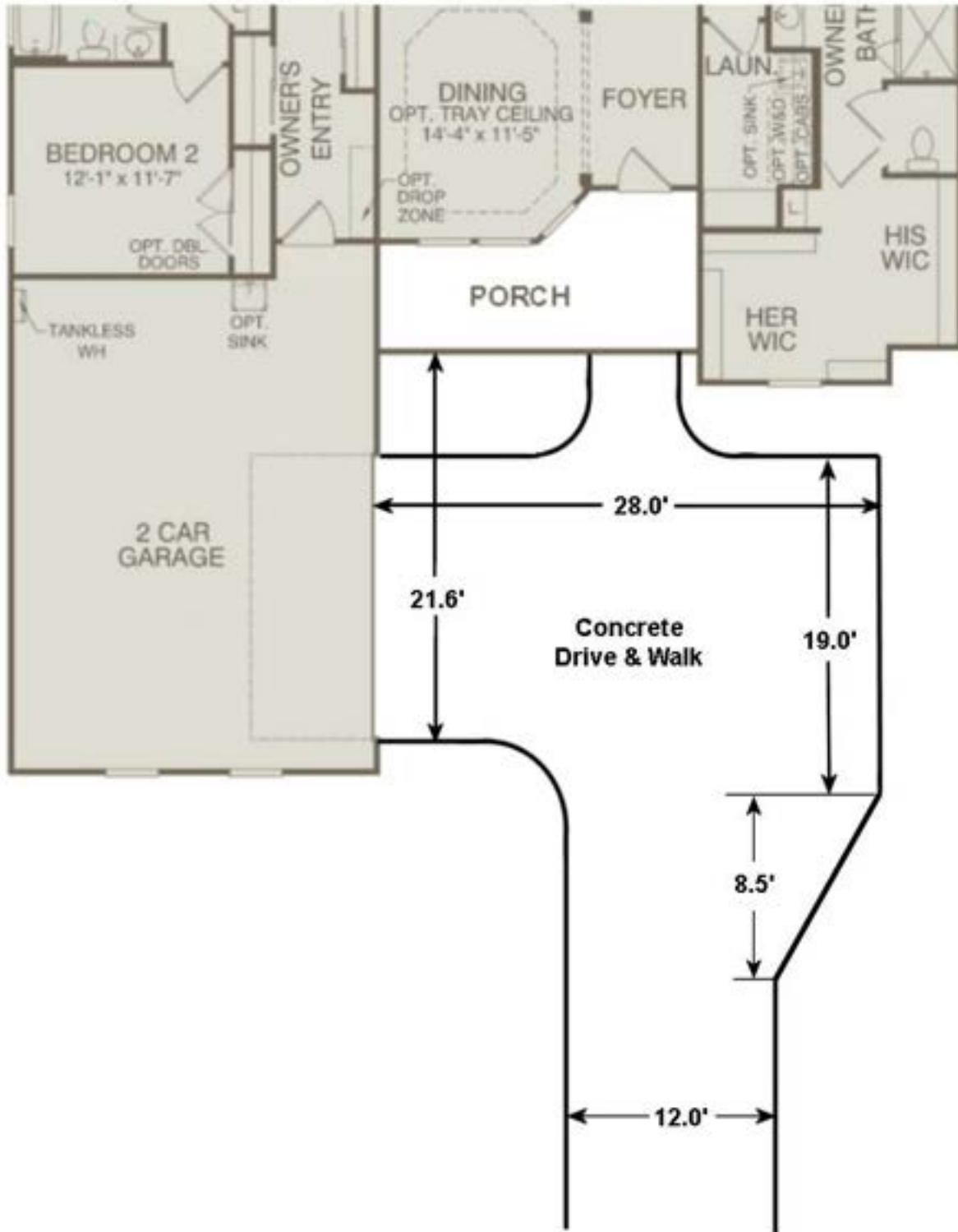
Completed form should be returned to the Community Office or emailed to manager@dwtraditions.com. You must also notify the HOA Management Team (manager@dwtraditions.com) in writing when your project is complete.

Appendix D Courtyard Driveway Maximum Dimensions

Castle Rock Maximum Driveway Dimensions



Napa Valley Maximum Driveway Dimensions



V. Document Control

Document Name: Del Webb at Traditions Residential Design Guidelines

Document Manager: Architectural Review Committee

Document Owner: HOA Board

Review Frequency: Reviewed annually by Architectural Review Committee

Update Frequency: At least one year between updates unless the HOA Board of Directors at its sole discretion requests a change sooner.

Update Process:

1. The Architectural Review Committee collects changes for the document. The proposed changes can come from the committee, homeowners, by their completion and submission of a Change Request Form and the HOA Board of Directors.
2. The document is updated with changes visible.
3. The document is submitted to the HOA Board
4. HOA Board approves or rejects the suggested updates.
5. If approved:
 - a. The document is placed in the HOA Document repository and made available to the community on the Community website.
 - b. Notification is made of the updates via email sent from the Del Webb at Traditions Board of Directors.
6. If rejected, the Architectural Review Committee determines whether to revise the change and resubmit it to the HOA Board or discard the changes.
7. The updated document will be effective per the date on the cover of the document. The updates shall not be retroactive to previous work or approved work in progress.

In no way shall updates to the Del Webb at Traditions Residential Design Guidelines change, alter or modify any provision of the CC&Rs, any Supplemental Declaration or the Articles or Bylaws of the Homeowners Association.

A. Changes History

The change history for this document can be found in the *Residential Design Guideline Change History* document.