

Architectural Design Standards for the Freedom Homes at the Farm at Brunswick Association



Guidelines for the Community
Effective July 15, 2020
Revised May 6, 2024





FORWARD

The Covenants, Conditions and Restrictions (CC&Rs) governing Freedom Homes at the Farm at Brunswick Association provide that all properties shall be properly maintained, and that design of building construction and property improvements of any kind require the prior approval of the Architectural Review Committee (ARC). The CC&Rs grant authority to adopt rules and procedures to accomplish its objectives. Therefore, the Board of Directors and Architectural Review Committee hereby adopt the Architectural Policies and Procedures set forth herein.

The Architectural Policies and Procedures are established for the protection and enjoyment of all Association members and are strictly enforced.

These Architectural Policies and Procedures supersede and cancel any similar policies and/or guidelines adopted prior. The Policies and Procedures may be amended or repealed by the Board of Directors as they deem appropriate.

We welcome constructive comments on these Architectural Policies and Procedures and any comments regarding them should be forwarded in writing to the Management Company Office.

Board of Directors

Freedom Homes at the Farm at Brunswick
Homeowners Association, Inc.

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ARC PHILOSOPHY AND REVIEW CRITERIA

All properties within Freedom Homes at the Farm at Brunswick Association, are subject to the recorded CC&Rs, as well as the restrictions of Brunswick County/Town of Carolina Shores, North Carolina as applicable. These restrictions provide that design of building construction or property improvements of any kind require the approval of the Architectural Review Committee (ARC), hereinafter referred to as the ARC Committee. This is in accordance with Article V, “Architecture and Landscaping”, of the AMENDED AND RESTATED, FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FARM AT BRUNSWICK, A PLANNED COMMUNITY recorded May 16, 2017 Book 3907 page 1072, County of Brunswick in the NC Register of Deeds.

Freedom Homes at the Farm at Brunswick is a unique community which incorporates standard single-family homes. By following these Design Standards and obtaining approvals for Proposed Improvements from the ARC Committee, Owners will be protecting their financial investment and will help to promote Proposed Improvements that are compatible with the other Homes and property within the Community. A spirit of cooperation with the ARC Committee and neighbors will go far in creating an optimum environment which will benefit the Owners.

The ARC Committee was established to enhance the environmental quality and economic value of all properties within Freedom Homes at the Farm at Brunswick Association. The ARC Committee strives to work in cooperation with the property owners to make our community a desirable place to live, work and play. Article V of the CC&Rs gives the ARC Committee the power to apply architectural policies.

The ARC Committee does not seek to restrict taste or individual preferences. Their primary function is to review all plans to ensure that the design submitted is harmonious with other structures in the area. The ARC Committee strives to be completely fair, objective, impartial and understanding of individual goals.

The ARC Committee recognizes that occasionally its policies and the objectives of any individual owner may appear to conflict. The policy has been designed so that Freedom Homes at the Farm at Brunswick community will benefit by relating each project, its structures, improvements, and amenities to the community.

Decisions made by the ARC Committee are not based on personal opinion or taste. The following criteria, which represent the general standards of the CC&Rs in more specific terms, are used to determine what designs are acceptable.

ARC REQUIREMENTS

ARC EXPECTATIONS.

Any Proposed exterior improvements (except those constructed by the ARC Committee/BOD) must be submitted to the ARC Committee for review and consideration using an Architectural Review Request form (see required submittal form in the Appendix). No Owner shall make any addition, alteration or improvement to or on any Lot without the prior written consent of the ARC Committee.

QUALIFYING IMPROVEMENTS FOR ARC COMMITTEE REVIEW.

Proposed Exterior Improvements include, but are not limited to the following: porch additions and enclosures, outbuildings, utility screens, play sets, above-ground swimming pools, walls, hedges, fencing, venting fans, yard art, statuary, propane tanks, planting or removal of landscaping, staking, clearing, excavation, grading and other site work, exterior alterations of existing improvements, roofing, exterior painting and/or staining, planting or removal of landscaping and trees (collectively, herein referred to as the “Improvements”) shall take place on such Owner’s Lot or Home unless and until the ARC Committee has given its prior written approval for such activity.

PROHIBITED ITEMS IN FREEDOM HOMES AT THE FARM AT BRUNSWICK.

Article IV (“Use, Occupancy, and Transfer”) and Exhibit C (“Initial Rules and Regulations”) of the CC&Rs details the initial set of restrictions in the community. Applications to construct or place any of these in Freedom Homes at the Farm at Brunswick are automatically deemed to be denied without further requirement for communication of such.

These Rules and Regulations may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by Freedom Homes at the Farm at Brunswick Board of Directors in its discretion. Owner should always consult the most current version of the Association’s Rules and Regulations prior to submitting any Architectural Review Request. Owners may contact the Management Company for the latest version of this document.

CONFORMANCE WITH CC&Rs.

The Design Standards and procedures are supplementary to all of the terms and provisions of the Declaration and shall remain in full force and effect. In the event of any actual or apparent conflict between these procedures and the Declaration, the Declaration shall prevail. Nothing in these Design Standards shall supersede or alter the provisions or requirements of the Declaration. All applications shall be reviewed to ensure that the project is in conformance with the CC&Rs.

ARCHITECTURAL REVIEW CRITERIA

REVIEW CONSIDERATIONS.

The ARC Committee will meet as necessary to review plans submitted for approval. The ARC Committee may require clarification, submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. All appropriate/required permits must be obtained prior to final approval. **An incomplete application will be returned to the applicant.**

INFORMATION SUBMITTED BY AN OWNER.

Any Owner submitting plans for ARC Committee approval shall be responsible for the verification and accuracy of all dimensions, grade, elevations and the location of key natural terrain features for the Site.

INTERPRETATION OF THE DESIGN STANDARDS.

The ARC Committee shall interpret these Design Standards. The ARC Committee reserves the right to waive or vary any of the procedures of Design Standards at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

Design Compatibility.

The proposed improvement shall be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity (but without repetition) in architectural style, quality of workmanship, use of materials, color and construction details.

Location and Impact on Neighbors.

It is suggested that Owners advise neighbors prior to submitting forms for Proposed Improvements. A proposed home or alteration shall relate favorably to the landscape, existing structures and the neighborhood. The primary concerns are privacy, access, view, sunlight, ventilation and drainage. The ARC Committee may request adjacent neighbor input.

Scale.

The proposed home or alterations shall relate in scale to adjacent structures and its surroundings.

Exterior Colors.

New colors affecting the exterior of a property shall be considered by the ARC Committee on a case by case basis.

Materials.

In the case of additions or outbuildings, continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house.

ARC REVIEW TIMEFRAME.

Per Article V, (“Architecture and Landscaping”) of the CC&Rs, the ARC Committee shall make a determination on each application within thirty (30) days after receipt of a completed Architectural Request Form and submission of all required information, unless the time is extended by mutual agreement. The ARC Committee shall use good faith efforts to make a final determination on each application within sixty (60) days. In the event there is a question on the application, the clock will stop until the required information has been received by the ARC Committee.

All decisions of the ARC Committee will be in writing. Oral representation of any decision will not be valid and will not represent the decision of the ARC Committee. Property owners will be notified by the Management Company if their plan/project was approved or denied. The ARC Committee may (i) approve the application, with or without conditions; (ii) approve a portion of the application and disapprove other portions; (iii) request additional information; or (iv) disapprove the application.

ARC COMMITTEE DECISIONS.

Approval with or without Conditions.

If the application is approved by the ARC Committee, the Owner and Contractor will receive notification of the approval from the ARC Committee. If the plans are approved with conditions, the Owner and Contractor will receive notification as to the conditions of approval. If approval with conditions is granted, and construction then begins, the commencement of construction shall be deemed approval by the Owner/Contractor of the conditions imposed.

Partial Approval.

If the application is partially approved, the ARC Committee will note which items are approved and which items are disapproved. Disapproved items on the application must be corrected and resubmitted. Complete approval with or without conditions must be received from the ARC Committee before any construction may commence.

Request for Additional Information.

A request for additional information by the ARC Committee shall be deemed a determination that the information submitted was inadequate. Requested information must be received before the review process continues.

Disapproval of Application.

Denied approval of submitted plans and specifications may be based upon any ground by the ARC Committee/Board of Directors (BOD), including purely aesthetic judgment, which in the sole discretion of the ARC Committee/Board of Directors (BOD) shall be sufficient. If in the judgment of the ARC Committee, the plans submitted do not conform to the intent and requirements of Freedom Homes at the Farm at Brunswick's Design Standards, the plans will not be approved.

In the case of disapproval, the ARC Committee shall not be obligated to specify the reasons for any denial. The burden of developing the design solution and modifications will lie with the Owner and the design professional.

Exceptions

The ARC Committee may grant exceptions from Freedom Homes at the Farm at Brunswick Design Standards when topography, natural obstructions, hardship, or aesthetic and environmental considerations require additional evaluation. Property owners may request an exception but shall provide the ARC Committee with the reason for their request.

Such exceptions may only be granted, however, when unique circumstances dictate. Owner may request an exception by submitting a written application to the ARC Committee along with the required plans.

Following the exception review, the applicant shall be notified in writing of the ARC Committee's decision by the Management Company.

STARTING A PROJECT WITHOUT ARC COMMITTEE APPROVAL.

When any kind of construction or changes that are governed by this document are done without prior ARC Committee approval, a violation shall be issued, all work shall stop and a Stop Work Notice may be issued. The owner may be fined, and have legal action taken against them. Unapproved construction shall be removed and/or altered as required by the ARC Committee after notice and a hearing.

IMPORTANT:

CONSTRUCTION OF ANY PROJECT IS NOT TO BEGIN UNTIL YOUR PLANS HAVE BEEN APPROVED IN WRITING BY THE ARC COMMITTEE!

DEVIATION OR CHANGES TO APPROVED PLANS.

Any deviation or changes to approved plans shall be subject to ARC Committee approval prior to implementation. A second Architectural Review Request form, with a complete description of the changes or deviations, shall be filed with the Management Company.

RE-SUBMITTAL OF DENIED PLANS AND APPEAL.

Should the ARC Committee deny any submission, any re-submission shall follow the same procedures as the rejected submittal. Any proposed exterior additions or changes that were not part of the original Architectural Review Request shall be submitted for ARC Committee review and approval.

APPEAL TO THE BOARD OF DIRECTORS.

The Owner has the option to make an appeal to the Board of Directors regarding a denial of or condition placed on a proposed improvement to property, by giving written notice of appeal to the Association. The Board shall hear the appeal using the following guidelines:

- If a hearing is requested by the Owner, the Management Company shall send a written notice of the hearing to all parties involved at least fourteen (14) days prior to the hearing date.
- The appeal by the Owner may be in person or in writing.
- The Owner may present its position to the Board either in person or in writing prior to the hearing.
- The Board shall decide whether the decision of the ARC Committee be affirmed, overturned, or modified and the findings sent to the unit owner within ten (10) business days of the hearing.

OWNER REPRESENTATION.

The Owner shall advise all his representatives, including but not limited to, his architect, engineer, contractor, subcontractors, and their employees of the standards and procedures outlined in the CC&Rs and these Design Standards, and all such representatives shall abide by said documents.

NON-LIABILITY OF THE ARC COMMITTEE.

Neither the ARC Committee or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every owner or other person who submits plans to the ARC Committee for approval agrees, by said submission, that he will not bring action or suit against the ARC Committee to recover damages or otherwise.

Approval by the ARC Committee shall not be deemed to constitute compliance with the requirements of any local building codes and development regulations, and it shall be the responsibility of the Owner to comply therewith.

LOCAL GOVERNMENTAL AGENCY APPROVAL.

Any approval by the ARC Committee shall not relieve the owner from obtaining the prior consent and approval, when necessary, of the appropriate department or commission of the Town of Carolina Shores and/or any other applicable governmental entity. Additionally, any governmental approvals shall not be binding upon the Association as to whether or not any project shall be approved by the ARC Committee.

Use of any property in the Community and any Existing Improvements must comply with applicable building codes and other governmental requirements and regulations. Approval and permits from the Town of Carolina Shores and/or any other applicable governmental entity should be obtained where required.

Approval by the ARC Committee will not constitute assurance that Existing Improvements or Proposed Improvements comply with applicable governmental requirements and regulations, or that a permit or approvals are not also required from applicable governmental bodies. For information about these requirements, Owners should contact the Town of Carolina Shores and/or any other applicable governmental entity's Building Department.

EFFECT OF GOVERNMENTAL AND OTHER REGULATIONS.

Approval of plans by the ARC Committee shall not be deemed to constitute compliance with the requirements of any local building, zoning, subdivision, sign, safety, health, public works or fire codes and regulations, nor shall approval waive any requirements on the part of the Owner to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and granted by the ARC Committee and local jurisdictions, where applicable. The covenants, conditions and restrictions as established by the ARC Committee/BOD shall remain in force as the legal restrictions governing all construction.

INTERFERENCE WITH UTILITIES.

In planning and implementing Proposed Improvements, Owners are responsible for locating all water, sewer, gas, electric, telephone, cable television, irrigation lines, and other utility lines and easements. Owners should not make any Proposed Improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to utility lines. Underground utility lines and easements can be located by visiting the North Carolina Utility Notification Center website at <https://nc811.com> or by calling them directly at (336) 855-5760.

REVIEW OF WORK IN PROGRESS AND/OR COMPLETION OF WORK.

The ARC Committee may review all work in progress and/or at completion of work to the extent required to ensure that the improvement(s) complies with all approved plans and/or construction procedures. Notice must be given prior to the start of the project via a service request through the management portal. In addition, the owner's submission of an Architectural Review Request gives permission of a member/members of the ARC Committee, Board of Directors and/or Management Company to walk the owner's

property to view/inspect the proposed project.

TIMELINES FOR COMPLETION OF APPROVED WORK.

After approval by the ARC Committee, a proposed improvement should be accomplished as promptly as possible, in accordance with the approved plans, drawings and descriptions. Projects are subject to specific time periods for completion. Unfinished projects may be visually objectionable and pose actual hazards and may also be subject to disciplinary action and/or fines. All work must be completed, in any event, within six (6) months after approval by the ARC Committee. Extension(s) may be granted by the ARC Committee for justifiable reasons.

WORKMANSHIP.

Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor workmanship can be visually objectionable to others. Poor workmanship can also create safety hazards. The Association assumes no responsibility for the safety of new construction.

CONSTRUCTION REGULATIONS.

Construction Regulations are hereby established to preserve and maintain the quiet enjoyment of the Community, to maintain aesthetics and ensure safety for the Community and to provide reasonable access and controls for construction/contractor activity in order to reasonably minimize inconveniences associated with construction for all Owners and their guests. Owners are fully responsible for the actions of their contractors and any subcontractors, agents or employees thereof.

Contractor – Exterior Work - Hours/Days

All exterior work is limited to the following:

Monday through Friday	7:00 a.m. to 7:00 p.m.
Saturday and Sunday	8:00 a.m. to 7:00 p.m.

Observed Holidays	Exterior Contractor Work is prohibited on New Year's Day, Easter, Memorial Day, Independence Day, Thanksgiving Day and Christmas Day.
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Materials/Equipment/Vehicles/Parking

Equipment and materials not in daily use shall not be stored on the site. No materials or equipment shall be left in the streets without proper safety precautions and marking with caution tape, cones and/or barricades. Construction and crew vehicles must obey all common courtesy traffic and safety rules, including not blocking driveways, mailboxes, fire hydrants or impeding traffic on streets or sidewalks. Care must be taken to ensure the streets and sidewalks are kept clean and debris free, streets and sidewalks must be swept upon completion of work.

Contractor Conduct

Offensive behavior or language and loud activity or music will not be tolerated. Animals, alcohol, drugs and firearms are not permitted. Violators will be required to leave and may be trespassed from the property entirely.

Damage done by Contractors

Damage to any of the Common Elements or neighboring residences will be the responsibility of the Owner, who will be required to pay for any necessary repairs or replacements.

Violations of these Construction Regulations may result, after Notice and Hearing, in a fine being levied upon the Owner employing the Contractor involved.

COMPLIANCE.

Any owner or resident of the community who does not fully comply with this document will be subject to any fine structure and/or legal action which the association may deem appropriate.

OWNER COMPLAINTS.

All complaints should be submitted to the Association, in writing, and must be dated and signed by an Owner. The Association will take all reasonable action to preserve the anonymity of complaining Owners.

NO GUARANTEE OF CONTINUED VIEW.

As the community grows and develops, each owner of Freedom Homes at the Farm at Brunswick has acquired his/her lot subject with the possibility that the view from such lot may be altered at any time by neighboring properties.

ENFORCEMENT OF THE DECLARATION AND DESIGN STANDARDS.

The Association shall have primary responsibility for the enforcement of the architectural requirements of the Declaration and these Design Standards. The Association will investigate written complaints of Owners for violations of the architectural requirements of the Declaration or these Design Standards if such complaints are dated and signed by the Owner. The Association shall use all reasonable means to maintain the anonymity of complaining Owners.

The Association shall be allowed access to the property of the Owner filing the complaint for purposes of verification of the complaint. If a violation is found, the Association shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance. If such Owner does not bring his property into compliance with the Declaration and Design Standards within the time specified by the notice, the Association will request that the violation be referred to the Association for enforcement action, which may include the Association fining the Owner for such non-compliance.

AMENDMENT.

These Design Standards may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the ARC Committee in its discretion, with the advice of the Association.

OTHER CONSIDERATIONS

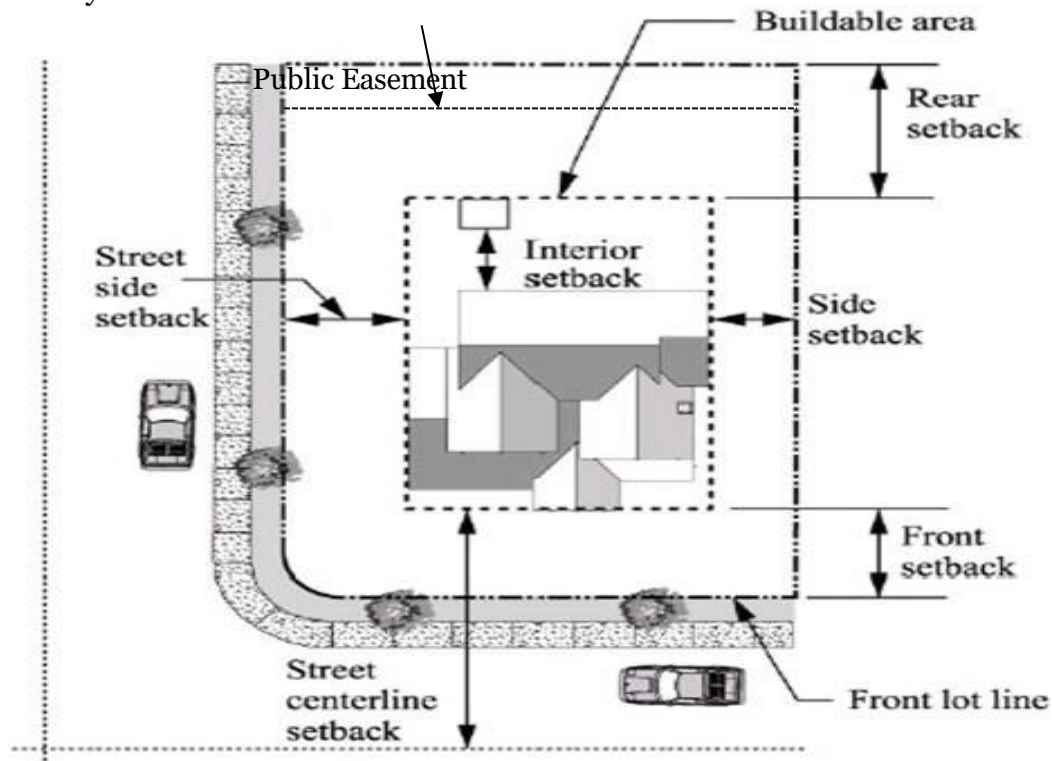
SETBACKS AND EASEMENTS.

Minimum setbacks and public and private easements (if applicable) are defined for each home site. No structural improvements shall be permitted within the minimum building setbacks or easements as designated by planning and zoning departments. The purpose and intent is to ensure that development within the individual Lots occur in a sensitive manner. No building, or any improvement thereof, shall be placed, erected, or maintained on any of said lots within any public easement.

A variance to the setback guidelines or private easements may be considered and or required by the ARC Committee, at its sole discretion, pending evaluation of the Home and site plan. The ARC Committee, in its sole discretion may approve or deny the location of any setback or private easement regarding aesthetic considerations, size, shape and location of the Unit. The location of all proposed improvements of the Home shall also conform to all Brunswick County/Town of Carolina Shores Zoning and Code requirements and all other applicable Building Codes which may be subject to error, omissions, variance, or change without notice.

EXAMPLE:

- Sample Lot showing Property Setbacks and a Public Easement on the property. This example does not represent an actual plot. Each plot should be evaluated individually.



LANDSCAPING SUBMITTALS.

When preparing to landscape rear and side-yards or amending existing landscaping, an Owner must submit a complete landscape plan and schedule per the Design Process as described herein. Installation and maintenance of plant material and other landscape related improvements are an Owner's responsibility.

DRAINAGE.

No owner shall interfere with or redirect the natural course or intended flow of any drainage and runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition which will alter the drainage pattern as intended, except to the extent such alteration is approved in writing by the ARC Committee, and any other public authorities having jurisdiction.

Special attention shall be given to proper site surface drainage so that surface waters shall not adversely affect neighboring properties or interfere with natural drainage flows. Surface drainage direction and velocity shall be controlled and slowed by proper placement of landscape elements, ditches, culverts, diverters and other drainage devices.

SPECIFIC IMPROVEMENTS – A to Z

The following alphabetical list covers a wide variety of specific types of proposed improvements which Owners typically consider installing. Pertinent information is given as to specifications for each improvement. In some cases, where specifically stated, a type of proposed improvement is prohibited. Please note, however, this listing is not all encompassing for the community. Any proposed improvements which are not listed in this document will still require ARC Committee review and approval. Unless otherwise specifically stated, drawings or plans for a proposed improvement shall be submitted to the ARC Committee, and written approval of the ARC Committee must be obtained before the proposed improvement is made. Drawings or plans shall include dimensions, setbacks, types of materials to be used, both elevation and plan views of all proposed expansions or additions. Applications for paint change must be accompanied by small samples or chips of the colors to be approved, along with a written description or visual of the color schemes of adjacent Homes. The provisions and improvement items contained in these ARC Guidelines may be added, removed, or adapted by the Board of Directors as necessary, resulting in a distributed, amended version of the Guidelines for the membership.

ADDITIONS AND EXPANSIONS.

ARC Committee approval is required. Additions or expansions to the home will require submission of detailed plans and specifications, including description of materials to be used, and plan and elevation drawings showing dimensions, setbacks, roof slopes, etc. Additions and expansions must be of the same architectural style and color as that of the home. All work is subject to obtaining required permits from the Town of Carolina Shores. Additions must be of materials, colors, and styles that match the existing home. Detailed plan and elevation drawings are required for all additions. Paint samples, photos, or brochures of all new building materials must be submitted with the Architectural Review Request Form. Start and end dates must be specified on the form. The Association reserves the right to revoke ARC Committee approval and have any incomplete improvements removed at the homeowner's expense.

Addition exterior must match the home's materials and be sufficiently reworked to tie into the home in order to blend the new addition with the existing structure. Roofing must be of a consistent color and type and slope which complement the existing roof line. Flat roofs on any addition is not allowed. If replacement or repair is required, the roof must be restored to the original design specification. Replacement / maintenance of home exterior does not require ARC Committee approval provided it is restored to the original design specification and color scheme. No garage may be modified into a living space (i.e. living room) or in such a manner that prevents the number of automobiles which could have reasonably been parked in the garage as originally constructed.

AIR CONDITIONING EQUIPMENT.

ARC Committee approval is required. Air conditioning units/equipment may not be installed in the front of the home. Air conditioning units extending from windows or walls are not permitted.

Air conditioners or heat pumps must be screened from the street right-of-way with ARC Committee approved perennials or screening measures. Colors and materials must be included with the application. Care should be taken to ensure structures or plantings do not interfere with air flow or maintenance access. The ARC Committee may determine the type and adequacy of the screening material or device. See screening examples below:



Air Conditioning units should be installed in such a way that any noise to adjacent homes is minimized. Installation of air conditioning equipment, on the roof or in the exterior windows of the home will not be permitted.

ASTRO-TURF.

Neither Astro-turf nor any other similar covering shall be used on the front porch, patio or any balcony or in the place of natural grass on the property unless approved in writing by the ARC Committee.

ATTIC FANS.

ARC Committee approval is required prior to installation of any attic fan. The fan must be permanently installed and must match the roof color.

AWNINGS / SAILS.

The only approved specifications for awnings are as follows. Alternates will be considered at the discretion of the ARC Committee.

- Sunsetter Retractable Awning™. Website: <https://www.sunsetter.com>
- Width of awning must match the patio width.
- Woven, acrylic fabric only.
- Awing colors must be complimentary to home color. Colors must receive final approval from ARC Committee
- Wind sensor must be installed and regularly maintained on the awning.
- Maximum may not exceed size of patio from the affixed wall.
- Awnings are not permitted on the front or side portions of the house.
- Awnings may be allowed on the rear portion of a home only with ARC Committee approval.
- A picture/design of the awning and sample of the material must be submitted with the Architectural Review Request Form for approval.
- No plastic, vinyl, or metal awnings will be allowed.

Sample sails are displayed below. As a patio cover, ARC Committee approval is required.



- The sail canopy cannot exceed the width of the house.
- The sail can only be installed in the rear of the house. The view of the sail from the street must be minimized.
- The support poles must be anchored solidly in the ground with concrete.
- Support poles must be painted to match the base or trim of the home.
- Sail color must be complimentary to the house. The color should not draw attention to the back-patio area.

BARBECUES/OUTDOOR KITCHENS.

ARC Committee approval is required. Portable barbecues do not require approval but must be stored out of view from the street or Common Elements to the extent possible. Permanent barbecue structures must meet all structure setback requirements and may be referred for professional review as necessary. Owner must obtain building permit if applicable and provide a copy of the permit to the Association office prior to beginning work.

Permanent grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines and in accordance with Brunswick County Fire Codes a distance of no less than five feet (5') from a building roofline. An application is required for permanent grills/outdoor kitchen and must include the following:

- The dimensions of the permanent grill/outdoor kitchen and overall layout.
- Owner to ensure the layout of the kitchen will not negatively impact drainage on Subject Lot or adjoining properties or Common Areas.
- A site plan showing the location of permanent grill and kitchen.
- A description of the materials and colors to be used.

BASKETBALL HOOPS – (PERMANENT AND PORTABLE).



Permanent basketball hoops are prohibited within the community.

Portable basketball backboards are permitted, but they must be stored away when not in active use. ARC Committee approval is required.

“Active use” shall mean the immediate period of time during which there is play. Use of such items shall be limited to the hours of 8:00 am to 9:00 pm. The portable basketball unit cannot be placed in any manner that it blocks the street, sidewalks and pedestrian walkways. Portable unit should not be placed directly in any streets or roadways potentially obstructing traffic or parking patterns.

BIRDHOUSES AND FEEDERS.

Bird feeders may not be installed at a location where they could cause a nuisance to the adjoining neighbors. Poles must be anchored solidly in the ground. Birdhouses must be kept in good repair and placed in a grounds bed matching others in the rear yard no less than three feet (3’) in diameter and no closer than ten feet (10’) to the rear property line or any setback or easement line.

BUG ZAPPERS.

Not Permitted.

CLOTHESLINES AND HANGERS.

Not permitted.

COMMERCIAL VEHICLES AND PARKING.

Commercial vehicles can be parked on the owner’s driveway without ARC approval providing the following criteria are met:

- North Carolina defines CVs as any of the following: “bus, step van, utility trailer, truck tractor, tow truck or wrecker, tractor trailer, limousine, any agricultural, construction or industrial equipment, all-terrain vehicles (ATVs), or any off road vehicle, any vehicle (including a pickup truck with an altered or removed cargo box) designed for transporting people goods, supplies or equipment, any truck with visible work racks or visible work related equipment, supplies or debris, any truck

- over $\frac{3}{4}$ (three quarters) of a ton, or any vehicle displaying commercial lettering. Law enforcement and emergency response vehicles, including sheriff and police patrol cars, are not considered to be commercial vehicles”.
- Pickup trucks or vans that are deemed commercial vehicles solely because they display commercial lettering and fall into no other commercial vehicle category previously mentioned, may be permitted to park on the driveway of a Lot, providing all of the lettering on the vehicle is covered and is no longer visible.
- Commercial lettering can be covered with removable magnets and/or utilizing a suitable vehicle cover. All vehicle covers are to be weatherproof, clean and neat and subject to ARC approval. All other vehicles noted above are not permitted even when lettering is covered.
- Commercial vehicles cannot have any ladders, racks, cargo carrying, or related work equipment on the vehicle for it to be parked on the property.
- Vehicular parking must be on the driveway or in the garage only.
- Parking the vehicle on the actual front, rear, or side yard is not permitted.

In addition, any vehicle that is in disrepair, not operable and/or properly licensed, tagged and registered are not allowed to park within the Community. Vehicles that are stored completely inside a garage with the garage door closed are allowed regardless of type or situation. Owners cannot park any vehicle regardless of type or situation on their lawns. Effort should always be taken to park any vehicle on the driveway and in the garage. Parking on the street should only be on a temporary basis, whenever possible.

Please note: Public emergency vehicles, such as police, EMT, fire cars, are exempted and permitted at all times in the Community and on the Owner Property. Construction vehicles and trailers associated with the ARC Committee/BOD’s construction on the Property are also exempt from these regulations.

CONCRETE COATINGS, ETCHINGS AND DRIVEWAY EXTENSIONS.

ARC Committee approval is required for any modifications and coatings to the original driveway. Any alteration must be aesthetically pleasing and in conformance with the overall look of the Community. Stamped and/or textured driveways require ARC Committee review. Asphalt driveways are not permitted. All driveways shall have a paved, hard surface of including at least one of the following:

- Concrete (color textured and stamped concrete with color is permitted upon review).

Modifications, extensions or additions to the driveway of matching concrete material may not exceed three feet (3') in width and cannot exceed the edge of the house. Widening the driveway for one (1) full extra parking space is not permitted. Asphalt extensions are not permitted.

DECKS, PATIOS AND TERRACES.

ARC Committee approval is required. Decks must be located in the rear of the home and be constructed of wood or other material matching the material of the home and, if painted, must match the color scheme of the home, unless otherwise approved by the ARC Committee. Decks must be installed as an integral part of the home and patio area. Construction of decks over any setback and/or easement areas is not permitted. Dimensions and location must be submitted on drawings. The ARC Committee will review lot size as a factor in approval of decks and to also confirm and ensure the

maximum surface area on the lot is not exceeded. Decks, patios and terraces shall be considered an extension of the architecture of the residence and a transition of the architectural mass to the natural forms of the site. The underside of decks must be enclosed with materials that are consistent with the house.

DOG RUNS, STAKE OUTS, AND DOG FENCES.

Dog runs and stake outs (the tethering/tying up of a dog in yard) are not permitted. ARC Committee approval is not required for invisible pet fencing providing it is installed within the perimeter boundary of an owner's lot. A professional grade "Invisible Dog Fencing" sign must be installed in the yard, notifying residents/pedestrians of the fencing.

DOORS.

ARC Committee approval is required for the addition or replacement of doors to a home. The material shall match existing colors of the home. Security doors or security window bars require ARC Committee approval. The approved existing colors will be white, black and the colors of the approved home colors.

DRAINAGE AND GRADING.

Any proposed drainage changes or improvements on any lot must be reviewed and approved in advance by the ARC. Drainage around the home is imperative and any alteration could negatively impact the flow of water on the Subject Lot, adjoining properties and/or Common Areas. Any proposed drainage changes must be documented and shown on the House Survey/Plot Plan for review. This includes but is not limited to the following areas: Swales, berms, ditches, grade alterations, installation, modification or relocation of (existing) drains, downspouts and pop-ups, or other areas where water flow is present or could be affected.

EXTERIOR DECORATIVE ITEMS / YARD ART.

While exterior decorative items/yard art does not require ARC Committee approval, the following guidelines will be considered by the ARC Committee upon reported complaints by neighbors. Any exterior decorative items including, but not limited to: flags, banners, fountains, lawn art, statuary, bird baths, feeders, trellis, arbors, house numbers and ornaments, flower pots, outdoor furniture, catchers and other similar items may be displayed in harmony with the natural and surrounding setting. Wind chimes are permitted but should not be disruptive to neighbors or others. Each piece of yard art must be located in landscaped areas only in front or side yards or where it is not visible from the street in the rear yard. Items must fit in a hypothetical thirty-six inch (36") cube and must blend in with landscaping. Colors are limited to colors that complement the home and are consistent with the character of the neighborhood. The ARC Committee will evaluate all proposed exterior decorative objects solely in terms of design, execution and general appropriateness in order to prevent such objects from having a significant negative impact on adjoining homes, the neighborhood setting, and the community at large. The ARC Committee will not judge the individual aesthetic or artistic merits of any object, but rather will make its evaluation solely on the object's impact upon the community. The ARC Committee will consider the following items in its evaluation of decorative items:

Location.

The ARC Committee will apply a set of standards to objects located in front yards or positioned where they can be fully viewed from the street fronting the

applicant's property than to those objects located in backyards, or within screened locations of lesser visibility and impact.

Color.

Objects must not contain colors or color combinations considered excessively bright, garish, jarring, overly reflective or luminescent. The color or colors of an object must compliment the overall appearance of the home and not distract from it in a way that draws excessive attention to the object.

Design.

Items must be compatible in general style and in quality of materials and workmanship with the Architectural characteristics of the applicant's home, adjoining homes, and the neighborhood setting.

Intrusiveness.

Objects must not substantially intrude by sight, sound, or smell upon adjoining homes or the neighborhood setting.

Relationship to the Environment.

Objects shall not create an adverse impact on the natural environment by their installation or location.

Materials.

Objects must be made of suitable natural or man-made materials capable of withstanding outdoor weather conditions and must be capable of maintaining an attractive appearance. An object may be allowed to become mossy, rusty or weathered only if it is appropriate to such an object and only if it presents an attractive appearance compatible with the home, adjoining homes, and the neighborhood setting.

Safety.

Objects shall not create a hazard to public safety or become an "attractive nuisance."

Size, Scale and Number.

Objects must be of an appropriate size and within an acceptable scale which is harmonious with the home and its location. Items must not be so numerous so as to present a cluttered or overwhelming appearance.

Taste

Objects must avoid using words and designs that are, by their nature, inflammatory, offensive, or vulgar to the community.

EXTERIOR LIGHTING.

ARC Committee approval is required for all outdoor lighting. Low voltage, ground landscaping lights do not require ARC Committee approval provided they are conservative in design and are directed towards the house, tree or ground. Owners should consider the impact will have on neighboring properties when considering exterior lighting. In reviewing lighting requests, the ARC Committee will consider the visibility, style, location and quality of the lighting fixtures. Exterior lighting for security and/or other uses must be directed towards the ground whereby the light cone stays within the property boundaries and the light source does not cast a glare onto adjacent

properties. High wattage (greater than 75 watts) lighting, overly intrusive security lights and such lighting fixtures will likely be denied. Exterior lighting should be limited in purpose to providing light on walkways and, whenever possible, they should be set to turn off when not in use.

Lighting of parking areas or walkways to houses may be necessary. Lights must be functional and enhance the overall appearance of a residence, but not disturbing to neighbors or motorists. All light sensitive motion detectors must be adjusted appropriately. Lights shall be omitted from any Lot which are unreasonably bright or cause unreasonable glare. Landscape lighting will be approved on a case-by-case basis. When possible, provide the voltage and bulb wattage, along with all dimensions and a picture or drawing with your application. The ARC Committee can deny approval if such installation results in complaints from neighbors. Replacement of exterior garage lights will be considered on a case by case basis. A picture, drawing, or sketch of the proposed light(s) must be provided to the ARC Committee for approval prior to installation. Please also include the dimensions, the material and the proposed color of the proposed fixture(s).

Motion Lighting

These will be approved on a case-by-case basis by the ARC Committee and shall not be pointed in the direction of any neighboring properties causing an unreasonable glare and must be set on the sensor at all times while on.

Outdoor Edison / String and Icicle-Type Lighting

ARC Committee approval is required. These outdoor lights are generally used to light rear patios and screen porches for decorative effect. These lights will be reviewed and approved on a case-by-case basis. Bulbs should be clear and replaced when blown or broken. These lights may be displayed year-round and are not considered holiday lights.

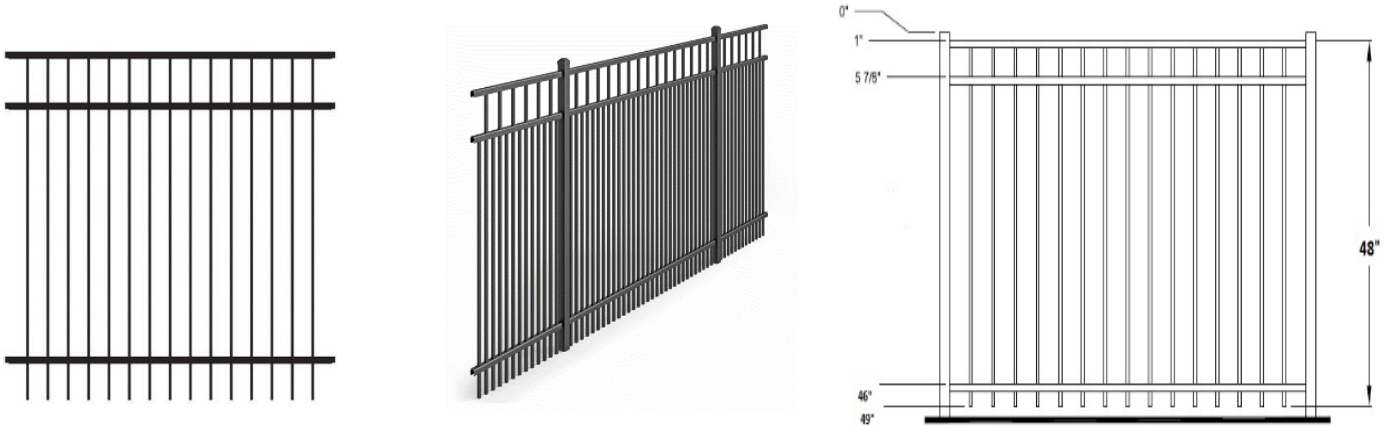


FENCES.

ARC Committee approval is required PRIOR to any fencing installation on the property. The following are fencing specifications adopted for Freedom Homes at Farm at Brunswick:

Approved Fencing Plan per Freedom Home Community:

Four-foot (4') black or white aluminum fencing (or variation of style, including white vinyl PVC picket). In instances, whereas an in-ground swimming pool is to be installed, DHEC may require a taller fencing height (maximum of 54" generally)



Additional Fencing Guidelines to Follow:

- Front yard fences are not permitted.
- The proposed fencing layout, along with any gate(s), must be highlighted on the Plot Plan/House Survey of the property with the ARC application.
- A brochure or visual of the proposed fencing type to be installed per the Approved Fencing Plan must be included showing/confirming fence style, height and color.
- If your fencing is the first to be installed between two properties, please install it on the property line. We encourage the applicant to communicate to any fellow neighbors, so potentially they could work together and potentially share the costs and future maintenance responsibilities for their respected side. It is not required, but this prior arrangement makes the most sense, as your neighbors will be impacted by your fencing installation decisions.
- If fencing already exists on other adjoining properties, the applicant/owner should proactively work with any adjoining property owners to utilize their existing fencing. Any neighboring lot shall be allowed to tie into an existing fence. The aforementioned shared maintenance responsibilities/cost should be discussed with any surrounding property owners. We always encourage owners to proactively work together with each another regarding any areas of shared fencing.
- Please note double fencing between neighbors will not be allowed.
- Proposed fencing must be extended to the property lot line to avoid any buffers and gaps between owner fencing with neighbors. Placement of the fencing inside of the property line would create a gap/buffer between two fences and should be avoided whenever possible at the property. In summary, fencing must be placed on the property line:
 - If existing fencing does not exist from other adjoining properties, the ARC requires installing the fencing on the actual property line.
 - Sharing the fence with neighbor(s) is to prevent any double fencing in the future.

- Installing your fencing six to twelve inches (6"-12") inside the property line is not permitted, as this creates an unnecessary buffer between the two properties which we would like to avoid moving forward for our lots and creates double fencing.
- At least one (1) gate must be installed on the side of the home where the fencing meets the rear corner of the house. Two (2) gates are preferred.
- Proposed fencing cannot extend past the rear corners of the home towards the front/street of the home unless specific approval is provided in advance by the ARC.
- Proposed fencing must respect the public or private easements associated with the property. No fencing shall be installed within any PUBLIC DRAINAGE or UTILITY EASEMENTS or RIGHT OF WAYS, if it is located or applicable to the owner's property as shown on recorded plats, Plot Plan, House Survey or within the Declaration.
- Fencing placed in any PRIVATE DRAINAGE EASEMENT, must be approved by the ARC as part of the fencing ARC application. The Owner understands the Private Drainage Easement may need to be accessed by a third party in the future depending upon need by that entity (i.e. HOA, County, etc.) and placing the fencing in this PRIVATE DRAINAGE EASEMENT area on your property could present future costs relating to potential relocation or fence reconstruction at the Owner's sole expense.
- Owner is responsible for verifying any county and town requirements for fencing, including obtaining any necessary permits, if applicable. Owner will adhere and comply with any HOA/County/Town or City requirements as part of the installation.
- Proposed fencing cannot negatively impact or impede the community drainage plan. (Example: fence pickets cannot be buried into the ground, which would restrict the natural drainage flow of surface water across the properties).
- If fencing installation results in ponding or negatively water flow from any of these areas, the owner will be responsible for making the necessary corrections/alterations to restore the intended drainage flow per the community/lot drainage plan at their own expense.
- Owner must locate and arrange to move any associated irrigation lines, heads, utility services lines or other items impacted by the construction of the proposed fencing at owner's expense. If it is necessary, underground utility lines and easements can be located by visiting the North Carolina 811 Utility Notification Center website at <https://nc811.org> or by calling them directly at 1-800-632-4949.
- Owner must maintain fencing in a good condition after installation, including any future re-painting or power washing if necessary, replacement of pickets, fence sections, when necessary or when requested by Freedom Home ARC.

FIREPLACE / FIRE PIT.

ARC Committee approval is required. Exterior fireplaces shall not exceed eight feet (8') in height and shall harmonize with the aesthetics of the Home. Installation of any fireplace or fire pit shall be five feet (5') from any structure. Owner must obtain Brunswick County/Town of Carolina Shores building permit, if applicable, and provide a copy of the permit to the Management Company office prior to beginning work.

Owner is responsible for verifying any county and town requirements for fireplace/fire pit, including obtaining any necessary permits, if applicable. Owner will adhere and comply with any HOA/County/Town or City requirements as part of the installation. Installation of the fireplace/fire pit and surrounding hardscape cannot negatively impact drainage of the Subject Lot, adjoining property or properties, including HOA Common Areas. A Fireplace/Fire Pit must only be installed in the back yards. On pond facing units, they must be located so as to not block pond views from immediate residents. A Fireplace/Fire Pit cannot create an unreasonable level of disturbance to adjacent property owners. Care shall be taken to not burn during high wind events or during any Brunswick County/Town of Carolina Shores declared no burn events.

FLAGS/FLAGPOLES.

A freestanding flagpole is permitted with ARC review and approval. ARC Committee approval is not required for flying the U.S. or North Carolina flag from brackets attached to the front of houses or on flagpoles.

Allowable pre-approved flags may be no larger than 4' x 6' and consist of any of the following: United States flag or other official national flags, state flags, military service flags (Army Navy, Marine, Air Force, Coast Guard or National Guard), military unit designation flags, POW MIA flags, sports teams, First Responder, Holiday/Seasonal flags. Political or offensive flags are not permitted. All flags must be kept in good repair. The United States flag must be maintained and displayed in accordance with the United States Flag Code - <https://www.usflag.org/uscode36.html>. Lighting of the U.S. Flag must be submitted as part of the ARC flagpole request, if the U.S. Flag is to be displayed twenty-four (24) hours a day to ensure proper illumination of the flag at all times.

- Flagpole shall be a single pole no less than 1 1/2" or greater than three inches in diameter and no more than twenty feet (20') in height above finished grade.
- Pole must be vertically anchored solidly in the ground with concrete to ensure stability in high winds/storms.
- In-ground flag poles must be constructed of aluminum, stainless steel or any weather resistant non-corrosive metal. No wood, fiberglass, PVC or similar flag poles are allowed, as they can stain, splinter and age.
- Flagpole must be vertically anchored solidly in the ground with concrete (to ensure stability and safety). Flagpole must be placed in a mulch or grounds bed and incorporated into the landscaping design whenever possible.
- Owner to ensure any components or flagpole hardware will not create unnecessary noise and nuisance to adjoining properties during high wind conditions.

FUEL STORAGE TANKS.

- ARC Committee approval is required of any fuel storage tanks. All utility lines serving structures located on Lots shall be placed underground.
- Kerosene, gasoline and other fuel storage tanks are prohibited.
- All propane storage tanks must be shielded by an enclosure.
- All local, state and federal guidelines must be met.

GARAGE SCREENS.

Garage screens specifications will include the following:

- All garage screens used in the frame must be black, charcoal, white or bronze.
- Frame must be black, white or must match the trim or base color of the home.



GARBAGE / TRASH CONTAINERS.

ARC Committee approval is required. Garbage and recycling cans must be stored out of view behind the home, in the garage, or in ARC Committee approved garbage storage areas. Trash bin storage areas can be screened from the street right-of-way with ARC Committee approved perennials or screening measures. Colors and materials must be included with the application.

- Enclosure/Shields must be L-Shaped no higher than six (6) feet and no lower than four (4) feet tall using white vinyl style construction.
- Enclosure/Shield may not extend out further than 48" from the side of the home or extend back more than ten feet (10) depending on the items to be shielded from view.
- Enclosures on the side of the home may not past the front of the home.
- Enclosure/Shields cannot be located within an easement or drainage area, including drainage areas indicated on the recorded map as a drainage area.
- Enclosure/Shields may not be installed in a manner that would impede drainage of the lot on which it is placed or other lots in the area.

Non-contained garbage, trash, lumber, grass or shrub clippings, plant waste, compost, metal, bulk materials, scrap, or debris of any kind will not be allowed to be stored or to accumulate on any site. The trash tote may be placed at the curb at such times as may be necessary to permit garbage and trash pickup. Trash totes may not be placed at the curb prior to the evening before collection and must be returned to the enclosed structure or inside the garage the day of collection.

GAZEBOS.

ARC Committee approval is required. Gazebos are permitted in the rear yard only and must be constructed of quality wood or metal and open on all sides. The wall height may not exceed eight feet (8') in height. Location of the gazebo must be located at least five feet (5') from any property line. They must be painted white or match the trim of the house. Owner is responsible for obtaining and adhering to any Brunswick County and/or City/Town requirements, including obtaining any necessary building permits, if applicable. A gazebo's height shall not exceed ten feet (10') and must be located within the required setback requirements.



GENERATORS FOR HOME (PERMANENT AND TEMPORARY).

ARC Committee approval is required for any standby or permanent whole house generators. These must be installed per the following guidelines:

- Portable backup generators (ie. utilized solely for Hurricane and Storm Events) do not require ARC Committee approval.
- Standby generators are to be installed on the side of the home within close proximity of the Electric meter and/or Electric Panel.
- Standby generators must be installed per all Federal, State, County, Local and Electric Utility guidelines and specifications with no deviations allowed.
- Standby generators shall be screened from street right-of-way either by approved fencing or by plantings tall enough to conceal the unit.
- Standby generators to be used specifically for emergency backup power with the exception of a weekly test run of the system.

GUTTERS.

ARC Committee approval is required. Gutter downspouts shall direct water to required drainage facilities at the street. No downspouts shall be piped directly to any pond Owner assumes responsibility for maintenance of gutters.

- Gutters must be a minimum of five-inch (5") width, white, aluminum and must match trim color.
- Downspouts must be compatible with existing exterior color scheme
- Outflows should be buried whenever possible and directed away from homes to an acceptable area for dispersion of water splash guards must be installed where buried outflow is not possible.
- Owners are not permitted to install guttering that will redirect outflow onto neighboring properties.

HEDGES.

Hedges are permitted on the side or rear yard only. They are not allowed on any lot which fronts any pond, canal or similar waterway. Hedges can be used to define/mark property lines and to afford the owner privacy and security. Planting material for the hedge must be evergreen (not deciduous) to allow for year-round hedge cover and landscaping consistency. It will be the owner's responsibility to maintain, remove any dead growth and replace, if necessary.

HOLIDAY DECORATIONS / DISPLAY.

ARC Committee approval is not required for holiday decorations or lighting displays providing any exterior seasonal, festive or holiday decorations and lights shall be installed no more than forty-five (45) calendar days prior to the event date and shall be removed no later than fifteen (15) calendar days after the event date. Consideration of neighbors should be exercised when decorating for any occasion.

HOT TUBS / JACUZZIS.

ARC Committee approval is required. Hot tubs and Jacuzzis must be located in the rear yard, screened by landscaping or approved privacy screening that affords both homeowners' adequate privacy, while designed as an integral part of the deck or patio area. Use of hot tub / jacuzzi cannot create an unreasonable level of noise or disturbance to adjacent property owners. Owner is responsible for obtaining and adhering to any City/Town requirements for hot tubs jacuzzi and surrounding structures, including obtaining any necessary permits, if applicable.

HOUSE ADDRESS NUMBERS.

ARC Committee approval is required to relocate the existing address numbers to a position different from that originally installed by the builder. ARC Committee reserves the right to disapprove any style selection not in keeping with the community standard. There shall be no more than two (2) sets of house address numbers on each residence, placed at the mailbox and on the residence.

HURRICANE / BAHAMA SHUTTERS.

ARC Committee approval is required for the installation of hurricane shutters or other style (i.e. Bahama style shutters) to the Freedom/Grove home. The proposed shutter colors must match the existing trim color.



HURRICANE/STORM PROTECTION SYSTEMS.

ARC Committee approval is required for Hurricane/Storm Protection Systems. The ARC will consider the installation of alternative systems. The owner will need to submit an ARC with the proposed type, style and placement of the system desired.

Hurricane shutter and protection specifications, area providers and acceptable styles are displayed and listed below for the owner's reference:



Available Hurricane Protection System Providers (For reference, note this list is not exclusive):

UltraTek Worldwide Cleartek™ Shutter System. <https://ultratekworldwide.com/>

- Strap & Buckle, Grommet Screen, Roll Down Screen & Slide Screen.

Storm Catcher Wind Abatement Screen System. <http://stormcatcher.com/>

- Strap & Buckle, Grommet Screen, Roll Down Screen & Slide Screen.

Storm Panels and/or Shutter Systems. <http://midatlanticstormprotection.com/>

- Aluminum .50 lightweight shutters, Clear Polycarbonate Shutters, Fabric Shutters.

- **Plywood is permitted** as an alternate temporary solution in hurricane storm events.
- Hurricane/Storm Shutters systems must be temporary only and allow for the protective screening to be removed and stored after a storm event has passed.
- Frames and hardware can be permanently attached to the exterior of the home.
- Types of hurricane/storm protection systems that are allowed are fabric with anchor straps or studs and caps, channel frames with rigid or corrugated panel inserts, Velcro attached panels, rigid systems with anchor straps or studs and caps.
- Any frames or hardware must match the existing building color scheme, window frame or trim colors and must visually blend in with the existing building so as to not be obvious from the street or adjoining homes.
- Roll down systems with large overhead roll up boxes may be installed on porches or other areas where the system can be placed behind the header beam or trim and hidden from view.
- Frames and mounting systems may not be wider than three inches (3") in width and may not extend more than three inches (3") beyond the surface it is mounted to.
- Surfaced applied films and interior attachment systems are allowed if the system and colors visually blend in with the existing building, so as to not be obvious from the street or adjoining homes.
- Systems and/or plywood must be removed within **twenty-one (21) days** of the end of a named storm event or when authorities allow residents to return to their homes.

LANDSCAPING.

ARC Committee approval is required for any changes, modifications or additions in landscaping on the property. Application should include drawings, diagrams, photos of plan changes along with list of materials. All improvements shall be complimentary to the home and shall also follow any landscaping requirements of the Town. The guidelines for installation of landscape and features below are written to encourage owners to consult with landscaping professionals in order to design harmonious modifications, choose complimentary materials and to ensure proper installation. The ARC encourages owners to enjoy their property and plant as they see fit within these guidelines:

- Landscaping for the entire lot, including easement areas, shall be maintained at all times by the owner. If the Association does not provide the individual lot ground care in the community, the owner will be fully responsible for maintaining all landscaping on the property. This includes, but is not limited to: mowing, trimming, weed control and fertilization and routinely edging the sidewalks and street curbing.
- Landscaping shall be maintained so as not to create a safety hazard or visual nuisance in the community.
- Gravel, rock, sod, plant materials and/or soil piles stored at the property during landscaping installation, shall be left no longer than a period of fifteen (15) days. Rock and/or soil piles are not permitted on the street.
- Delivery and placement of landscape materials shall not damage any entry/median/Common Areas. Delivery trucks are not allowed to cross any of these areas (to avoid sprinkler and landscape damage). If this regulation is violated and damage to the Common Elements results, the Owner will be held financially responsible for repairing the damage caused by the Owner or the Owner's agent, guests or tenants.

Landscape - Establishing Planting Beds.

- Invasive species, plants that do not typically thrive in the climate and soil conditions on the property, those that risk uncontrolled reproduction beyond your planting area and those that otherwise jeopardize the existing ecosystem are not permitted.
- Plants may be installed in planting beds without prior approval if the species are similar in nature to existing plants and are no more than thirty-six inches (36") tall.
- Use plant materials that produce unusual effects at different times of the year so that landscape will have interest during each season.
- In large shrub beds, plant groups of shrubs and perennials. As a suggestion, plant a minimum of three (3) of the same shrubs together in a cluster and five (5) of the same perennial. This will create more of an impact on the landscape.

Landscape - Trees and Large Shrubs.

Architectural Review Request forms must describe types and sizes (height, width, thickness and/or diameter) of proposed trees and shrubs. Trees and shrubs shall be selected and placed in a manner which does not cause an unreasonable nuisance to adjacent properties. Trees and shrubs must not be placed in areas that block sidewalks, restrict drainage, or impede line of sight for vehicular traffic. Trees and shrubs that grow to a height that poses a threat to neighboring properties or have a root structure that interferes with utilities or could prove to be invasive to neighboring properties should be avoided. If the placement of trees or shrubs results in complaints from neighbors, the ARC Committee may require the homeowner to remedy the problems.

Prior to planting, Owners should take care to consider the eventual mature size of the trees and shrubs and what impact they may have on nearby homes, other landscape features, nearby sidewalks, pipes, other utilities, property lines, easements, etc. Owners may not plant trees and shrubs that are likely to cause increased maintenance responsibilities and/or increase the likelihood of damage to a neighboring property (i.e. Excessive leaf accumulation on rooftops and in gutters, increased risk of damage from falling limbs and increased risk of damage to driveways, foundation slabs or other areas of a home).

- Trees, shrubs and other landscaping materials shall be contained within the property boundaries to ensure growth does not overhang or infringe on another person's property, public streets or walkways and common areas.
- Trees, shrubs and other landscape materials shall not be placed or allowed to grow to such a height or thickness as to substantially interfere with the view of neighboring properties.

Landscape - Tree Removal.

All tree removals require ARC Committee approval and all stumps and their exposed root systems shall be removed. Dead trees shall be removed. Additionally, living tree removal shall include the killing of its root system. The removal of trees will be approved if the tree is dead, if there is danger to people or property, or if a detrimental condition exists. Detrimental conditions include the physical intrusion by roots and branches on houses in a way that causes damage, excessive shade, or block views or sight lines.

Landscape - Landscaping Edging / Curbing / Tree Rings.

- Proposed landscape borders cannot encroach onto any public or private easements (if such easement(s) exist on lot).
- Borders are to be installed for ground bed(s) located exclusively on owner's property only.
- Borders will not be permitted on shared grounds beds that overlap property lines, unless both property owners mutually agree and submit for the same border type and borders are installed simultaneously to ensure consistency.
- If this situation does apply, please re-submit for these applicable beds through management company using an amended ARC application.
- Owner to ensure addition of landscaping borders will not negatively impact drainage on Subject Lot, adjoining properties or Common Areas. If border installation creates any negative drainage issues for adjoining lots to the property, owner will need to remove landscaping border from bed(s) or area(s) of concern immediately at their cost to correct/resolve drainage problem.
- Proposed landscaping borders must be harmonious and complementary with existing landscaping and will not become the main focal point of the yard.
- They are constructed of commercially available landscaping blocks, stacked stone, field stone or scalloped concrete edging materials that are curved to form a radius.
- The top surface of the ring/edging is no more than ten inches (10") higher than the adjoining, undisturbed ground.
- They are installed so that the top surface of all installation materials are flush (same height.) with the adjacent "element" (block, edging material, etc.)
- Color of concrete landscaping borders should be earth tone colors (grey, muted red, brown or similar).

- Once installed, owner must maintain landscaping borders in good, clean condition.

Landscape – Conversion of Pine Straw to Mulch / River Rock / Stone.

- Converting Pine Straw in the grounds beds to a Mulch, River Rock and Stone product is acceptable.
- Brown, chocolate, black and red colored mulch is acceptable, when it is harmonious with the house and garden planting.
- River rock, marble chips, granite, white stone and similar rock material is also acceptable as a grounds bed cover.
- Owner to replenish mulch/rock/stone as needed to ensure bed quality is maintained in a good condition. (For mulch, suggest twice per year or as needed, depending upon quality and quantity of depth of your mulch product).
- Owner to ensure all grounds beds are maintained weed free after mulch/rock/stone application.
- Mulch, rock, stone and/or soil piles stored at the property during landscaping installation, shall be left no longer than a period of fifteen (15) days. None of these piles are permitted on the street.

Landscape - Front and Side Yards.

Landscaping within the front yard must consist of a combination of turf lawn trees and shrub beds. Shrub beds must be coordinated between lots, contained suitable ground cover, such as mulch, pine straw or river rock, to provide visual continuity.

Side yards which front onto streets or public open spaces must also be landscaped by the homeowner.

Landscape - Irrigation Systems.

In-ground irrigation systems (underground pipes or tubing) do not require ARC Committee approval providing the entire system is subterranean. All landscape plantings will be maintained by a fully automated underground watering system. Drainage shall not be directed onto sidewalks, curbs, walkways or driveways.

Landscape – Maintenance.

All landscaping must be maintained in a neat, attractive and healthy condition. The Owner, considering weather conditions affecting the planting of replacement landscaping, must replace dead or dying landscape materials as soon as possible and/or within fifteen (15) days of written notification from the ARC Committee.

Landscape – Installation of Rocks.

- Landscaping rocks must be displayed in conjunction with landscape theme and must not be the focal point of the front yard.
- Size, type of stone, positioning and appropriateness will be criteria for approval of landscaping rocks.

LATTICES / TRELLIS.

ARC Committee approval is required for any lattices or trellis on the property. All lattice and/or trellis' used for climbing plants and/or vines must be free standing, no higher than seven (7) feet, placed in the backyard and of a neutral color. Latticework shall be supported or framed securely to prevent warping or sagging. Wood latticework should generally be painted white, base color or trim of your home. Latticework may not be used to enclose a patio cover or gazebo. Latticework may not be used on the side of a patio cover that is parallel to the house where the patio cover is attached.

MAILBOXES.

Mailboxes and mailbox posts must be uniform. Mailboxes are generally installed by the Developer in accordance with the approved community design guidelines. Each lot owner will be responsible for maintaining the mailbox and post in a good condition, to include replacement of components, removal of rust or oxidation by power washing and repainting when necessary.

MAINTENANCE OF DRAINAGE.

All Owners of real property within the Community Area will be responsible for maintaining the established drainage pattern on such real property in accordance with the grading plan provided to the Owner at the time of closing.

MAINTENANCE OF FENCING.

Each owner of a site will be responsible for maintaining, repairing, and replacing, in a reasonably attractive manner, any fence located on the owner's site.

MAINTENANCE OF THE LAWN.

Front and rear yards should be maintained so as not to degrade the appearance of the neighborhood. This includes mowing, weeding and mulching, trimming and pruning, and replacing dead or diseased shrubs and trees. Trees, shrubs, and bushes bordering sidewalks, walkways, property lines and common areas, need to be trimmed in such a fashion that they do not limit or impede access or infringe on a neighbor's property.

MAINTENANCE OF ALL PROPERTY IMPROVEMENTS.

No property within the community must be permitted to fail into disrepair and all property, including any Improvements upon that property (i.e. landscaping, screens, fencing, etc.), must be kept and maintained in a clean, safe, and attractive condition.

NO HAZARDOUS ACTIVITIES.

No activity must be conducted on and no improvement must be constructed on any property that is or might be unsafe or hazardous to any person or property.

NO UNSIGHTLINESS.

All unsightly conditions, structures, facilities, equipment, and objects, including lawn and garden equipment and other maintenance equipment when not in actual use, must be enclosed within a structure or garage.

OUTDOOR SHOWERS

Outdoor Showers are not permitted.

PAINTING/REPAINTING – EXTERIOR COLORS.

ARC Committee approval is required for all exterior painting or repainting of the home and accessory improvements.

ARC Committee approval is not required if color and color combinations are *identical* to the original color painted by builder. Any color and/or color combination changes require ARC Committee approval.

- All roof vent caps, louvers, plumbing stacks, chimney flashing, valley flashing, etc., are to be painted a color not in contrast with the color of the roofing.
- Garage doors are to be the same color as the siding or trim of the home.

PATIOS / PAVER WALKWAYS.

ARC Committee approval is required. Patio and/or walkways must be installed as an integral part of the home and property. These improvements can be considered an extension of the architecture and the materials used must complement the residence. Concrete and/or the use of pavers are acceptable materials for these types of improvements. Color of concrete landscaping borders and pavers should be earth tone colors (grey, muted red, brown or similar).

Patios shall be placed on the side (if permitted and feasible for the lot) and/or rear elevations of the property only. The location of the patio and/or pavers cannot be installed in any designated PUBLIC and PRIVATE easement area(s), setback(s) and utility easement(s).

The patio and/or paver dimensions, proposed location(s) and materials to be used must be included with the application. The ARC Committee will review lot size as a factor in approval of patios and to also confirm and ensure the maximum surface area on the lot is not exceeded. Owner to ensure addition of patio landscaping borders will not negatively impact drainage on Subject Lot, adjoining properties or Common Areas. If border installation creates any negative drainage issues for adjoining lots to the property, owner will need to remove landscaping border from bed(s) or area(s) of concern immediately at their cost to correct/resolve drainage problem. Once installed, owner must maintain patio and/or pavers in a clean and acceptable condition.

PATIO COVER/ADDITIONS, EZ BREEZE AND SCREEN ENCLOSURES.

ARC Committee approval is required. Homeowner to ensure improvement will meet all Brunswick County, and/or City/Town requirements where applicable:

- ARC application must show the enclosure design, specific location of the improvement in relation to the home, exterior views of the screen system (via a brochure if available), materials and colors to be used, and overall dimensions.
- Owner is responsible for verifying any county and city/town requirements for the enclosure or the patio cover, including obtaining any necessary building permits, if applicable. Owner will adhere and comply with all HOA/County/Town or City requirements as part of the installation.
- The location of the patio cover or enclosure cannot be installed in any designated PUBLIC and PRIVATE easement area(s), setback(s) and utility easement(s).
- No flat roofs allowed and roofing must match that of existing home in terms of design, architecture and materials used. No metal roofs are allowed for these improvements.
- If porch is to be enclosed, porch must contain materials that are consistent architecturally with the home, if applicable.
 - Color of the porch screens, if used, must be charcoal or black.
 - Color of enclosure should be the same color as the siding or trim color of the home.
 - Color of enclosure frame and overall design of enclosure should be the same color as the siding and/or trim color of the home. No exposed wood is allowed, must be wrapped to match aesthetics of home.
 - Once installed, owner must maintain patio enclosure, windows and/or screens in a well-maintained, clean condition, to include all maintenance and upkeep of exterior appearance (i.e. pressure washing exterior siding when needed or requested by the HOA).

PLAY AND RECREATION EQUIPMENT.

- ARC Committee approval is required for all play equipment, playhouses, sandboxes and trampolines. Play equipment shall be positioned in a way to minimize its impact on neighbors and its appearance to neighbors. Size of equipment will be considered on a case-by-case basis depending on the Lot size and its proposed proximity to neighbors. Play and recreation equipment must be located in the rear yard and located behind a six- foot (6') privacy fence, unless approved in writing by the ARC Committee.

Swing Sets / Playsets

Proposed swing / playset is approved by the ARC providing the following:

- Height of swing set and all playset structure and components cannot exceed twelve feet (12') in height.
- Placement must be in the rear of the property and screened behind suitable and ARC approved perimeter fencing.
- After playset installation, landscaping (i.e. tall growing shrubs and/or trees to screen the swing set) or related privacy screen may also need to be installed, so swing set is not visible from the street or to screen from adjacent properties. Future plantings or privacy screening locations would require ARC review and approval.
- Playset must be maintained in a good condition. Equipment should be cleaned and power-washed as necessary to prevent any mold and mildew accrual.

Playground components should be repaired immediately or replaced through the useful life of structure.

Sandboxes

Sandboxes must be constructed of wood or durable material. To avoid the use of sandboxes by animals, you are encouraged to cover them when not in use. Sandbox must be placed in the rear yard only and cannot be located in any swales, setbacks and/or drainage easements.

Trampolines

- Trampolines are limited to the rear yard and generally should not be visible from any street or adjacent properties. On corner lots, trampolines must be located on the side of the lot farthest from the side street. Trampolines must be located behind landscaping whenever possible and must be located at least fifteen feet (15') from adjacent lots and may not exceed twelve feet (12') in height.
- If safety netting is used it must be black or charcoal. The color of the supporting poles must match the home.
- Alternatively, the trampoline may be recessed into the ground, eliminating the need for a screen.
- Trampolines must be anchored to the ground with appropriate hardware.
- Trampolines must be kept rust free with no torn canvas or missing springs.
- Trampolines must be stored in a garage or storage building during anticipated tropical storms or hurricanes.
- Liability Insurance should be obtained.
- Trampolines, new and existing, must be maintained and repaired as needed.
- Should the trampoline cause damage to any other property or structure, owner of said trampoline will be responsible for the damage.
- Use of trampoline should not create a nuisance to surrounding neighbors during quiet hours (same hours observed by city and county)

PODS /TEMPORARY STORAGE UNITS/MOVING CONTAINERS.

A “PODS” type container (or similar offered storage service container) is permissible providing the owner notifies the Management Company in writing to include the intent to use such storage unit, the start date of when the unit will be delivered to the home, and the intended removal date. The container must be placed in the driveway or on the street (only if street storage is permitted by the City/Town and Brunswick County). Sidewalks, pedestrians and/or vehicular traffic cannot be blocked by the container. The storage unit may be stored for a maximum of three (3) weeks. The owner must notify and request additional time in writing to the Management Company for ARC approval.

POWERWASHING

All homeowners are responsible for maintaining the exterior their home. At a minimum, an annual power washing/soft washing is required.

PRIVACY FENCING

Privacy fencing may not exceed five (5) foot high and 2 sections (6-8 feet in length), white vinyl type may be permitted. Fencing must be extended from the corners of the house and may not be horizontal to the house.

RECREATIONAL VEHICLES, TRAILERS, BOATS, WATERCRAFT.

Parking any vehicles on streets or thoroughfares within the Community or parking of commercial vehicles or equipment, mobile homes, boats, boat trailers, recreational

vehicles, golf carts, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages are not permitted; however, construction, service, and delivery vehicles shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Area. A Commercial Vehicle shall mean any vehicle whose title is placed in the name of a company or corporation or any vehicle that is required to be licensed as a commercial vehicle by the North Carolina Division of Motor Vehicles. Recreational vehicles of all types, to include recreational vehicles (RVs), trailers of all types (either with or without wheels), campers, camper trailers, house trailer, horse trailer, motor home, all-terrain vehicles, or any similar vehicle shall not be stored on or at any lot unless completely enclosed within a garage so as to be not visible from the streets or other lots. These types of vehicles may be brought to the residence for loading and unloading but may not be parked/stored overnight.

No vehicle, trailer of any kind may be parked on front lawns and/or Common Areas.

ROOF / SHINGLE REPLACEMENT.

Replacement and repair of roof elements in single family homes due to damage does not require approval unless materials and colors differ from the original construction or previously approved modification. New roofing of the same shape, color scheme and material as the originally installed roof requires ARC Committee approval prior to installation.

The approved color of roofing material is “*Weatherwood*” or an earth tone color that is equivalent. All roof penetrations such as attic and plumbing vents should be finished to blend with the roof color. Eaves troughs are to be maintained in good condition.

SCREEN DOORS / SECURITY DOORS.

ARC Committee approval is not required for the addition of screen doors or security doors added to a home if the material and color matches or is similar to existing doors and windows on the home.

SECURITY DEVICES.

The installation of video cameras and other security/surveillance equipment (i.e. “Ring” or “Nest” cameras) does not require ARC approval providing the following are met:

- Security devices including cameras, alarms, and the installation of window and door components shall be selected, located and installed so as to be an integral part of the house and not distract from its overall architecture and appearance.
- Sirens, speaker boxes, conduit and related exterior elements must be unobtrusive and inconspicuous.
- To protect neighbors and Association members, home cameras and related security/surveillance equipment cannot be directed specifically at other homes in the community and/or Common Areas, in which invasion of privacy may occur. If complaints are received or camera settings observed, the Owner will be expected to adjust camera direction accordingly, while achieving the intended surveillance result.

SHUTTERS.

Shutters must be consistent with the architectural design and color scheme of the residence. Exterior shutters must be the same materials and painted to match the color scheme of the exterior of the Home, unless otherwise approved by the ARC Committee.

A change in shutter color or design will require ARC Committee approval.

Removal of existing shutters without replacements must be submitted for ARC Committee review and approval. Broken or missing shutters must be repaired or replaced within thirty (30) days. See previous “Hurricane Shutters” section specific to Bahama-type Shutter installation guidelines.

SIDING.

Replacement and repair of siding elements in single family homes due to damage does not require ARC approval unless materials and colors differ from the original construction or previously approved modification. Aluminum or steel siding is not permitted.

Approval is not required to reside your home in the same materials and colors as the originally constructed or previously approved. Any color or material changes require approval. Siding shall be kept in a well-maintained condition. Exterior walls must be clean and free of mildew and algae.

SIGNS.

Please reference Section 4.3.4 and 4.3.5– “Signs” in the CC&Rs regarding the display of real estate and political signs. The display regulations are listed below:

Political/Civic Signs.

Temporary political signs are allowed on private property subject to the current Brunswick County signage codes.

Political flags are not permitted (see below). No rule shall regulate the content of political signs, but the type, quantity, size, length of time and manner of placement may be regulated by the Board providing:

- The Board encourages any political signs be placed no earlier than thirty (30) days before an election, run off, primary or referendum. All political signs must be removed from the property within seven (7) days of such event as mentioned above.
- Political signs shall have a maximum size of nine (9) square feet, with a maximum height of five feet (5’) from the top to the ground level.
- Political candidate/incumbent/political party specific flags and/or banners (those that are used in conjunction with a flagpole, regardless of their size) are not included as part of the County/Town signage code and cannot be displayed on an ARC approved flagpole on the property. Signs for political candidate/incumbents/parties can be displayed, however in accordance within the timeframe specified above per the county signage code.

Real Estate Signs.

- Each owner may erect or post one “For Sale”, “For Lease” and “For Rent” sign at the property. The size shall not exceed eighteen inches (18”) by twenty-four inches (24”).
- Height of sign shall not exceed six feet from the top to the ground level.
- A sign of professional quality not exceeding fifteen inches (15”) by eighteen inches (18”) may be placed in a front window.
- Wording on the sign shall coincide with activity, i.e., for sale, open house, contractor identification, etc.
- Open house signs shall be allowed only when sales personnel are in attendance. Temporary flags, banners, balloons, streamers, propellers or other similar apparatus

placed and intended to attract the attention of the general public are allowed on the property only of the open house during the open house period and shall be removed at the end of each day. Display of these items is not permitted unless permission is provided by the ARC or the Management Company in writing. All signs shall be removed at the close of escrow or occupancy.

SOLAR PANELS / SOLAR COLLECTION DEVICES.

ARC Committee approval is required. Solar equipment must be designed as an integral part of the roof. The solar device must meet the following criteria for installation:

- Solar Panel installation must conform to all Town/City, Brunswick County, State, Federal and Electric Utility regulations.
- Solar equipment may not extend higher than or beyond the roof line, the device(s) must conform to the slope of the roof, and the top edge of the device(s) must be parallel to the roof line.
- Solar equipment color must blend in with roof and or home colors as much as reasonably possible. The color of the frame, support bracket(s), and visible piping or wiring must be silver, bronze, or black tone commonly available in the marketplace or hidden from view.
- The location of the equipment must be installed on the rear facing portion of the roof (away from the street) that, in the opinion of the ARC, is the least objectionable location for the device. The ARC Committee's guiding principle is to balance between a location that enables the equipment to be effective and a location that is the least visible and least obtrusive. Be aware that some Insurance companies will not insure.

STATUES/ FOUNTAINS / WATER FEATURES.

ARC Committee approval is required of statues, fountains and water features of any kind. If statue is in the front yard, it must be located on porch steps or within a five-foot boundary from the front of the house. No statues can be positioned as a main focal point of the yard. All statues must be made of ceramic, concrete, metal or wood and cannot exceed three-feet (3') in height. ARC Committee approval IS REQUIRED for all other configurations of statues.

STORAGE SHED.

ARC Committee approval is required. Only one (1) Storage Shed per Lot will be permitted on a non-water lot. Location of the shed is limited to the rear yard only and generally should not be visible from any street or adjacent properties. Shed cannot be attached to the home and must be screened from view with landscaping whenever possible.

The shed materials and colors must match those of the exterior of the home, specifically its base and trim siding colors, shutters and related accessories. Roof shingles must match those on the home (i.e. asphalt shingle type and color). No metal tops or similar metal roof coverings are allowed. Plastic/Rubbermaid/Metal/Aluminum siding type storage buildings are not permitted.

The overall size of the shed cannot exceed no larger than 120 square feet (typical shed size is 10' x 12'). The shed roof cannot be any higher than ten feet (10') from the base of the shed to its highest point. Shed wall height may not exceed eight feet (8'). If there is a porch, awning, overhang or any other item attached to the building it must be included in the 120 sq. ft. The building must be set back a minimum of five feet (5') from the side and

rear lot lines. On corner lots, sheds must be located on the side of the lot farthest from the side street. Buildings must be installed with hurricane tie-downs and meet all town/county building requirements and permits from the City/Town or Brunswick County, if applicable.

SWIMMING POOLS.

Above-Ground Swimming Pools

No above ground swimming pools shall be located on any lot. The only exception to this guideline is for small “kiddy” pools which have a volume capacity of fifteen (15) gallons or less that must be located in the rear of the home.

In-Ground Swimming Pools

ARC Committee approval is required. In-Ground Pools may be permitted in fenced yards. Request for in-ground swimming pools will be reviewed on a case-by-case basis with consideration given to, but not necessarily limited to, the size of the yard area, setback from impact on neighboring properties, size of pool enclosure, and pool materials.

In-Ground Swimming Pool Installation Protocol for Freedom/Grove Owners

All In-Ground pools must meet the HOA, Brunswick County and DHEC (Department of Health and Environmental Control) regulations and standards. The owner will need to first check with Brunswick County to secure any necessary permits prior to applying for ARC review. In addition to the ARC application requirements contained within these Guidelines, the owner will be required to following these pool installation guidelines effective February 1, 2020:

- The ARC application for the pool installation is filed with the Management Company
- Access to the rear yard through other owner’s property or the Association’s Common Area for the installation of any in-ground swimming pool will be the owner’s responsibility to secure any agreement(s) and easements with other owner(s) or the Association as needed.
 - Proof of neighbor(s) acceptance (including approval from the Board of Directors for the Common Area access) must be included with the ARC application where any access or easements is needed to be accessed for the project.
- To ensure minimal disturbance, a refundable \$2,000 damage deposit in the form of a check will be required from the owner at time of ARC application and prior to beginning the pool project to ensure damage to the Association Common Area is not damaged by any of the pool contractors.
 - The damage deposit check will be made payable to FREEDOM/GROVE HOA and will be held by the Management Company until all final work is reviewed and verified by the Management Company, ARC and/or Board of Directors.
- All related permitting and approval from Brunswick County and DHEC (if applicable) must be provided in writing to the Management Company.
- It is the responsibility of the owner to notify the Management Company of the **STARTING INSTALLATION DATE**, so an Association representative may evaluate the site before installation work has commenced.
 - Owner and contractors will ensure minimal disturbance and distress will be created on neighbors during pool install to property and the Common Areas as a whole. Contractor will ensure that swimming pool installation and pool backwash water shall not drain into adjacent properties or Common Areas.

- Damage caused to any Common Area, landscaping, sod, shrubs, plant material or irrigation during the owner's pool installation by the installer(s) or deliveries will be the financial responsibility of the owner to pay the Association for any said repairs or replacement(s).
- Should damages occur during the pool installation, the damages will be noted and reported immediately to the Owner and the ARC and Board of Directors by the Management Company.
 - During the project, if any damages done to Common Area exceed \$2,000, the owner will be notified by the Management Company and required to issue another \$2,000 damage deposit check to the HOA before further installation can commence. Failure to supply another deposit check will result in a \$500 fine.
- Conversely, it will be the responsibility of the owner to notify the Management Company of the **COMPLETION INSTALLATION DATE**, so an Association representative can evaluate the site to confirm all pool installation work is complete, no Common Area has been damaged from contractor(s) work and the damage deposit check(s) with any damage adjustments where noted, can be returned to the owner.

VEHICLES – LICENSURE AND REPAIRS.

No inoperable vehicle of any kind and no passenger vehicles or other vehicles not currently licensed shall be parked or stored on any driveway. No vehicle of any kind shall be repaired or rebuilt anywhere within a Lot other than within the garage, which screens the sight and sound of the activity. This includes maintenance (other than washing and polishing vehicles), servicing, repair, dismantling, or repainting of any type vehicle, boat, trailer, machine, and similar types.

VEGETABLE GARDENS.

ARC Committee approval is required. Vegetable garden must be located in the rear yard and cannot exceed more than 100 square feet. Garden must be screened from neighboring homes, common open space areas, and adjacent streets.

WINDOWS.

ARC Committee approval is required. Windows must be consistent with the architecture and design of the home.

Proposed windows and/or doors must match the material, appearance and finish of the original windows and/or doors. Replacement windows shall be the same size and comparable as those initially installed. Any proposed variance from the foregoing will be considered on a case-by-case basis. Bars and roll down security shutters are not permitted on the exterior of windows and/or doorways.

All broken windows and screens must be repaired at the earliest convenience not later than fourteen (14) days of being damaged.

WISHING WELLS.

ARC Committee approval is required. Wishing well size cannot exceed more than six feet (6') in height and must be located in the rear of the home. Well cannot be placed in any setback, and/or drainage or utility easement on the property. Well design must be consistent and complement the architecture of the home and property.

WIRES AND CABLES.

Wires and cables, including those installed to convey radio or television signals, shall be hidden, painted, buried or secured flush with the side of each house, to minimize their visibility from the street and adjacent properties.

CONFLICTS

The ARC Committee does not have the lawful authority to consent to any modification that violates the Declaration. Owners are cautioned to review all legal requirements carefully before submitting their applications. Any owner whose modification violates any provision of the Declaration, whether or not it is inadvertently approved by the ARC Committee, shall be required to remove the unlawful modification.

ENFORCEMENT

Freedom Homes Community Association, its Board of Directors, and Architectural ARC Committee shall enforce the policies contained herein to the greatest reasonable and legal extent possible. Violations of these policies may be dealt with by one or more of the following:

FINES AND SUSPENSION

Fines and/or suspension of membership privileges may be imposed on property owners by means of the citation process. A complete listing of possible penalties and citation procedures are published separately.

LEGAL PROCEEDINGS

Proceedings at law may be instituted against property owners. It should be noted that the Freedom/Grove Declaration provide that the prevailing party in any such litigation shall be entitled to attorney's fees from the other party.

RECORDATION

These design standards were initially adopted by the Freedom Home at Farm at Brunswick Architectural Review ARC Committee on the __ day of _____, 202__.

As provided in the Declaration and as provided in this document, these Design Standards are subject to amendment by the ARC Committee with the advice and approval of the Board.

FREEDOM HOMES at FARM at BRUNSWICK ASSOCIATION, INC.,
a North Carolina non-profit corporation

Mike Tischio, Board of Directors /Architectural Review Committee

DEFINITIONS

The following words, when used in these Design Guidelines, shall have the meaning as specified:

1. **Accessory Building** - *A subordinate building or structure on the same lot or building site, above or below grade, conforming to the same setbacks, color schemes and roof requirements (where applicable) as the main structure, the use of which is incidental to the main residence, and which is used exclusively by the occupants of the main residence.*
2. **Approvals and Consents** - *Approval, consent, authorization or permission shall mean an approval, consent, authorization or permission in writing.*
3. **Architectural Review ARC Committee (or ARC)** - *The ARC Committee appointed by the ARC Committee/BOD or by the Association to review and approve or disapprove requests for architectural approval, as more fully provided in the Declaration.*
4. **Association** - *Freedom Homes at the Farm at Brunswick Association, Inc., a homeowners' association.*
5. **Board** - *The Board of Directors of Freedom Homes at the Farm at Brunswick Association.*
6. **Building Permit** - *The permit to build, construct, alter, repair or demolish a structure or structures. The building permit is issued by the Department of Building and Safety of the Town of Carolina Shores.*
7. **Common Elements** - *Any real estate owned or leased by the Association other than a Home.*
8. **Community** - *Freedom Homes at the Farm at Brunswick, the real estate described on Exhibit A attached to the Declaration, as supplemented and amended from time to time, with respect to which a person, by virtue of such person's ownership of a Lot, is obligated to pay for real estate taxes, insurance premiums, maintenance, or improvement of other real estate described in this Declaration.*

9. **ARC Committee/BOD** - *D.R. Horton, and any other person or group of persons acting in concert, to whom the ARC Committee/BOD, by recorded document, expressly assigns one or more of the ARC Committee/BOD's rights under the Declaration (which shall be the extent of the ARC Committee/BOD's rights to which such assignee succeeds).*
10. **Declaration** - *Freedom Homes at the Farm at Brunswick Declaration of Covenants, Conditions and Restrictions (CCRs) and any other recorded instruments, however denominated, that create this Community, including any supplements and amendments to those instruments and also including, but not limited to, plats and maps.*
11. **Design Standards** – *These Design Standards may be amended from time to time by the ARC Committee with the advice and approval of the Board.*
12. **Easements** - *The areas of any lot or building site reserved by any Declaration of Protective Restrictions, reservation or conveyance to be used for roads, streets, bridle trails, parkways, park area, and for any public or quasi-public utility service or function beneath or above the surface of the ground. An interest in land owned by another that entitles its holder to a specific limited use or enjoyment. Put simply, an easement grants access to property that is not owned by the easement holder.*
13. **Existing Improvements** - *All existing exterior improvements, structures, and any appurtenances thereto or components thereof, of every type or kind, and all existing landscaping features, including, but not limited to, buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, driveways, fences, screening walls, retaining walls, basketball hoops, stairs, decks, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment.*
14. **Hardscape** - *Artificial surfaces placed on a lot such as concrete, asphalt-concrete brick or stone, driveways, walks, steps, sports courts, decks (wood or concrete), pool decks or any other coverage not classified as a structure.*
15. **Home** – *A residence that has been built, or is to be built, on property that is in the Community.*

16. **Owner** – *The homeowner of record.*
17. **Parcel** - *Any separate lot, plot of land, or parcel of land, which is contained in the Community, and on which a Home is located or is planned to be constructed or located (or on which more than one Home may be located in the case of property which contains or is planned to contain condominiums, cooperatives or apartments).*
18. **Property line** – *Any recorded boundary of a lot. Please review your lot survey for actual property/lot lines.*
19. **Proposed Improvements** - *Any Improvement which has not yet been constructed, installed or erected, and includes demolition or removal of any building or other structure, and includes any change of the exterior appearance of a building or other Existing Improvement.*
20. **Setback** – *The distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline (see Brunswick County Development Code). All setbacks within Freedom Homes at the Farm at Brunswick are outlined and controlled by the Declaration.*
21. **Survey** - *Documents showing the boundary lines of a parcel, all applicable easements and existing structures, which is certified by a licensed surveyor.*
22. **Utility Lines or Utilities** - *All water, sewer, and under-drain pipelines which lie beneath the surface of the ground and all electric, telephone, gas and other wire lines, with poles and other necessary appurtenances which run above or below the surface of the ground.*

Four Foot (4') Black Aluminum Fencing Sample

