



# PALM GROVE

## **Mission Statement**

The goal of the Architectural Review Committee is to preserve and enhance the value and architectural harmony of properties within the Palm Grove Homeowner's Association (HOA).

## **Landscaping Guidelines**

Appropriate landscaping, which includes fencing, plays an important part in creating the overall look and feel at Palm Grove.

We have a beautiful community, which we as homeowners, are required to maintain in good condition in accordance with our covenants. Our community stands out from the surrounding developments in our area which increases our home values in this area's housing market.

In an effort to minimize the process of submitting proposals (ARC) to the Palm Grove Homeowner's Association Board of Directors, the following guidelines are to be used in consideration of improving and/or maintaining the appearance of our community.

Everything you can think of cannot possibly be addressed in these guidelines, but we have provided some general guidelines which can be followed to help minimize the ARC process. Should there be a question about your proposal, just forward an email to one of the board members for review. It will be cheaper to do this, then have to replace or remove something.

As the Board of Directors we offer the following general guidelines for our residents to be used in consideration of your beautification efforts to your landscaping/fencing.

### **General**

Landscaping should be approached similar to the design and detailing of the interior of your home. Consideration should be given to the configuration of your home on your lot, site drainage, solar orientation, street trees, existing vegetation, and adjacent homes sites. Landscape should be framed in as an outdoor room. Having a defined entry in your outdoor spaces which is consistent with the theme of our community, should be a priority. The public and private areas adjacent to your location must be considered when planning your improvements. Overall emphasis shall be placed on creating a useable outdoor space instead of simply filling empty areas of your yard.

Note: All homeowners must maintain the exterior siding so it is clean and free from any mold, mildew or dirt which discolors the exterior of the home.

## **Irrigation**

All landscaped areas, including the areas between sidewalks, walking paths, and the curb should be properly irrigated. Automatic underground irrigation systems are encouraged for use, however, other methods of irrigation are also permitted. Because of the high iron content in the ground water system, there is a risk of these areas becoming stained. It is the homeowner's responsibility to contact the appropriate water authority for resolution.

## **Maintenance**

Landscape materials must be maintained and properly cared for. This maintenance includes watering, mowing, weeding, edging, fertilizing, pruning, and insect control which must be attended to regularly. Consult a landscape professional if you need assistance with the maintenance of your landscape. Keep in mind the height limitations to properly maintain Bermuda grass which is normally 1-1 ½ inches tall. The Palm Grove covenants state that grass heights cannot exceed 6 inches. Homeowners are responsible for keeping flower beds free from weeds and encroaching grass. Additionally each homeowner is responsible for edging driveways, curbs and sidewalks.

## **Planting Requirements**

Where appropriate, foundation and ground cover plants should be grouped together to accent the architecture, and frame your outdoor spaces. You should not design your landscaping with too many plants and trees. This can create an area(s) which is not aesthetically pleasant, and represent an "over the top" and/or crowded presentation.

Plants should be of appropriate and sufficient size and spaced to ensure an adequate buffer for the growing season. Remember, these plants will grow in size and may encroach on your home's siding, which could be damaged.

The landscape plan should sufficiently;

1. Focus and enhance views
2. Create outdoor spaces
3. Accentuate architecture
4. Break-up the foundation of the building away from your lawn
5. Buffer driveways and parking areas adjacent to the property
6. Lend itself to our "coastal cottage" architecture
7. Consider your neighbors

### **Sheds or Utility Structures**

Sheds or outdoor utility structures must be considered on a case by case basis. At no time will interior or pond lots be allowed to install a shed. Homeowners shall submit a plan which identifies the location of the requested shed, and installed shed may not be seen from the front of the home. Additionally, sheds or utility structures shall be placed on level ground, gravel, or concrete slab/blocks, which support the structure. The shed or structure may only be composed of wood or Hardy-board, **No** plastic or resin type sheds will be considered in the future. Any replacement of an existing structure must obtain approval of that replacement from the HOA ARC/Board. Since we are in a high wind/hurricane prone area, homeowner's should consider hurricane tie downs to minimize damage to themselves or neighbors during an event.

The walls (height) of these sheds or structures may not exceed 8'. The shingles of the shed or structure must match the homeowner's roof and the exterior color must match the color of the siding on the home.

### **United States and other Flags**

Homeowners desiring to display the United States of America or the North Carolina state flags, may do so without an ARC, provided that it does not exceed the standard of 2.5' x 4'. The location for such flags shall be the homeowner's front porch area on the support structure/columns of the home.

Small landscape flags celebrating team sports, armed forces units or holidays may be displayed at anytime in the flower beds or adjacent to walkways/entrance to the home. All flags must be kept clean and must not show any wear, tear, or fading.

Any other type of flag requires an ARC application and review/approval from the HOA ARC/Board of Directors.

### **Holiday and Seasonal Exterior Décor**

We encourage everyone to celebrate and decorate for the Holidays. When planning to decorate for a seasonal celebration or Holiday period, please keep in mind, that the exterior decorations, including lights, should be removed 1 week following the actual Holiday period.

### **Request for Architectural Approval (ARC)**

In accordance with our homeowner's covenants, each property owner is required to submit a detailed ARC for any improvements to the property, including landscaping.

In an effort to streamline the process, we have elected to modify some of those areas requiring the request for approval/denial. The ARC request must be submitted 60 days in advance to allow for processing. Normally, we will act on that request within a few days of our meeting.

The guidelines for **required/not required** ARC applications are as follows;

**Required** to use the formal process of submitting an ARC to our management company for consideration by the Board of Directors:

1. Change to the landscaping in a homeowners front yard (front yard is defined as that area which extends from the front facing side of the home extending to the street). If replacing a tree or ornamental plants with other than the original plants provided during your closing, an ARC is required. This is to maintain the consistent look throughout our community.
2. Replacing a tree with the same type tree is encouraged/allowed, however, any additional trees over the original number of plantings, requires an ARC.
3. Fences must be consistent within the community. As such, there are only a three types of fences which will be considered by the ARC/Board in this community.
  - a. Wooden fencing (Board on Board) for all external lots along the external boundary of Palm Grove. Neighborly (Board on Board) side must face outward to the adjacent homeowner. The framing of the fence in on the inside towards your home. Fences may not exceed 6', or an 8' fence may be installed along the KOA campground boundary.
  - b. White PVC or similar approved fencing for consistency on all interior lots. Interior lots may only use 6 foot high solid "privacy" style fence.
  - c. Homes surrounding the pond, which includes lot 69, shall use the white "picket" style fencing not to exceed 4 feet in height. These homes may elect to install a gate for access to the public walking path adjacent to the rear property line or side access. The gate must match the style of the fence and may not be higher than the required 4 feet fence.
  - d. Fences installed on the outside perimeter of the community can be either wood board on board or shadowbox.

**(Note: All wooden fences must be cut at the top of the fence line flush or capped with copper or wooden fence cap or approved fence capping. Existing fences shall be power-washed or cleaned regularly to maintain the look of fresh wood. Additionally wood fences should be sealed with a Behr, Cabot, or similar transparent type wood sealer at least every two years. No solid-colored stains will be allowed that prevents the natural wood finish to be seen. See example of wood stained fencing in the pics.)**

4. Patios, gazebo, pagoda, ponds, pools, sheds, outdoor-kitchen type designs, decks etc. are required to receive approval or otherwise may be required to be removed at the homeowner's expense.

Types of landscaping ARC modification which “**do not require**” approval/submission;

1. Replacing of original plants or trees anywhere in your yard, including the backyard if fenced with board on board fencing.
2. Ornamental plants which will not exceed 3 feet in height.
3. Replacing of the lawn-(must use Bermuda grass only!)
4. Hardwood mulch (black or dark brown) is required for maintaining the landscaped flower beds.

Note: The only ground cover materials permitted are mulch and Bermuda grass.

### **Yard Art**

Yard art must not exceed 3 feet in height and no wider than 24 inches.

### **Front Porches**

Furnishings on the front porch should be a neutral color and should be made of quality materials.

### **Trash Receptacles/Cans**

Trash receptacles should not be visible from the road and must comply with existing covenants..

Sample photos of landscaping, fencing etc.:

The following pictures are provided to identify the types of approved fencing, acceptable lawn maintenance, and flower beds in the front entrance of your home for your information.



Landscaping and maintained yard



On/around the pond approved fencing with gate



Interior lots white PVC six foot board on board with gate.



Interior White PVC six foot board on board



Board on Board on all exterior lots. In these two examples, the left picture of the fence is in need of pressure-washing and sealing. The picture on the right shows it has been pressure washed and sealed with an approved transparent sealer/stain.



Board on Board with fence caps on the top of the fence.