

Vineyard Plantation Architectural Review Committee (ARC) General Guidelines Revised February 2022

Each member of the Association must submit detailed plans and specifications for any Improvement to the ARC and obtain approval prior to commencing work, per **Section VIII – Architectural Control** of the **Declaration of Covenants, Conditions and Restrictions, Easements, Charges and Liens For Vineyard Plantation** (registered December 21, 2004).

The following sections detail general ARC guidelines for commonly requested Improvements. If a member has a question on whether an Improvement warrants ARC approval, the Association's property management firm should be contacted prior to starting the project.

Windows:

If/when windows are replaced, the following apply:

- Windows are to remain “colonial or “craftsman” in style and appearance, with white grids in the windows; and,
- Window casing and grids must be white in color, with white trim.
- Black windows will be allowed, but all window pieces, frames, mullions, sash, and grids must be black. If black windows are approved, the window trim (only, not rest of house trim) must also be painted black for uniformity.
- In any case, window trim must be consistent with window colors.

House / Front Doors / Shutters/Shingles:

- Color and/or style change should get ARC approval prior to initiating work (unless the repairs are a result of a declared natural disaster, at that point ARC approval must be obtained prior to completion of work).

Window and House Trim / Garage Doors:

- Window and/or house trim shall remain white;
- Additional light colored / neutral color may be approved by the ARC prior to initiating the project, and should complement the primary color of the house;
 - Some examples of acceptable alternatives are light beige, cream, off white, etc.
- Garage Doors are installed, and to remain, white for uniformity throughout the neighborhood.
 - If siding trim has been painted an approved color a garage door may be painted the same approved color to match.
 - Installing craftsman, or carriage style, hardware to garage doors for appearance is allowed.

Sheds:

Each lot may have one (1) ARC-approved storage shed constructed per the following guidelines:

- Shed are to be no larger than 192 total square feet (12'x16');
- Ridge height not to exceed 11', and needs to be 12', or less as measured from existing ground (including footers in above ground).
- Shed Materials:
 - Sheds must be constructed of wood. No PVC, plastic/composite, or prefabricated sheds;
 - Sheds must be painted to match the home;
 - Shingles (architectural) to match the home;
 - Hinged, or barn door, style doors (no roll up/garage style doors); and,
 - For 12' x 16' sheds, siding must be same material, and color, as home. Smaller sheds may be constructed with other suitable materials such as T-111, etc.
- All New Hanover County building codes need to be followed, check for local permitting requirements prior to initiating work; and,
- A deed plot plan, with location of shed structure, must be enclosed with application. The application should also include all construction details such as materials, paint color, shingles, etc.

Fences

- 6' standard wooden fence height. Fence design may be shadow box, stockade, or board-on-board. Finished side of boards to face outward;
- Fences may have arbors located over the gate entrance;
- Brick columns may be used instead of wood posts. The brick shall match the brick on the house or shall be painted the same color of the house brick if painted;
- A maximum of an 8' tall fence may be allowed along common property line for additional privacy. 6' tall fences shall be located from common property to house (as viewed from street frontage);
- Corner lots shall have a maximum fence height of 6' for any section of fence paralleling the roadway.

Offset (non-home mounted) Flagpole:

- Location on property is subject to ARC approval.
- Flagpole to be located within the footprint of home frontage and 15', or closer, to the foundation of the home;
- Pole is not to exceed 2" diameter and 15' in height above ground level (not to include the length/size of any necessary installation footer);
- Pole is to be constructed of rigid aluminum or similar alternative, non-painted, metal material (may not be constructed of PVC, wood, plastic, etc.);
- A maximum number of one (1) flagpole permitted per property;
- Maximum number of two (2) flags flown at one time;

- Protected/acceptable flags are the official United States of America, the NC state flag, per NC § 47F-3-121, and a U.S. service branch flag;
- Political flags/signs may only be flown within 60 days prior to, and 2 days after, an official federal, state or municipal election;
- Flags containing any profanity, other state flags, athletic team flags, etc. are not permitted; and,
- In accordance with the Vineyard Plantation CC&Rs, flags may be a maximum of 4'x6'.

Solar Panels:

- Panels will be allowed on any slope.
- Ancillary items such as conduits must match adjacent surface in color and general appearance.
- Limit total percent coverage to 70% of each slope.

Projects excluded from ARC approval:

- Swing sets and typical playground sets;
- Other minor Improvements with minimal visual impact made within the fenced-in area of the backyard, screened from the roadway. Examples of such Improvements may include:
 - A ground level patio;
 - Exterior shower area;
 - Fire pits.
- Repairs or replacement of previously approved structures or original house construction with similar design.