

Pinewood HOA, INC.
Architectural Committee Guidelines
Approved by Board of Directors
Approved 9/2024

ALLOW FOUR WEEKS FOR THE ARCHITECTURAL COMMITTEE TO MEET AND REVIEW YOUR REQUESTS. ALL REQUIRED DOCUMENTS AND APPLICATION MUST BE INCLUDED AND COMPLETED OR THE REQUEST WILL BE DENIED. NO EXCEPTIONS.

To ensure harmony, it is the responsibility of every homeowner or potential homeowner to know and abide by the rules and regulations of the community.

This document is a guide and is NOT approval for homeowners to skip the required Architectural Review Committee (ARC) processes that pertain to all properties and structures in the development.

This document also is not intended as an all-encompassing guide, and it is still the responsibility of the homeowner to file for approval on changes unless this document specifically states that approval is not needed.

General stormwater: All improvements are subject to review in reference to stormwater runoff, easements, and impervious areas. This is also referenced in the Declaration of Covenants.

Antennas No outside antennas are permitted.

Decks In addition to meeting building codes, decks need 6" X 6" posts (min.). If decks are on the 1st floor, use lattice, brick, or stone to cover openings underneath deck and landscape sides visible from the street. Wood-colored stains are permissible. Maintain wood health and appearance with routine pressure washing and weather treating, typically every 3 years. Only allowed in rear yards.

Deck & house roof Colors require approval. Changes to the roofs of houses must be approved.

Fences All fence designs, including location, material, height, etc., must be approved to ensure compliance. Fences allowed are a maximum of 6-foot natural wood, shadow box fencing, board-on-board fencing, or 4-foot black aluminum fencing. Chain link fences are not permitted.

Placement of fences may be on the property line or 3' in from the property line to allow for maintenance between properties. Fences cannot be placed in a utility or drainage easement. The owner is responsible for necessary maintenance and repairs of fences which cross over an easement to tie into a neighbor's fence.

Fences may be attached up to the front corner of the home.

Treated lumber fences must be natural wood colored stain. Homeowners are responsible for maintaining wood health and appearance that includes routine pressure washing and weather treating, typically every 3 years along with any repairs or replacement in kind.

Proper setbacks vary by section, please refer to Town of Leland and NC State regulations for setbacks and appropriate Covenants Conditions and Restrictions for height specifications.

Flags U.S., State of North Carolina, and non-controversial flags are permissible within limits:

Garden flags:

- May not exceed 13 X 18 inches.
- Are limited to two flags in yard(s) facing a street

Bracket-mounted large flags:

- May not exceed 4 feet X 6 feet.
- May be affixed to the house or garage.

For specific patriotic holidays:

- Multiple U.S. flags are permitted to line driveway and sidewalk.

Flags deemed controversial, tattered, or worn should and may be removed.

Gas or LP tanks Tanks are to be hidden from street view. Do not enclose more than three sides around flammable gases.

Landscaping Unless a project makes architectural changes and/or requests removal of trees, landscaping projects using materials less than \$1,000 are permissible without written approvals. Landscaping and lawns are required to be well maintained as to not lower the value of surrounding homes or encroach onto sidewalks or roadways.

Mailboxes Individual mailboxes are not allowed. Community mailboxes will serve all homes.

Paint Changes of exterior paint colors including trim and outside doors are to be approved.

Patio Concrete, brick, or stone is permitted. For limitation on impermeable area of a lot, refer to Town, State, and Federal agencies.

Play Sets & Trampolines Heights less than 12 ft. Adequate shielding by fence or landscaping is required. Minimum 5 ft. from property line. Metal, wood, and any safety netting shall be maintained for health and appearance.

Privacy Screen Lattice, plantings, louvers, vertical picket, and shadow-box fencing may be used for privacy screening. Wooden privacy screens should be similar in color to the main house, trim, or fence. Only allowed on side and rear yards.

Rain barrels Rain barrels are permitted with approval of location and design.

Recreational Vehicles Boats must be properly stored out of sight behind fencing or in the garage. No RV's allowed unless stored in garage and can't be seen from street.

Shed Must be framed construction. Facade and shed style consistent with that of the home in material and color. Footprint may not exceed 120 square feet. The height limit is 10 feet. "A" roofline is permitted. Building setback is 5 feet but at times the required setback is greater (swales, etc.). Refer to Town of Leland and NC Division of Water Quality requirements.

Signs No signs are permitted without prior approval except:

- One sign For Sale or For Rent not exceeding 24" X 36" with an optional attached or adjacent Take One box. Sign must be freestanding in the ground.

- One political support sign per candidate up to 24" X 24" may be displayed and appear not earlier than 45 days before the day of the election and not later than seven days after an election day.

Sports Equipment Basketball hoops, hockey goals, etc., can be on personal property keeping in mind the community's nuisance guidelines. Permanently installed or long-term placement of sports equipment must be shielded from view by privacy fence, except for basketball hoops in the front yard upon approval of ARC.

Sunroom or screened	Professionally installed. Constructed of same materials as existing home Porch or professionally installed aluminum rooms. Roofing – see Deck Roof section. If the finished product has pressure treated wood, maintain wood health and appearance with stain plus routine pressure washing and weather treating, typically every 3 years.
Swimming Pools	All swimming pools must be professionally installed in-ground pools only. Pools require ARC approvals and must meet all Town of Leland and NC requirements. Pools will be screened from the street and adjoining property.
Trees	No tree shall be removed without approval.
Traffic guards	Guards or guides set in yards along the roadways used to prevent damage to grass and property are permitted if made of flexible materials such as plastic or fiberglass. Metal posts, wooden posts, concrete, boulders, stone posts are prohibited as traffic guards.
Walls	Retaining walls requires ARC approval.

VIOLATIONS OF THE ARCHITECTURAL GUIDELINES MAY RESULT IN ACTIONS INCLUDING AN OPPORTUNITY TO CORRECT THE ISSUE, FINES, AND LEGAL ACTIONS. FINES ARE DETERMINED BY THE BOARD BUT WILL NOT EXCEED \$100 PER ISSUE OR PER DAY UNTIL THE VIOLATION IS CORRECTED.