

MORRISON COVE ARCHITECTURAL GUIDELINES

All improvements and/or modifications to a homeowners lot require architectural approval.

LANDSCAPING

- Homeowners should submit an overall plan for landscaping even when not completing it all at one time. Subsequent modifications to original plan should also be approved.
- Annuals and flower boxes are not subject to A.C.C. approval.
- Yard modifications (ex. fountains, ponds, statues, yard ornaments, etc.) should be approved for size and location.
- Trees should not impede any right of way, block the water view, block access walks to boat slips or common areas, or cross property lines at full growth.
- All landscaping prior to June 1, 1997 is approved unless notified.
- When in doubt, contact a member of the Architectural Committee.

STRUCTURAL

- An application for A.C.C. approval should be accompanied by site plan to scale, plans and elevations when applicable.
- A receipt of application for all building permits provided by the county or state building review boards must accompany the Request for Architectural Approval form.

FENCES

- NO privacy, closed picket, shadow box or stockade type fencing is permitted.
- Natural split rail (double or triple), natural picket or invisible fences are acceptable.
- Picket fences must have as much open area as picketed area with the pickets facing the neighbors property.
- Fencing is limited to 5 feet in height.
- Fencing may not be installed forward of rear line of house.
- Fencing around pools must conform to the same guidelines.
- One type of fencing per lot.

PATIOS/DECKS

- Location, materials and size needs approval of A.C.C.
- Brick needs to match existing structure
- Acceptable materials: concrete, stone, flagstone or brick pavers
- Wood is the only acceptable decking material.
- Only natural wood stains are acceptable when staining decks.

LIGHTING

- Independent lampposts are not permitted.
- Landscape lighting approximately 12" or shorter is acceptable.
- Spotlights are acceptable when not intrusive to neighbor's property.

STATUES(see Landscaping)

- Maximum of 4 feet
- Natural stone color: grays, taupe, white, terra cotta

FLAGPOLES

- Decorative, state or national flags are acceptable.
- Location of flagpole needs approval.
- One flag per home.
- Flagpoles should not exceed five feet in length.

PLAYHOUSES

- Design and construction must conform to existing structure
- Must be all natural or the color of house
- The house must be no taller than 10 feet. must be of reasonable size and 10 feet within property lines
- Must be located behind rear line of house.
- Any modifications to an approved playhouse must be submitted for approval

GAZEBOS

- Design and construction must conform to existing structure.
- Application should include plans to scale and location on plot map.
- Natural in color only

STORAGE SHEDS/DETACHED GARAGES

- Design and construction must be selected from one of three approved plans.
- Approved plans may be obtained from any member of the Architectural Committee.
- Applications should include which plan has been selected.
- Building materials should be of no less quality than those listed on *Bill of Material* included with approved shed plans.
- The desired location should be noted on a plot map of the property. The Architectural Committee must approve placement of shed. Every effort should be made so the structure is not visible from street or obstructs a neighbor's view of Lake Norman. Every attempt will be made to minimize impact on the neighbors and the neighborhood. Some landscaping may be required based on placement of the shed.
- Siding color must match the current house in either vinyl or masonite. If house is all brick with no siding please submit three color samples with your plans.
- Roof shingles are required to match the existing roof of the home.
- If gutters and down spouts are installed, they must match existing house.
- Hardware (locks and door handles) must match the house. No wooden latches or "hardware".
- One rear window or two side windows with windows opposing.
- If shutters are desired, they must match the house.
- Termite treatment and certification must be submitted Architect Committee with 30 days after completion.
- Additional lighting should be noted in Architectural Approval Request. No high intensity lighting.
- The front of the detached garage must conform to the front of the existing home (ex. A brick front home must have the same matching brick front detached garage. A stucco front home must have a matching stucco front detached garage, etc.)
- METAL OR PLASTIC SHEDS ARE UNACCEPTABLE.
- The storage shed cannot sit forward of the rear line of the home.
- Carports or canopies are not approved.
- Maximum size of a detached garage is 24 feet wide by 28 feet deep.
- Maximum size of a storage shed is noted on approved plans.

AWNINGS

- Only canvas awnings are acceptable in colors that match the existing color of the home.
- Awnings on the back of the home only.
- Retractable canvas awnings are acceptable.

SWINGSETS/JUNGLE GYMS

- Swingsets and "jungle gyms" require approval by the A.C.C. for size and location.
- Any modifications to existing swingsets and jungle gyms should be submitted for approval.
- Location must be behind rear line of the home.
- Acceptable materials include metal, aluminum, steel and wood.

DRIVEWAYS

- All driveway expansions must be approved by the A.C.C. for size and location.
- All expansions must match existing structure.
- Concrete is the only acceptable material.

POOLS/HOT TUBS

- A detailed drawing to scale on plot map of land must be submitted with the application for approval.
- All pool landscaping, fencing, and lighting must be approved under landscaping, fencing and lighting guidelines.
- All hot tubs need to be approved for location and size.
- All hot tub landscaping, fencing, and lighting must be approved under landscaping, fencing and lighting guidelines.

MAILBOXES

- Must maintain black mailboxes that currently exists in community.

SPORTING EQUIPMENT

- Trampolines, soccer goals, sandboxes, volleyball/badminton nets, children's plastic play equipment (ex. Little Tykes or Step 2) are approved for the rear of the house.
- Basket ball goals will be approved with the following stipulations:
 - fiberglass backboards of clear, black, gray, white or neutral color
 - no higher than ten feet regulation
 - maintained in a first class manner: including paint, stability, backboard and net.
 - position of the pole be no closer to the street than half the distance of the road to the front set back. (Placement will be considered by the position of driveway and other factors on each application.)