



Proposed Consolidated ACC Guidelines

General Guidelines 8/29/2001

Draft # 13

- ❖ All improvements and/or modifications to a homeowners lot or structure require architectural approval except as noted in this document
- ❖ The Maintenance of all Approved Items is subject to periodic Inspection by ACC
- ❖ Approval of any Item not properly maintained may be revoked at the discretion of the ACC
- ❖ The ACC or Association or its Management Firm may notify Owner within 30 Days of identification that an action or item is in non-compliance and will specify within reasonably detail a remedy , if any, and may require owner to remedy the same.
- ❖ Applications should be made to an ACC member or the HOA PO Box , 30 Days prior to starting any action or change to give the ACC reasonable time to review and respond to application(s) .
- ❖ All Applications made to the ACC should be made with 2 copies of Application and accompanied with a copy of the Site Plan , Survey Document indicating location and dimension of changes etc.

This Document supersedes all previous versions as well as differences defined in The Declaration Of Covenants, Conditions And Restrictions For Wyndham Shores At Oak Tree And Morrison Cove at Oak Tree. Revisions and updates to this document may be made at the discretion of the ACC or The Board Of Directors Of Oak Tree Homeowners Association.

Item	Guidelines	Permit Process
Business in Residence	<ul style="list-style-type: none"> ❖ Acceptable uses are Casual Home Office where owner works alone, Tutoring, Telemarketing, crafts and hobbies related to the owner ❖ No Property can be used for any commercial purpose for business except as listed or approved by the Homeowners Board and is compatible with the residential nature of the subdivision 	ACC and Homeowners Board Approval required
Parking	<ul style="list-style-type: none"> ❖ No Boat, Trailer, recreational vehicle or unlicensed vehicles shall be parked on street or the property in view from street ❖ Must be behind front setback and screened from street view or in garage ❖ May be temporarily parked in view for up to 72 hours within a 10 day period for repair, cleaning and Maintenance and limited to one ten day period per month. ❖ Long term or major mechanical repairs are not permitted ❖ Normal Maintenance is limited to or equivalent of oil and other Fluid changes, tire rotation , wash and wax, and similar activities 	Temporary Parking Only
Structural Changes	<ul style="list-style-type: none"> ❖ An application for ACC approval should be accompanied by site plan to scale. ❖ Plans and elevations when applicable ❖ All Structural Changes, Additions and/or modifications to the exterior of the home or other structures, inclusive of screened in porches, must be approved by the ACC. 	Approval Required on all Installations Town and County Approval may be Required
Cleanliness	<ul style="list-style-type: none"> ❖ Normal Yard Maintenance should be done – Shrubs and Grass shall be trimmed and mowed so as to appear neat and attractive. ❖ Trees, Shrubs that die shall be removed promptly ❖ All debris and Grass Clippings must be removed from roadways after town pickup picked up ❖ Homeowners must routinely clean up after Pets and Animals 	Complaints to be addressed by Management Firm

When in doubt on ANY ITEM LISTED or NOT LISTED contact a member of the ACC

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Driveways	<ul style="list-style-type: none"> ❖ All driveway expansions must be approved by the A.C.C. for size and location ❖ Concrete is the only acceptable material ❖ All expansions must match existing structure ❖ Must not impede drainage of yards or surrounding lots 	<p>Must be approved by the ACC</p> <p>Town and County Approval is Required</p>
Antenna, Satellite Dish	<ul style="list-style-type: none"> ❖ Dish's 18" or 18"x24" or smaller are acceptable. ❖ Location must be as discrete as possible as not to visible from street if at all possible. ❖ No Antenna's can be more then 10 ft above the ridge of Home 	<p>ACC review is Required for location</p>
Awnings	<ul style="list-style-type: none"> ❖ Only awnings in colors that match the existing color of the home ❖ Awnings on the back of the home only. ❖ Retractable awnings are acceptable ❖ Awning Material to be approved by ACC. 	<p>All Awnings must be approved by the ACC</p>
Pools , Hot Tubs	<ul style="list-style-type: none"> ❖ No Above Ground Pools are Acceptable. ❖ 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. ❖ Pool or Hot tub may not be enclosed in a free standing semi-permanent structure not requiring foundations. 	<p>Approval Required on all Installations</p> <p>Town and County Approval is Required</p>
Signs / Curtains	<ul style="list-style-type: none"> ❖ No Metallic, reflective signs permitted ❖ No Signs or advertisement other then : <ul style="list-style-type: none"> ❖ 5 sq ft max For Sale sign applying to the residence ❖ 1 sq ft max Home Security Sign ❖ 5 sq ft max for home improvement advertisement. ❖ 5 sq ft max signs only for Garage Sales ❖ All temporary signs to be removed within 3 days after completion of improvement. 	<p>Consult the ACC</p>
Laundry	<ul style="list-style-type: none"> ❖ No Laundry or wash shall be hung visible within the Subdivision 	
Pets	<ul style="list-style-type: none"> ❖ Normal Household Pets Dogs, Cats, etc only ❖ Max Number is 3 except for newborn under 9 months old ❖ Pet owners are required to clean up after their animals when off their own property 	
Mailbox's	<ul style="list-style-type: none"> ❖ Must maintain black mailboxes that currently exists in community. <i>Specification avail from HOA if replacement is needed</i> 	
Fences	<ul style="list-style-type: none"> ❖ No privacy, closed picket shadow box or stockade type fencing is permitted unless adjoining non subdivision property ❖ Should be esthetically (<i>as determined by the ACC</i>) compatible with existing fencing on adjacent lots and location of fence in relation to the location on property and neighbors property. ❖ One type of fencing per lot ❖ Fencing is limited to maximum 4 feet in height (<i>std for 2 or 3 rail split rail fence</i>) ❖ Fencing may not be installed forward of rear line of house ❖ Fencing around pools must conform to the same guidelines ❖ Decorative fencing along walkway in front or at corner of driveway is acceptable but must not exceed 3' in height and 16' in total length ❖ Picket fences - must have equal or greater amount of open area as picketed area with the pickets on the side facing the neighbors property ❖ Acceptable Fence materials : <ul style="list-style-type: none"> ○ Natural split rail \ double or triple) ○ Invisible fences ○ Black Aluminum/wrought Iron ○ White Vinyl Picket ❖ All fences must be kept in Good repair 	<p>All Fencing must receive ACC approval except 2- or 3 split rail fence and invisible fencing.</p> <p>These fences must meet all other requirements or ACC CAN MANDATE CHANGES TO MEET REQUIREMENTS AFTER INSTALLATION</p>
Lattice Screening	<ul style="list-style-type: none"> ❖ Lattice as fencing is not approved. ❖ Lattice as screening must not exceed 54 " in height, 42 " width 	<p>Requires ACC review on all applications</p>
Flagpoles	<ul style="list-style-type: none"> ❖ Only flagpoles attached to house are acceptable ❖ Cannot exceed five feet in length. ❖ Max Flag size is 3 x 5 ft ❖ Decorative, state or national flags are acceptable. ❖ Maximum of One Flagpole attached to House 	<p>Flagpoles attached to house do not require Approval</p>

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Playground Equipment	<ul style="list-style-type: none"> ❖ Includes Swing sets, Jungle-jims, Trampolines, etc ❖ Location must be behind rear line of the home ❖ Acceptable materials include aluminum, steel and wood 	<p>Do not require approval by the A.C.C if meeting other restrictions and criteria</p> <p>All sets/gyms must be removed from the lot 10 years from the original approval date or a request for continuance must be submitted for approval.</p>
Playhouses	<ul style="list-style-type: none"> ❖ Design and construction must conform to existing structure ❖ Natural Wood Structures are acceptable ❖ Must be all natural or the color of house ❖ The house must be no taller than 10 feet. must be of reasonable size and no closer then 10 feet of property lines ❖ Must be located behind rear line of house ❖ Must be behind set-back line of property ❖ Any modifications to an approved playhouse must be submitted for approval 	<p>Drawings must be submitted as to Size, height and positioning on property</p> <p>Children's plastic play equipment (ex. Little Tykes or Step 2) do not require approval</p>
Sporting Equipment	<ul style="list-style-type: none"> ❖ Basketball 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 (<i>Placement will be considered by the position of driveway and other factors on each application</i>) 	<p>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.</p>
GAZEBOS	<ul style="list-style-type: none"> ❖ Design and construction must conform to existing structure. ❖ Application should include plans to scale and location on plot map ❖ Painted to match the home is acceptable ❖ All Gazebos must be behind the set-back line of the property ❖ Wooden Gazebos only are acceptable and must enhance the home in color and size ❖ Shake or shingle roofs are acceptable and must be color coordinated 	<p>All Gazebos must be approved by the ACC</p>
STATUES	<ul style="list-style-type: none"> ❖ Maximum of 4 feet ❖ Natural stone color grays, taupe ,white , terra cotta Verde geris ❖ No anatomically detailed Nudes, pornographic, or obscene nature are allowed. 	<p>Statues, yard ornaments, etc. require approval for size and location</p>
LIGHTING	<ul style="list-style-type: none"> ❖ Gas/electric post lights within 20' of front entrance are acceptable ❖ Spotlights are acceptable when not intrusive to neighbor's property. ❖ Spotlights are 1 per every 25ft at 150 watts max/light 	<p>All outdoor Lighting must be approved except for non post lights used for landscape and walk lighting approximately 12" or shorter</p>
Barbecues	<p>All barbecue pits and/or permanent grills</p>	<p>Requires Approval</p>
Compost Bins	<p>Only self contained closed system compost recycling bins are acceptable</p>	<p>Requires Approval</p>
Trash Receptacles	<ul style="list-style-type: none"> ❖ Should be kept from view of road in garage if at all possible. ❖ Fencing and Lattice is allowed for screening. ❖ Recommended enclosed on 2 sides with mature 3' or higher shrubs / bushes landscaping if possible 	<p>Approvals required on landscaping and fencing ... see those sections</p>
PATIOS	<ul style="list-style-type: none"> ❖ Location. materials and size needs approval of A.C C ❖ Materials must enhance existing structure ❖ Brick needs to match existing structure ❖ Acceptable materials concrete stone, flagstone or brick pavers Bluestone, interlocking pavers 	<p>All new Patios or patio extensions must be approved</p>
DECKS	<ul style="list-style-type: none"> ❖ Location. materials and size needs approval of A.C C ❖ Materials must enhance existing structure ❖ Decking material to be submitted as part of approval. ❖ Wood and Non Wood materials will be approved based on their quality. ❖ Standard wood stain or color must enhance or match the color of home ❖ All decks must be kept in Good repair 	<p>All decks and deck extensions must be approved</p>

Landscaping

Flower Boxes	Flower boxes at windows must be attached to main structure and enhance the home in color and size	Annuals and flower boxes are not subject to ACC approval
Yard Modifications	<ul style="list-style-type: none"> ❖ Flower beds, Planting Beds, over 100 sq ft should be approved for size and location ❖ Fountains, ponds, Fish ponds, statues, yard ornaments, etc. require approval ❖ Modifications cannot be placed as to impeded drainage swales etc 	Small, less then 100 sq ft do not require approval
Bushes / Shrubs	Bushes 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 (12-15 yrs)	Bushes that do not exceed 4' in height at time of planting do not need approval
Trees	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 (12-15 yrs)	Trees that do not exceed 6' in height at time of planting do not need approval
Ponds	Ponds (fish, flower etc) must not affect existing drainage and must be approved as to size and location	Approval Required
Trellis and Arbors	Trellis and arbors must be behind set-back line of home.	Any more then 1 trellis or 1 arbor per property must be approved

STORAGE SHEDS/DETACHED GARAGES

General	<ul style="list-style-type: none"> ❖ No Carports or Canopies ❖ 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 to minimize impact on the neighbors so the structure is not visible from street or obstructs a neighbor's view of Lake Norman ❖ Some landscaping may be required based on placement of the shed ❖ Exterior Materials must match or enhance the Main Dwelling ❖ If house is all brick with no siding please submit three Siding color samples with your plans. Design and Construction, color of roof and siding must conform to 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 ❖ Additional lighting should be noted in Architectural Approval Request ❖ No high intensity lighting allowed 	<p>All detached Sheds and Garages must be approved by the ACC</p> <p>Town and County Approval is Required</p>
Shed Plans - specific	<ul style="list-style-type: none"> ❖ Maximum Size of Storage Shed must not exceed 100 sq ft ❖ Design and construction suggested to be from one of approved plans available from the ACC. ❖ 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 shed Plans ❖ Metal and Plastic Sheds are not approved ❖ The storage shed cannot sit forward of the rear line of the home 	All detached Sheds and Garages must be approved by the ACC
Garage - specific	<ul style="list-style-type: none"> ❖ Maximum size of a detached garage is 24 feet wide by 28 feet deep. ❖ The front of the detached garage must conform to the front of the existing home (<i>example : A brick front home must have the same matching brick front detached garage.)</i> ❖ Termite treatment and certification must be submitted Architect Committee with 30 days after completion 	All detached Garages must be approved by the ACC