



Everwood Homeowners Association Inc.

Architectural Standards

Everwood ARB

Rev 6-17-15



Table of Contents

Section 1	INTRODUCTION	3
1.1.	Authority	3
1.2.	Adoption	3
1.3.	Compliance	3
Section 2	GENERAL INFORMATION	3
2.1.	Property Management	3
2.2.	Common Areas	4
2.3.	Board of Directors Contact Information	4
Section 3	ARCHITECTURAL STANDARDS	4
3.1.	Fences	4
3.2.	Decks	5
3.3.	Patios & Walkways	6
3.4.	Materials	6
3.5.	Miscellaneous Structures (Accessory Buildings/Utility Buildings/Sheds)	6
3.6.	Play Equipment	7
3.7.	Landscaping	7
3.8.	Lighting	8
3.9.	Signage	9
3.10.	Storage	9
3.11.	House Maintenance	9
3.12.	Satellite Receivers/ Solar Panels/ HVAC Units	10
3.13.	Ornamental Items	11



Section 1 INTRODUCTION

1.1 Authority

Article II Section 1 of the Declaration of Covenants and Restrictions states: “Architectural Review Board It is the intent of the Declarant to create a general plan and uniform scheme of development for the Property and to create within the Property a residential community of high quality. Accordingly, the Architectural Review Board (the “ARB”) shall have the right to approve or disapprove all architectural, landscaping and locating of any proposed Improvements, as well as the general plan for development of all Lots within the Property. The ARB may in its sole discretion, impose standards for construction and development which may be greater or more stringent than standards prescribed in applicable building, zoning or other governmental codes.”

1.2 Adoption

The appointed members of the ARB hereby adopt this Architectural Standards Document and future amendments hereto as the Architectural Standards of the Everwood Homeowners Association.

1.3 Compliance

Compliance with these Architectural Standards is not voluntary, and will be enforced in the same manner as the covenants. The Board of Directors, in accordance with the powers given in Article V Section 5 of the Bylaws shall enforce the Architectural Standards and decisions of the ARB. All potential architectural and landscaping improvements must be submitted the ARB using the Architectural Review Application and approved by the ARB prior to implementation.

Section 2 GENERAL INFORMATION

2.1 Property Management

Everwood Homeowners Association has contracted the management of the neighborhood to Community Focus of NC, Inc. (CFNC). All architectural requests and inquiries should be directed to CFNC Inc. A copy of the Architectural Review Application can be found on their website under the Everwood HOA section.

MANAGEMENT COMPANY:
Community Focus of NC, Inc.
P.O. Box 52395
Durham, NC 27717

Josh Lindgren
Phone: 919-564-9134

Web: www.CommunityFocusNC.com



2.2 Common Areas

Maintenance of common areas including entrance, retention ponds and lots owned by the Association is managed by current H.O.A. management. Landscaping, irrigation, landscape lighting, and pond maintenance within the common areas is the responsibility of the Association. Concerns or questions related to the common areas should be directed to the Property Manager or the Board of Directors.

2.3 Board of Directors Contact Information

President- everwood.president@gmail.com

Vice President- everwood.vp@gmail.com

Treasurer- everwood.treasurer@gmail.com

Section 3 ARCHITECTURAL STANDARDS

3.1 Fences

The intent of the original Declarant was to establish a neighborhood with an open layout, utilizing landscaping such as berms, trees, and shrubbery. Fencing can detract from this open character and have both a visual and physical impact on the adjoining property. The use of landscaping, plant material or combinations of plants and short fence segments, or fencing hidden in plant material are the preferred options for creating privacy.

1. All plans for fences must be submitted to, reviewed, and approved by the ARB prior to implementation. Plans should provide details as to intended layout, materials, construction and finishes.
2. It is the responsibility of the homeowner to comply with governmental codes and regulations pertaining to easements and other constraints. Approval of request by the ARB in no way implies that an investigation into these matters has been conducted by the ARB or that the project meets governmental requirements.
3. Standards for new metal fencing:
 - a. Black steel (wrought iron) or aluminum vertical picket fencing is the standard design for Everwood.
 - b. Height of fence should be 48". Minimum Picket spacing is 3".
 - c. Fences must be maintained to be free of damage rust and color fading.
4. Existing wood fences will be allowed to remain, and new wood fences will be permitted, provided that all wood fences meet the requirements of this Section.
 - a. Fences must be of a "good neighbor" design with horizontal cross-members facing inside.
 - b. Fences must be constructed of quality pressure treated lumber.



- c. Fences must be stained and not allowed to “gray” naturally. Stain must be re-applied as needed when fading or peeling is visible.

Approved stains are:

- SW 3512 Cider Mill Sherwin Williams Semi Transparent Deck Stain
- SW 3513 Spice Chest Sherwin Williams Semi Transparent Deck Stain
- Finishes other than those listed must be approved by the ARB.

- d. Space between posts should not be more than 8’.

5. Fences are not allowed in the front yard of any Everwood Lot. Fences that tie in to the side of the house must be set back at least 15 feet from the front corner of the house.
6. All wood fences that are visible from the street (i.e. front facing and sides of corner lots, etc.) shall have additional landscaping requirements as directed by the ARB. The use of ever-green trees or shrubs that are at least 75% the height of the fence at planting must be placed along the fence exterior. The selection of species, mature size and spacing should be planned to provide minimal visibility of the fence while allowing for maintenance. Maximum spacing is 6’ from center to center. The following are options for fence coverage:
 - Needle Point Holly trees (grows about 7 feet)
 - Emerald Green Thuja (grows about 8-12 feet)
9. Any curled or twisted boards must be replaced as needed. Any loose, sagging or damaged sections must be promptly repaired.
10. Alleyways between fences must be kept free of weeds and properly maintained.
11. Areas between fences and the property line must be maintained (i.e. mowing, seeding and weed control).

3.2 Decks

1. All plans must be submitted to, reviewed, and approved by the ARB prior to implementation. Plans should provide details as to intended layout, materials, construction and finishes.
2. All building permits and inspections; as required by the governing municipality(-ies); must be obtained and is the responsibility of the homeowner
3. Decks, including supports, deck boards and railings must be stained. Color and type of stains to be used must be approved by the ARB. Decks will not allowed to naturally “gray”.
4. Decks must be properly maintained and may not be allowed to fall into disrepair in regard to structure or aesthetics.

3.3 Patios & Walkways

1. All plans must be submitted to, reviewed, and approved by the ARB prior to implementation. Plans should provide details as to intended layout, materials, construction and finishes



2. Patios or walkways cannot extend within 6 feet of a side property line
3. Patios or walkways may not be placed within any buffer, right-of-ways or easement(s). The owner is responsible for determining where these may be located on the property; if applicable.
4. Patio installation must not negatively alter the grade of the lot. Homeowner is responsible for any negative drainage to his or neighboring property as a result of lot modifications.
5. Patios shall be constructed of natural or colored concrete, slate, flagstone, brick, or wood (no synthetic turf is permitted). Patios must be harmonious in design with the adjoining structure and must not impinge in any way on the privacy of neighboring properties.
6. The addition of a patio or walkway may not exceed permissible permeable area limits noted on the plot.

3.4 Materials

All plans must be submitted to, reviewed, and approved by the ARB prior to implementation. Plans should provide details as to intended layout, materials, construction and finishes.

1. Materials and finishes must be consistent with existing styles of the neighborhood.
2. All exteriors must consist of Hardiplank, stone, brick, or cedar shake.
3. Aluminum siding, vinyl siding, or stucco are not approved exterior materials.
4. All plans for the installation of storm doors on front doors must be approved by the ARB prior to implementation. The materials and color must match closely to the colors in the neighborhood.

3.5 Miscellaneous Structures (Accessory Buildings/Utility Buildings/Sheds)

1. Per Article III of the Everwood Declaration of Covenants – *Use Restrictions, Sections 4 and 5*:
 - a. No accessory buildings or out-buildings of any kind will be permitted on any Everwood Lot.
 2. No structure or object of a temporary character, such as, but not limited to, trailers, construction trailers, shacks, sheds and garages, barns, or other temporary or other outbuildings shall be erected, kept or maintained on any Lot for any use whatsoever, either temporarily or permanently.
2. No structures for the purpose of housing animals including but not limited to dogs, livestock, poultry, etc. are permitted on any Everwood Lot.

3.6 Play Equipment

1. Play Sets
 - a. Maximum height of 10' with a maximum area of 225 sq. ft.
 - b. All structures shall be constructed of timber or similar neutral material and finish. Components such as slides, climbing apparatuses, etc. may be plastic or rubber.
 - c. Timber must be stained and colors approved by ARB.
2. All colors of plastics, awnings, canopies, roofing or similar materials must be approved by the ARB. Bright or florescent colors are not permitted as well as graphics, text, logos, etc. on any part of the play equipment.



3. Play equipment must be located directly behind the house (not outside the rear corners) and no closer than 20' to a side property line. The structure must not be visible from the street.
 - a. All Play Sets require ARB approval prior to any installation and must be in writing to ARB board prior to approval.
2. Non-Permanent Play Equipment
 - a. Non-permanent play equipment (i.e. basketball goals, trampolines, hitting nets, soccer-hockey goals, etc.) shall be removed from the yard and stored (out of sight) when not in use.
3. Above Ground Pools
 - a. Above ground pools of any type are not permitted on any Everwood Lot.
4. Basketball Goals
 - a. All metal components, black color and free of rust.
 - b. Portable goals must be stored (out of sight) when not in use.
5. Installed goals must be located on the outer side of the driveway, no closer to the street than halfway between the front of house and edge of street. Approval of the ARB is required prior to installation of any basketball goal.
 - a. Goals shall not be attached to the house or any other structure.
 - b. Goals shall not be located in the street or any other right-of-way.

3.7 Landscaping

Any plans to significantly alter the appearance of landscaping must be approved by the ARB prior to implementation. Plans should indicate details of the changes including layout, materials, etc.

1. Lawns
 - a. All lawn areas are to be established as turf grass or planting beds.
2. Lawns must be maintained and cut on a regular basis. Turf grasses are not permitted to be above 6" in height at any location on the Lot unless weather conditions preclude mowing.
 - a. Bermuda grass lawns or planting of any Bermuda grass varieties is not permitted on any Everwood Lot.
 - b. Measures shall be taken to satisfactorily maintain turf areas (mowing, raking, watering, weeding, pest control, seeding etc.) year round.
 - c. Fallen trees, leaves, limbs and debris must be collected and removed from yard.
 - d. Weeds should be mechanically removed and/or treated when present.
2. Planting Beds
 - a. Beds must be weeded as needed.
 - b. Beds should be mulched a minimum of once per year, or as needed, with the following suggested materials.
 - i. Hardwood shredded mulch
 - ii. Designer or Dyed hardwood mulch
 - c. The use of gravel or rocks is not permitted to be used in any planting beds.
 - d. Bushes or shrubs must be kept trimmed and not overgrown.



- e. Foliage should be maintained and kept in scale with the size of the lot.
- f. Edging, if used, shall be of the following types:
 - i. Brown or Green Metal edging
 - ii. Landscape stone (matching home if applicable).
 - iii. Keystone blocks (matching or complementing colors of home).

3. Irrigation

- a. Lawns should be watered sufficiently to maintain a healthy lawn.
- b. Hoses and sprinklers should be stored (out of sight) between waterings.
- c. Drain pipe should be buried where possible. Any visible pipe should be black or brown in color.

3.8 Lighting

Per Article III of the Everwood Declaration of Covenants – *Use Restrictions, Sections 9*: “Landscape, recreation, security and any other exterior lighting shall be designed as not to be an annoyance to surrounding residents. All outdoor lighting shall be designed, installed and maintained so that the source of the light (the bulb) cannot be seen off premises.”

1. All exterior lighting plans should be approved by the ARB.
2. Soffit mounted flood or spotlights are to be pointed inward towards the home and should not be left on overnight.
3. Cables, power sources, sensors, timers etc. shall not be visible.
4. Decorative or Holiday Lighting
 - a. Decorative or holiday lighting do not require ARB approval and may be displayed from November 15 through January 15.
 - b. Holiday lights outside of this time period require approval from ARB and can be displayed for a maximum of 2 months.

3.9 Signage

1. Sale or For Rent Signs
 - a. One for sale sign of a maximum 30” wide is permitted in the front yard of the home.
2. The sign must be a “swing post design” and constructed of painted metal or wood. A rider placard is allowed above the top cross member. The sign must be professionally lettered.
 - a. One directional sign may be placed along Old Chapel Hill Rd. near the entrance and may be no larger than 18” x 24”.
2. Political Signs
 - a. One political sign of no more than 12” x 16” may be displayed in a front yard.
 - b. Political signs may not be displayed more than 45 days prior to an election and must be removed no later than 7 days after the election.
3. Other Signs
 - a. A small sign for an alarm system may be displayed near your front door.



- b. No other signs are permitted on any Lot.
- c. Signs in common areas must be approved by the Board of Directors.
4. Removal
 - a. Signs that are not in compliance with this section are subject to removal and cost for removal and disposal billed to the Property owner.

3.10 Storage

1. Lawn furniture & grills should be stored neatly on the rear deck, in the rear yard, or in a storage location inside the home.
2. Toys, bicycles, lawn mowers, etc. should be stored inside the home or garage.
3. Trash cans should be stored inside the garage or behind the house (out of sight).

3.11 House Maintenance

1. Houses (including decks, fences, trim, garage doors, shutters, etc.) must be re-finished as needed due to peeling or fading paint or stains.
2. Excessive mold or mildew must be removed by power washing or otherwise cleaned from any part of the home, deck or fencing.
3. Roofs that exhibit any of the following should be replaced or repaired:
 - a. Curling or buckling
 - b. Streaking
 - c. Leaking
 - d. Missing Shingles
 - e. Discoloration
 - f. Rotting
 - g. Mold or algae growth
4. Cracked or broken driveways must be repaired or replaced as needed.
5. Driveways should be pressure washed as needed and any oil or stains removed.
6. Loose or missing trim, moldings, siding, shutters, bricks shall be repaired as needed.
7. Mailboxes must be of the same style, size, and color of the existing mailboxes and should be repainted as needed due to fading, peeling, rust, or damage.

3.12 Satellite Receivers/ Solar Panels/ HVAC Units

1. Satellite Receivers
 - a. Installation of any satellite receiver on any Everwood Lot requires ARB approval.
 - b. Satellite receivers should be of 30” diameter or less.
 - c. One receiver per Lot is permitted. Approval by the ARB is specifically required for more than one dish.
 - d. Satellite receivers shall not be directly visible from streets or adjoining lots.
 - e. Mounting locations in order of preference:
 - i. Roof mounted behind the central peak on the back side (rear yard) and not higher than the peak.



- ii. House mounted on back or side of house no further than 20 feet from the rear corner.
 - iii. Ground mounted directly behind and within 10 feet of the back of the home.
 - f. Trees or shrubs should be used to additionally screen the satellite receivers from view of the street or adjoining lots.
2. Solar Panels
 - a. Installation of any solar panel on any Everwood Lot requires ARB approval.
 - b. Solar panels shall not be directly visible from streets or adjoining lots.
 3. Installation of solar panels will only be permitted on the roof, mounted behind the central peak on the back side (rear yard) and not higher than the peak. This location is only acceptable if it is not visible from the street or adjoining lots.
 4. HVAC Units
 - a. HVAC units must be installed on the side of the home facing an adjacent Lot.
 - b. Landscaping should be used to shield the view of units from the street where possible.
 - c. No supplemental or auxiliary HVAC units that require a wall penetration or use of window mounted air conditioners is permitted in Everwood.

3.13 Ornamental Items

1. Flags
 - a. One flag is permitted on the front of each house and must be mounted on the house or structure attached to house with an appropriate flag holder.
 - b. Flags may not be attached to trees.
 - c. Flags deemed by the Board of Directors to be “in poor taste” or tattered will not be permitted.
2. Yard Ornaments: A reasonable amount of small ornamental items (i.e., statuettes, planters, garden balls/globes, etc.) are permitted given they do not give a cluttered appearance to the yard. The ARB in its sole discretion may approve or disapprove of ornamental items that are within view of adjoining lots or the street. Large items including fountains, statues, arbors, gazebos, pergolas, etc. must be approved by the ARB.