

# Adams Farm Community Association

## Architectural and Community Guidelines for Homeowners

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# **Adams Farm Community Association**

## **Architectural and Community Guidelines for Homeowners**

Please keep this document of architectural standards for your permanent records.

**NOTE:** Remember that some changes you are applying for could also require a building permit from the City of Greensboro. This is necessary for your own safety and piece of mind as City Inspectors will insure that any additions or changes requiring a building permit adhere with the latest building codes.

**NOTE:** No new construction may be erected within 100 feet of any waterway including lakes and streams per Randleman Dam Watershed Restrictions.

### **Section I. General Guidelines and Specific Standards for Homeowner Properties in Adams Farm**

#### **A. General Guidelines for Property Exteriors**

##### **(1). Design Compatibility**

Any changes must be consistent with architectural style of the existing home and neighborhood. Colors and details of the change should not duplicate those of any adjoining properties. All changes must be approved in writing unless noted.

##### **(2). Protection of Neighbors**

###### **(a) Construction Cycle.**

Your application must contain the approximate starting date and a reasonable completion date of the construction cycle. If the project is not completed within a reasonable amount of time, a violation notice may be issued. Construction must start and end at a reasonable hours and every effort must be made to remove scrap and surplus construction materials from the site as soon as possible. You will be held responsible for any damage to your neighbor's property caused by the construction of your project.

###### **(b) Completed Project**

Your neighbors have a right to expect that improvements you make to your property will not have an adverse effect on their property. Therefore, the improvement you request must preserve your neighbors existing views, site and/or sound buffers, light and air, and not add additional noise, odors or surface water runoff. Since some of these are debatable issues, the ARC will decide whether your request represents an infringement on your neighbors' ability to quietly enjoy their property. If so, you may be asked to make changes in your application, to accommodate your neighbors, or face disapproval of the entire project.

##### **(3). Relationship to Landscape and Environment**

The exterior change you are requesting must not destroy or deface the landscape of the area adjacent or nearby your property, whether natural or man-made.



## **B. Specific Architectural Standards for Adams Farm Homeowner Properties**

No approval is necessary if repair or repainting restores the property to its original condition. However, you cannot use the repair or maintenance project as an opportunity to make changes to your property that would otherwise require approval from the ARC.

### **(1). Garages and Home Additions**

Any design must be consistent with the architectural style of the existing home and neighborhood. This existing style includes, trim, doors, windows, proportional hardware and color of siding and trim. The project must match the same materials as the home, including siding, shingles, trim, etc. Window air conditioners must not be visible from the street.

New drainage patterns must not negatively impact neighboring property. Also, a construction permit from the City of Greensboro must be obtained, after approval by the Committee, and before construction begins.

### **(2). Energy Saving Equipment**

#### **Solar Panels for heating water or generating electricity**

A new law for homeowners who want to install solar panels for heating water or generating electricity takes effect Oct. 1, 2009. AFCA restrictive covenants comply with this law. AFCA requests the solar panels not be in plain sight.

#### **Wind Turbines**

Adams Farm lots are too small to support wind turbines, and therefore wind turbines will not be approved.

### **(3). Exterior Color Changes (Color, Finish, Siding)**

All exterior color changes must be applied for and approved. This requirement applies to siding, entrance and garage doors, shutters, trim, roofs, and porches. It is the responsibility of the applicant that the finished, dried paint matches the color of the paint approved by the ARC. Additional requirements are:

- a. Gutters and downspouts must match trim or siding color or be white.
- b. Change in entrance door color or style requires application and approval.

Application must contain the following:

- \* List all existing exterior colors on the house and other structures.
  - \* Actual color samples of the new colors to be used. (Paint a 4 ft x 4ft section of the home. Optionally, homeowners may provide a 12 inch by 12 foot long sample of vinyl or cement board siding for viewing. Also, paint one sample shutter or provide a physical sample for approval.)
- Aluminum siding will not be approved.

### **(4) Shingles and roofing cover**

Construction and color is limited to asphalt based shingles with granular surface color compatible with neighborhood.

### **(5). Decks, Porches, Patios and Gazebo**

Decks, Porches, Patios and Gazebos must be designed, installed and maintained to compliment the existing structures and landscaping on the property and constructed of weather resistant materials approved for exterior construction.



#### **(6). Hot Tubs/ Spas**

An exterior hot tub or spa must be located behind the house. The hot tub or spa must blend with the exterior finish of the home, deck or patio to which it is connected.

Application must contain the following:

- \* Property plat/site plan showing location of hot tub in relationship to home, deck, and/or patio.
- \* Description and dimensions of screening, if any, and landscape plan if applicable.

#### **(7). Storage Sheds and Playhouses**

- \* Only one single story, up to 8' x 8' accessory building on a suitable foundation is allowed on a homeowner's property. Foundations must be brick-faced, stucco, concrete or cinder block. If a block foundation is chosen, vegetation must be provided to obscure the unfinished block.
- \* Design must be consistent with the architectural style of the existing home.
- \* Accessory Building/Playhouse must be at least five (5) feet from closest lot line and must not negatively impact neighboring homes. Plot plans showing location on the property must accompany request for approval.
- \* Scaled elevation views, including roof lines, showing front, side and rear views of shed must be provided with the application for approval and include finished landscaping plans.
- \* All city requirements for outbuildings must be observed.
- \* Protection against undue runoff on neighbor's property must be provided

#### **(8). Play Equipment**

All play equipment should be located in the homeowner's rear yard, not the side or front yards. Play equipment should not be closer than five (5) feet from a neighbor's property line. Only one structure will be permitted per property.

#### **(9). Mailboxes**

New mailboxes can be acquired through the Adams Farm Property Manager's office. Replacement mailboxes shall be the USPS jumbo size box, black in color. 15"H x 11-1/2"W x 23-1/2"D. Should a homeowner desire to erect or repair their mailbox, the following sections will apply

##### **Uniform Mailbox Design Requirements for Adams Farm**

- \* Post height must conform to the U.S. Post Office requirements and be constructed of a 4 inch x 4 inch pressure treated wood. Each post must have a 3/4 inch thick flat base of treated lumber to support the actual box and each post must have a "cubby" immediately below the box for receipt of flyers, etc.
- \* The color of the post must match Glidden's "Ivory Sampler". No other color will be permitted.
- \* No stickers, letters, numbers, adornment or advertisements should be placed on the black mailbox.
- \* Please see the following regulations for additional details.

<http://ribbs.usps.gov/files/FEDREG/USPS2001/01-2232.TXT>

##### **Identification on box and post**

- \* Address Numbers must be 2 inches in height carved into plates mounted on the vertical post and have a black interior. Address Numbers must be easily visible from the street (USPS regulation), and must be kept free of obstruction from nearby plantings, or other lawn decorations. Homeowner's Name, in 2-inch letters matching the style of the Address Numbers, may be carved into a horizontal portion of the post below the mailbox, and painted black. Installed height from road surface to inside floor of the mailbox shall be 41 to 45 inches. (USPS regulation)



#### **(10). Fences**

- \* All fences must be approved on an individual basis and must be limited to the back yard. Homes on corner lots are required to have the fence set back from the side street as well.
- \* Fences must not extend into AFCA property.
- \* Height of fence should not exceed 4 feet high, except that posts and/or decorative tops may extend up to 6 inches above the top of the fence line. Any exception to this rule will be reviewed on a case by case basis.
- \* Must be constructed so that in all cases the most attractive view of the fence must face the neighbor's property on the street. This means that the supporting structure of the fence, including the posts and the bracing of the vertical components of the fence must face inward toward the property owner.
- \* Style and materials of gates must be compatible with the remainder of the fence.

#### **Wire fencing**

The only wire fencing permitted is when it is attached to an approved wooden fence. For example, a wire mesh can be attached to a rail fence for pet or child security. The mesh must be coated or galvanized and attached to the inside of the fence. No portion of the wire should extend above the top rail of the fence.

**Unacceptable fence types:** Chain link, barbed wire and chicken wire fences are not permitted.

#### **(11). Driveways and Parking Areas**

It is a city of Greensboro law that grassy areas adjacent to driveways and parking areas must not be used for parking of vehicles.

The Committee will need to review any expansion or changes to existing driveways.

- \* When contemplating adding additional parking areas the following rules must be observed:
  - Existing entry to the driveway at the curb must not be changed. (*First section of drive is actually city property*)
  - Driveway widening should begin at the first or second expansion joint beyond the driveway skirt, and gradually curve or angle out to the approved new width.
  - Parking area and driveway must appear consistent; therefore both must be constructed of the same material and finish.
- \* The improvement you request must preserve your neighbors existing views, site and/or sound buffers, light and air, and not add additional noise, odors or surface water runoff.
- \* If replacement of a driveway is required, concrete should be the material of first choice. Other surfaces acceptable to the Committee are brick, stone, (various) cobblestone and concrete. Combinations of brick or stone are also acceptable. Gravel and asphalt are prohibited.

#### **(12). Basketball Setups**

Backboards shall be affixed to permanent, semi-permanent, or temporary freestanding poles (i.e., portable type setups) with the following stipulations:

- a. No court markings may be painted, drawn or temporarily affixed to the playing surface, unless it is located behind the rear plane of the house and screened from adjacent homes.
- b. The backboard, rim, pole and net must be maintained in good condition at all times, with no evidence of peeling paint or rust.
- c. Chain nets are prohibited.
- d. Backboards may not be affixed to the home.



**(13). Permanent Walkways**

The addition of a permanent walkway must appear to be an integral part of the home, yard and landscaping design. As such they must be constructed of a material similar to that used in the existing walkways, patio, steps or house.

**(14). Walls, Rock and Stone Features (Landscaping)**

Walls and similar features require application and approval, and will be considered on a case by case basis.

**(15). Swimming Pools**

Swimming pools may be approved for installation on residential properties in Adams Farm on a case-by-case basis. No above ground pools are permitted. All pools must comply with the city of Greensboro building codes.

**(16). Antennas, Masts, and Dishes**

No external antenna, radio mast or tower is permitted on any residential lot, without written permission from the Committee. Up to two television dishes may be installed on the house or deck providing they are no larger than 18 inches in diameter. Request for approval of any of the proceeding must show a plot plan of the property indicating location which must be as unobtrusive as possible.

**(17). Exterior Awnings and Tents**

Exterior awnings will be reviewed on a case by case basis. Awnings must be maintained and in like new condition. Damaged, torn or faded awnings must be replaced within 30 days. Event tents must be taken down within 72 hours after erection. No temporary tents may be used as permanent deck covers.

**(18). Dog Runs/Dog Houses**

**Houses**

Exterior finish must match or compliment the house – roof, siding, shingles, and color at the highest point of the roof must not exceed four and one-half feet in height. Special permission is required to include more than one doghouse per yard.

House must be located in the rear yard, in an area shielded from the street and no closer than ten (10) feet from neighboring property lines and with screening. The structure should be maintained and cleaned regularly to inhibit unpleasant odors.

**Runs**

Must meet the requirements outlined for fences in **(10). Fences**.

**(19). Uniform Sign Regulations**

No sign may be placed on AFCA property or homeowner's property that advertises goods or services for sale. This applies whether such goods or services are offered for sale by a resident/owner of Adams Farm or any entity external to the Adams Farm Community. Signs for yard sales, garage sales and home sale or rental are discussed below. Size: No sign may exceed six (6) square feet in size without written approval, in advance of placement by the AFCA Property Manager.



**(19.1) Home Sale or Rental Signs**

- a. A maximum of two Home Sale or Rental Signs is permitted in a yard.
- b. Home Sold/ Rental signs to be removed within 7 days after the sale or property rental.

**Open House** signs on street corners must not be put up before noon on Friday. (City ordinances apply)

**(19.2) Political Signs**

Occupants may post one sign per candidate per lot, no larger than eight square feet, no more than six feet in length, for no more than 90 days before an election. The sign(s) must be placed near to the center of the property's front yard so that it is clear which neighbor supports the candidate. The signs must be removed within 72 hours after the election.

**(19.3) Garage Sale Signs**

Signs used to promote a garage sale may be posted beginning the day before the sale and must be removed by the day after the sale. (City ordinances apply) Any signs in common areas must be removed after the yard sale is completed. No more than one yard or garage sale is permitted for the same home per quarter year.

**(19.4) Contractors Construction Signs**

Signs may be posted by contractors only on lots where work is being performed by the contractor beginning when the work commences and ending at the completion of the work. Such signs may be no larger than four square feet and no more than two feet in length.

**(19.5) No Trespassing Signs**

One sign stating "No Trespassing" of up to two square feet may be placed in the front and rear of each lot.

## **Section II. Maintenance and Landscaping Standards for Adams Farm Homeowner Properties**

### **Overall Appearance**

Patios, porches, lawns, driveways and entryways to the home should be clean and free of clutter. Houses, roofs, and fences should be kept free of mold and mildew. Outdoor lighting should be in good working condition. Fences must be maintained so that they are structurally sound, free of mildew, and in like-new condition.

Shrubbery should be neatly trimmed and not block walkways. Walkways, driveways and the street near the curb should be clear of weeds and grass. Vegetation should not be permitted to "creep" or project over the curb. Regular yard maintenance should include frequent mowing and periodic edging of driveways and walkways. Flower or shrubbery beds should be as nearly weed-free as possible and mulched. Vegetation near the mailbox and post must be in control and permit good visibility of the street address and owner's name on the post.

Boats, jet skis, lawn tractors, motor homes, motorcycles, trailers, commercial and oversized vehicles must not be visible from the street or from neighbor's properties. Garbage and recycling receptacles must be shielded from view from the street with fencing or shrubs.

### **A. Use of Landscaping as Shielding**

\* The homeowner may choose to use plants to create a "living fence", especially at the rear or sides of the property. Such living fences are acceptable as long as they do not extend beyond the front of the house. Any hedge or row in the front yard over three feet high will not be permitted.



## **B. Tree Removal**

\* Tree removal on the homeowner's property is permitted unless the tree is mature, defined as greater than a diameter of six (6) inches at a point two (2) feet above ground. Permission to remove a "mature" tree must be obtained from the ARC.

\* A homeowner or resident who believes that a tree in the Common Area represents a clear and present danger to their home or family may request the Adams Farm Property Manager to inspect the tree and determine if the tree should be removed. Adams Farm will remove dangerous trees from the Common Area at no cost to the homeowner or resident.

## **C. Common Area Landscaping**

\* Common Areas contiguous to and behind the homeowner's property is permitted to be landscaped by the owner of the adjacent property, after approval by the ARC or the AFCA Property Manager. Areas to the side of the property can be landscaped provided that there is agreement with the neighbor adjacent to it. All of the cost of landscaping shall be borne by the homeowner including maintenance. Should it be necessary for the AFCA to remove landscaping, it will be done with no compensation to the homeowner.

\* Grass clippings, yard debris or any other items cannot be "dumped" in any AFCA Common Areas.

# **Section III. Exterior Change Request Procedures**

## **A. Application**

Requests for changes to the exterior of your property must be submitted on the "Application for Approval of Exterior Property Changes/ Additions" form, see attachment A, and also available on the website. Your application must be submitted to the AFCA Property Manager for approval. Allow at least thirty (30) days for approval. If you begin a project without written approval from the AFCA, you may be required to restore your property to its original condition and/or pay a fine. Incomplete applications will be returned for resubmission. The AFCA Property Manager will notify the applicant of the approval or disapproval of the decision.

## **B. Exterior Changes Made Without Prior Approval of AFCA**

An exterior change made to a property in Adams Farm without the prior approval of the AFCA constitutes a violation of the Covenants that govern Adams Farm. The homeowner will be responsible for any and all costs required to return the property to its original condition.

## **C. Appeal Process**

Any decision of the AFCA can be appealed to the Board. In order to make an appeal to the Board, the homeowner must provide a written request with four copies, addressed to the Board, identifying the decision objected to, and the basis for the appeal. The homeowner may attend the Board meeting and present their request. The appeal should be delivered to the AFCA Property Manager who will forward it to the proper parties for further action. The homeowner will be notified in writing when the Board makes a decision.

## **D. Violation Notices**

AFCA does neighborhood inspections to look for areas that require attention. Any violations of these guidelines will result in a written notice letter. The homeowner has thirty (30) days to correct the violation. If violation is not fixed within the 30 days, AFCA may bring action against the owner of the property based on the governing Covenants.