

THE RESERVE GREEN HOMEOWNER'S ASSOCIATION, INC.
ARCHITECTURAL CONTROL/ LANDSCAPE COMMITTEE GUIDELINES

Amendment June 15, 2023

The Architectural Control/ Landscape Committee (hereinafter referred to as the Committee) is responsible for regulating and preserving the architectural integrity of the common building exteriors, the exteriors of the individual homeowner units, and the grounds of The Reserve Green. The Committee regulates the external design, appearance, and use, relationship among structures, landscape, and topography; ensures grounds are maintained to acceptable high standards; and attempts to minimize the cost of ongoing building and ground maintenance.

The Committee shall, subject to the approval of the Board, develop, maintain, and update the guidelines for the benefit of the community. These standards are not intended to stifle the imagination or creative desires of residents, but rather to assure them that protective consistent restrictions are in effect, which will maintain the appearance and property values of The Reserve Green. The qualities include a harmonious relationship among structures, vegetation, topography, and overall design of the community.

These guidelines represent a combination of requirements contained in the Declaration of Covenants, Conditions, and Restrictions for The Reserve Green and resolutions approved by The Reserve Green Board of Directors. Homeowners are required to adhere to the guidelines and are requested to advise the Committee of any observed violations.

Homeowners that do not comply with the guidelines will be notified in writing and will be held responsible for rectifying any improvements or changes requested by the Committee. After such time if a homeowner does not remedy the violation legal consequences will occur. Lessors (homeowners) are responsible for their tenants' compliance with all the guidelines and any violations thereof.

Design Review Process

Any changes, additions, or modifications to a site or building exterior of a residential property require the prior written approval of the Committee. Residents with proposed changes should contact The Reserve Green Architectural Control/ Landscape Committee to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no improvements, alterations, repairs, additions, plantings, grading, excavations, or tree removal which in any way alters the exterior of any unit/building, front entrance walkway, patios, or other work, including changes in exterior color, is to occur on any lot or exterior of any home or property from its original state existing on the date such property was first conveyed by Builder to original purchaser without the prior approval of the Committee. (Exception: homeowners may plant annuals, and/or perennials in the immediate areas around their homes and patios without committee approval.) All additions, planting, etc. done to any property from date of building completion up to September 9, 2004 have been governed in by the Committee and does not need approval to remain. When any alteration, replacement, relocation, etc. is to occur to

any governed item, the item then becomes new and must follow the procedures described to obtain written approval by the committee. Any owner requesting approval of the Committee shall follow the application procedures described in Design Guidelines.

The ACLC Approval Form will be returned to you either approved, denied, or for more information within 35 days of receipt of your request. Within 30 days, homeowners may appeal the decisions of the Committee to the Board for consideration, in which case, the decision of the Board shall prevail.

It is the homeowner's responsibility to ensure that any proposed project is coordinated with, and where applicable, approved by all county, local, state and federal government agencies, The Committee and the Association assume no responsibility for obtaining these reviews and approvals.

Design Guidelines

The Committee will consider only written applications on the ACLC Approval Form Forms may be obtained from any member of the committee.

Completed ACLC Approval Forms should be postmarked and mailed to The Reserve Green Architectural Committee, 216 Reserve Green Drive, Morehead City, NC 28557. The committee will respond to an application as promptly as possible, but within 35 days of receipt. Any homeowner desiring to make any alteration or change to the original shall submit, but not limited to, plans, specifications, and drawings showing the nature, kind, shape, height, width, length, size, color, materials, plantings, and location of the improvement to the Committee for evaluation. Photographs or sketches of similar completed projects would aid in the committee's consideration of the architectural change or addition. If the alteration affects the existing drainage pattern, the proposed drainage pattern must be included.

In the event the committee fails to take action in writing on a request or application for improvements, within 45 days after the ACLC Approval Form has been submitted, application will be deemed not approved. The homeowner may then appeal to the Board.

It is contemplated that an owner may make application or request for an improvement that may involve aspects of the buildings exterior that the Association has maintenance responsibility for in accordance with the Declaration recorded in the Carteret County Registrar's Office in Book 986 pg. 373. The approval of any such project by the Committee shall contain a condition that the owner and any subsequent owner shall thereafter be responsible for the cost of maintaining or repairing the project in its entirety and the Association shall be released from any responsibility it otherwise might have had. Before construction or alteration is commenced, the owner shall execute an instrument in recordable statutory form to evidence his agreement and consent to this responsibility. Such instrument shall contain a provision that any future owner or owners shall be bound by the agreement and consent contained therein and that such shall be deemed a covenant running with the land. The owner shall submit the proposed instrument to the Committee and upon its approval as to form and content the committee shall record it in the Carteret County Register's Office at the expense of the owner.

General Principles

Protection of Neighbors

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, sun and shade exposure, and other aspects of design, which may have a negative effect on neighboring properties. No structure, plantings or trees may be erected which would decrease the value of another homeowners' property.

Building Architecture

In general any proposed project must be compatible with the design characteristics of the property itself, adjoining properties, and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

Workmanship/ Building Repair

The quality of workmanship evidenced in any homeowner's project must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship. In the event, any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction.

Gutters and Downspouts

Gutters and downspouts not installed by the builder will require approval. Gutters and downspouts that are added must match the existing installed gutters and downspouts on the other units. Each homeowner is responsible for maintenance and cleaning of their gutters.

Entry Doors/ Garage Doors

All entry and garage door-operating mechanisms should be maintained by homeowners. Garage doors must retain their existing color of white.

All Front entry doors must be painted with one solid color. No murals, designs, decals, painted flowers, multi colors, will be placed on the doors. The following are the approved Sherwin Williams colors to paint/repaint Front entry doors:

White - SW K33-W-200 Exterior Acrylic Super White Satin

Fastoon Aqua - SW 0019

St. Bart's - SW 7614

Oyster Bay - SW 6206

Dockside Blue - SW 7601

Screen Doors/Shutters

Screen Doors and security doors, not previously installed before issuance of guidelines, must be approved in advance by the Committee. These doors should be a high quality, white screen door

with standard rectangular border and. clear glass. Pictures or brochures must be submitted along with the ACLC Approval Form. Shutters are not permitted.

Exterior Structures

Any exterior structure erected to provide protection to the rear patio of any home must be approved by the committee. Awnings are not permitted

Roof and Wall-Mounted Equipment

No devices of any type shall be placed on any roof.

Painting

Homeowners may repaint their Front Entry Door using one of the approved colors. They may also repaint exterior wood trim, metal trim (not vinyl trim), or garage door which is in need of repainting using the same grade of “white “paint.

Paint - SW K33-W-200 Exterior Acrylic Super White Satin

All costs to repaint Front Entry doors, Garage doors, wood or metal trim to be incurred by the Homeowner.

Fasteners

Homeowners must not insert any fasteners and. or other objects (including hurricane protection measures) in or on any exterior unit/building structures.

Satellite Dishes

Any dish larger than one meter that is visible from the street, neighboring property, or the common areas is prohibited. All dishes are to be located in rear arils only. All dishes that are visible from neighboring property, streets, or the common areas are to be painted to match the body color of the house. All requests for other antennae such as those used to receive signals from multichannel multipoint distribution services and television broadcast stations will be reviewed on a case by case basis. All requests for dishes and antennae are to be submitted to the Committee with a diagram showing the location and size of the device.

Outdoor Fireplaces

No outdoor fireplace of any type is permitted.

Outdoor Lighting

Any outdoor lighting installed on a lot or dwelling, subsequent to initial lighting installed by the builder, must receive advance approval by the committee. Permanent lighting sources shall not be directed toward streets, common areas or neighboring properties. Decorative lawn lighting systems are not permitted in the front yard area.

Landscaping

In general, reasonable rules governing planting and maintenance of the landscape are designed to create an attractive, aesthetically diverse, and harmonious landscaping plan within the properties. Nothing shall be erected that would effect a homeowners view or sun/shade exposure.

Ornamentation

The utilization of non-living objects as ornaments (i.e. gazing balls, pet houses, statuary, birdhouses, birdbaths, ponds or pools) in the landscape must be harmonious with the character of the neighborhood and must be approved by the Committee. No large immovable planters will be permitted within homeowners' yards. Temporary holiday decorations are permitted from Thanksgiving through January 15. At other times during the year, decorations may be placed on the front porch or bedding areas a few days before the holiday, but must be removed after a reasonable period of time after the holiday.

Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, weeding, and removal of trash from the plantings within the immediate vicinity of homeowners' units to promote a pleasing grounds appearance and minimize costs to the Association.

Flagpoles/ Clotheslines

Flagpoles must be approved by the committee, but homeowners are advised to use brackets mounted on the house or garage to display flags. No clotheslines or other outside facilities for drying clothes are permitted.

Trees

All trees or large bushes installed on a property must be approved by the committee. The committee will require all trees/ bushes to be located within the foundation lines of the unit and will review the application based on the following, but not limited to, guidelines: size; shape, type, and quantity of trees already on property. All trees and bushes thus approved in the yard area must be maintained, pruned, and fertilized by the homeowner.

Basketball Goals/ Play structures

Basketball Goals or large immovable play structures are not permitted.

Driveways/ walkways

All driveways may not be expanded and must be kept clean of debris oil, rust, and other stains. Driveways must remain the original color at time of initial installation and cannot be modified to include any type of design effect. No paved walkways will be permitted within homeowners' yards.

Windows

In no event shall the interior or exterior of any windows or any other area of a homeowners' property be covered with reflective material, such as foil, or with paper, bed sheets or other temporary coverings. The frame for the window screens must be the same as the screen material on existing window frames.

Signs/ Fences

No sign of any kind shall be displayed to the public view on any lot except: one (1) sign of not more than five (5) square feet advertising the property for sale or rent. No fence or projection from a structure (whether of a temporary or permanent nature and whether or not such structure shall be affixed to the ground) shall be erected, maintained, or improved without the prior written approval of the Committee. This guideline includes the creation of a living fence.

Mulch

The approved and accepted groundcover is pine straw around plants, trees, and planting beds rocks are not allowed.