

# P — THE — PALISADES

## RESIDENTIAL IMPROVEMENT GUIDELINES

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## Table of Contents

<b>SECTION</b>	<b>PAGE</b>
<b>INTRODUCTION</b>	<b>3</b>
<b>SECTION 1: NEW, ADDITION AND/OR REMODELING CONSTRUCTION IMPROVEMENT GUIDELINES</b>	<b>5</b>
<b>SECTION 2: OUTDOOR STRUCTURE IMPROVEMENT GUIDELINES</b>	<b>7</b>
<b>SECTION 3: REAR YARD FENCE IMPROVEMENT GUIDELINES</b>	<b>11</b>
<b>SECTION 4: PLAY EQUIPMENT IMPROVEMENT GUIDELINES</b>	<b>19</b>
<b>SECTION 5: SATELLITE RECEIVER IMPROVEMENT GUIDELINES</b>	<b>23</b>
<b>SECTION 6: GENERAL IMPROVEMENTS, LANDSCAPE &amp; MAINTENANCE IMPROVEMENT GUIDELINES</b>	<b>24</b>

## **INTRODUCTION**

The Architectural Control Committee (“ACC”) is providing the attached Residential Improvement Guidelines (“Improvement Guidelines”) a provision of the Declaration of Covenants, Conditions and Restrictions For Palisades Residential Property (“Residential Declaration”), for purposes of establishing and maintaining exterior design elements throughout the community. This document should be filed with the homeowners’ copy of the Residential Declaration received at closing. It is the responsibility of each homeowner to pass along the Residential Declaration and Improvement Guidelines to any future buyer of their home.

It is important to note that the Improvement Guidelines are applicable to all future building exterior and property improvements as well as to homeowner improvements that were not previously submitted and approved. Architectural Guidelines for initial home construction by approved homebuilders may vary from any current guideline standards and are subject to the “Architectural Design” Section of the ACC Guidelines. The ACC may update, revise and adopt new Improvement Guidelines at their discretion as provided in the Residential Declaration. Improvements approved under previous Improvement Guidelines may be exempt from any updated or amended versions at the discretion of the ACC. Any replacement, alterations or modifications to such improvements may be cause for full compliance with any updated Improvement Guidelines.

These Improvement Guidelines will be utilized by the ACC to evaluate and approve/disapprove property alterations and/or improvements throughout the community. Homeowners should use these Improvement Guidelines in planning changes to their property that will require ACC review.

- Design:** The design or style of improvements should attempt to enhance the natural setting of the community and compliment any community design elements. Improvements must be sensitive to adjacent properties as well as the community as a whole.
- Constraints:** Planning for improvements should include identifying any limitations or regulations applicable to a lot such as utility and other easements, street and utility right of ways, watershed and wetlands restrictions, etc. Most of these constraints are indicated on the Record Plat and/or the Lot Survey.
- Submittals:** Submittals must be complete and include a completed “ACC Review Request Form” along with the requested documentation for review. Most submittals for lot improvements will require a copy of the “Lot Survey” indicating the location of the improvements. Submittals for building additions or improvements should include elevation views of the building. Partial or incomplete submittals will be returned without review. Additional information may be requested by the ACC as may be deemed necessary for review.
- Impervious Area:** All lots within The Palisades are restricted as to the amount of impervious area (hard surfaces) that may be contained on an individual lot. The allowable areas, per lot, differ by lot size and location within the community. These restrictions are a zoning requirement of the approved Palisades Master Plan and are closely monitored by the ACC Committee and Charlotte Mecklenburg Storm Water Services Department (CMSWS). Any proposed improvement to a lot that requires the addition of impervious area must contain a lot survey stating the existing area of impervious surfaces along with proposed areas to be constructed. In no case shall the impervious area be allowed to exceed the maximum recorded amount for the individual lot. Impervious areas are not transferrable between lots anywhere within the community. Alternative hardscape measures will be reviewed on a case by case basis as to their applicability in regards to defined impervious surfaces by CMSWS.

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17030 Youngblood Road  
Charlotte, NC 28278

ACC Review: Properly completed submittals will be reviewed in a timely manner by the ACC. The ACC has established a 30-day response period and it is strongly advised that improvements are not undertaken without a response or approval. In many cases, it is necessary to inspect the lot and surrounding conditions as part of the review process. Any improvements installed without prior written approval shall be considered in violation and subject to fines and penalties. Any improvements not conforming to the guidelines in effect at the time shall be considered in violation and subject to fines and penalties.

Existing Violations: Any property improvement requests may be declined, denied or otherwise not considered in the event there exists unapproved improvements or identified violations on the subject property. It will be necessary for the applicant to submit all improvements for review and/or resolve any violations with the ACC prior to any subsequent reviews.

Variances & Appeal: Variances from the Improvement Guidelines may be granted in the event of unique conditions or extenuating circumstances as determined and approved by the ACC. Granting of a variance shall not constitute any changes to the Improvement Guidelines nor set a precedent for future decisions of the ACC.

Decisions of the ACC may only be appealed by the submitting party and requires either a modification of the requested action and/or new information which would, in the ACC's opinion, warrant reconsideration. Decisions of any sub-committee to the ACC may be appealed to the ACC by the submitting party.

All decisions of the ACC are final.

Agency Approval: Depending on the type and/or location of the improvement, approval may be required by various governmental agencies. Approval for improvements by the ACC does not imply, constitute or waive any agency review requirements.

35'Rear Yard Restrictions: **THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALISADES RESIDENTIAL PROPERTY AND RELATED DOCUMENTS PROHIBIT MACHINE CLEARING WITHIN THE REAR YARD SETBACK AT ALL SINGLE FAMILY LOTS WITHOUT THE WRITTEN APPROVAL OF THE DECLARANT OR THE ACC. THIS AREA MAY ALSO BE SUBJECT TO SPECIFIC GOVERNMENTAL LAWS, ORDINANCES AND REGULATIONS GOVERNING WETLANDS WATERSHED AREAS, STORM WATER MANAGEMENT AREAS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS. FAILURE TO COMPLY WITH SUCH PROVISIONS AND/OR THE DESIGN GUIDELINES MAY RESULT IN REQUIRED REMEDIATION, PENALTIES, FINES OR OTHER ACTIONS AS APPLICABLE. ALLOWABLE IMPROVEMENTS WITHIN THE REAR YARD SETBACK ARE OUTLINED IN SECTION 6 (GENERAL IMPROVEMENTS, LANDSCAPE & MAINTENANCE IMPROVEMENT GUIDELINES). THE TREE SAVE AREA IN THE REAR YARD 35' MAY BE MODIFIED BY APPROVAL OF THE ACC AND DECLARANT IF CERTAIN CONDITIONS WARRANT. SPECIAL CONDITIONS MAY APPLY TO THIS VARIANCE OR MODIFICATION**

**SECTION 1: NEW, ADDITION, AND/OR REMODELING CONSTRUCTION IMPROVEMENT GUIDELINES**

- General: New construction, additions or remodeling improvements including a room addition, screened porch, deck, in-ground pool, hot tub/spa, patio, walk, drive addition, re-painting, re-roofing or other additions or alterations to the exterior appearance of a home or structures must be approved by the ACC.
- Materials: All materials shall match existing house including siding, trim, shingles, roof pitch, etc. as well as finish and color. The siding material (i.e. brick) and color must be submitted and approved by the ACC.
- Colors: All exterior components shall have finish materials and color matching or otherwise complementing the existing house as determined by the ACC.
- Decks may be left the natural wood color, stained or painted to match the house with ACC approval.
- Location: All improvements (other than paving and landscaping) shall either be attached to the house located in the rear yard.
- No addition (other than paving and landscaping) may extend beyond the building setbacks shown on the survey.
  - Pools shall not extend beyond the building setbacks shown on the survey.
  - Decks, pools, hot tubs/spas and room additions shall not extend outside of the rear corner (side walls) of the house.
- Garages: Garages may not be converted to, or used as a living or work space.
- Decks: New decks must be attached to the house or be an extension of an existing deck. All new decks and deck additions must have skirting (lattice, siding, etc.) installed when the opening between the deck and grade exceeds 36". Foundation plantings may be substituted for skirting as appropriate and approved by the ACC. Foundation plantings shall be installed at a size and spacing appropriate to the scale of the improvement as determined by the ACC. Skirting is not recommended at second story decks, or when the opening between the deck and grade exceeds 8". All existing decks shall be improved to match current deck requirements as a condition of approval for deck additions. Existing deck maintenance (staining, cleaning, etc) does not require ACC approval.
- Sun Room/  
Screen Porch: Sun rooms and screen porches shall be attached to, and integrated into the existing house. A minimum 24" base (above grade) must be provided for structures with the floor at grade elevation. Skirting (siding, brick, etc.) must be installed between the floor surface and ground at crawl space or elevated structures. All components must be finished or painted to match the existing house (excluding screens).
- Pools/  
Hot Tubs: In-ground swimming pools and hot tubs are allowed with approval by the ACC. Above ground swimming pools are not allowed. Small, portable wading pools up to 6' diameter and 12" depth are permitted with approval. Hot tubs must be located on, or integrated into a deck system attached to the house. Pools, hot tubs and associated paving/decks may not be located within the building setbacks.

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- Screening: Foundation planting beds at the house shall be extended and/or to include room additions, decks, etc.  
Swimming pools, hot tubs/spas and other improvements must be screened from view from streets, the golf course, open space areas and Neighboring Lots as determined by the ACC.
- The minimum buffer/screen shall consist of a single row of evergreen shrubs planted at a spacing of 4-feet on center with an installed height of 24-inches above grade and a minimum mature height of 4-feet. It is recommended that a mixture of evergreen and deciduous shrubs and trees be used for screening purposes. Existing plantings may be applied to the screening requirements.
  - No trees with a caliper greater than 2-inches may be removed during construction without ACC approval. Fines or remediation may be assessed to the homeowner for trees removed without approval. Caliper measurements shall be taken from 6 inches above grade at the trunk.
  - All screen plantings must be located on the lot with the requested improvement.
- Debris: All construction debris shall be collected on daily basis and placed in appropriate containers or hauled off. Debris may only be placed at curb for pick-up for a period not exceeding 24 hours. Hazardous, toxic and similar materials must be secured at all times.
- Submittal: Please submit a Review Request Form, the location of the new construction drawn on your lot survey of the property, house elevation views indicating the location, heights, roof lines, etc. of the house and the proposed addition (if applicable), the location of the landscaping, and a list of plants to be installed to fulfill the buffer/screen requirement. Construction documents may be required depending on the nature of construction.

**SECTION 2: OUTDOOR STRUCTURE IMPROVEMENT GUIDELINES**

- General: Outdoor structure improvement guidelines apply to storage sheds, gazebos, playhouses, doghouses and other similar freestanding accessory structures. All such (and similar) improvements must be submitted to, and approved by the ACC. All applications will be reviewed on a case-by-case basis.
- Materials: All materials shall match the house including siding, trim, shingles, etc. and finish/color. Roofs are to be multi-pitched. Structures attached or integrated into the house shall have doors similar to the house. In the event the house is all brick, all siding material (and color) must be submitted and approved by the ACC.
- Location: Rear Yard (See Layout Exhibits);  
All outdoor structures shall be located directly behind the house either being attached, or adjacent to the house (10' maximum separation). Outdoor structures on corner lots must be located away from the side street (not beyond the midpoint of the back of the house).
- Skirting: If any side of an outdoor structure exceeds 12" off the ground, siding or skirting is required (describe and include a photo/sketch of the material). Foundation plantings may be substituted for skirting as appropriate and approved by the ACC.
- Utilities: All utilities including electric, water, and/or sewer must be underground and must adhere to standard building codes.
- Screening: All freestanding outdoor structures shall be screened from view from Neighboring Lots, streets and common open space. A foundation planting bed shall be extended or added to all structures attached or incorporated into the house.
- The minimum buffer/screen shall consist of a single row of evergreen shrubs planted at a spacing of 4-feet on center with an installed height of 24-inches above grade and a minimum mature height of 4-feet. It is recommended that a mixture of evergreen and deciduous shrubs and trees be used for screening purposes. Existing plantings may be applied to the screening requirements.
  - No trees with a caliper greater than 3-inches may be removed during construction without ACC approval. Fines or remediation may be assessed to the homeowner for trees removed without approval. Caliper measurements shall be taken from 6 inches above grade at the trunk.
  - All screen plantings must be located on the lot with the requested improvement.
- Prohibited: Pre-fabricated storage buildings. Pre-fabricated doghouses not matching house. Single plane shed or lean-to style roofs. Tree houses.

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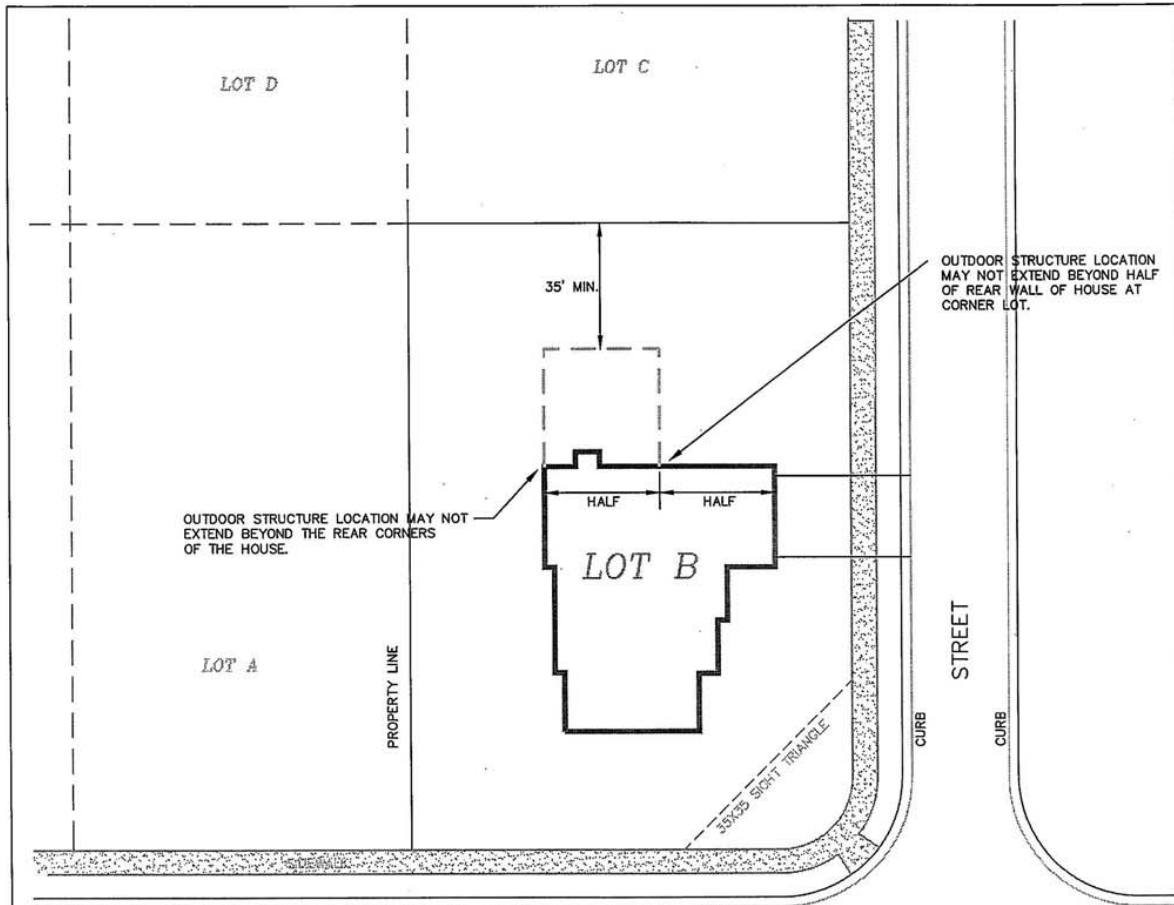
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- Gazebo: Design: Gazebos must be architectural in design (i.e. turned or finished posts, decorative railings fully trimmed, finished ceiling, etc.) complimenting the house architecture.  
Size: 15-foot diameter maximum  
Height: Overall, 12' maximum recommended.  
Colors: Natural wood color (stained) or painted/trimmed, in its entirety, in the same quality and color of the house.  
Location: Gazebo is to be located directly behind the house on the lot no closer than 35' from the rear property boundary.  
Screening: Landscaping around the foundation of a gazebo is required. The minimum plantings shall consist of a continuous evergreen hedge with a mature height equal to the finish floor level of the gazebo.
- Pool House: Design: Pool houses must be architectural in design (i.e. turned or finished posts, decorative railings fully trimmed, finished ceiling, etc.) complimenting the house architecture.  
Height: Overall, 12' maximum recommended.  
Colors: Brick or painted/trimmed, in its entirety, in the same quality and color of the house.  
Location: To be located directly behind the house on the lot no closer than 35' from the rear property boundary.  
Screening: Landscaping around the foundation is required. The minimum plantings shall consist of a continuous evergreen hedge with a mature height equal to the finish floor level.
- Storage Shed: Size: 10' x 12' maximum  
Height: Overall, no greater than 10 feet
- Playhouse: Size: No greater than 6' x 8'  
Height: Overall, no greater than 6-feet
- Doghouse: Size: No greater than 4' x 4'  
Height: Overall, no greater than 4 feet  
Dog Runs are prohibited
- Debris: All construction debris shall be collected on daily basis and placed in appropriate containers or hauled off. Debris may only be placed at curb for pick-up for a period not exceeding 24 hours. Hazardous, toxic and similar materials must be secured at all times.
- Submittal: Please submit a Review Request form, elevation views or photograph of the structure including roof, the location of the structure drawn on your lot survey of the property, the location and type of any required landscape screening and a list of all materials and finishes.



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**NOTES:**

ENTIRE OUTDOOR STRUCTURE MUST BE SCREENED FROM VIEW FROM THE STREET, ADJACENT LOTS, COMMON OPEN SPACE, RECREATIONAL AREAS AND FROM THE GOLF COURSE (IF APPLICABLE).

ADDITIONAL LANDSCAPE REQUIREMENTS AS FOLLOWS:  
 EVERGREEN SHRUBS ON STREET SIDE OF FENCE:  
 24" TALL INSTALLED HEIGHT.  
 4' ON CENTER SPACING.  
 MINIMUM MATURE EQUAL TO HEIGHT OF OUTDOOR STRUCTURE WALL HEIGHT.

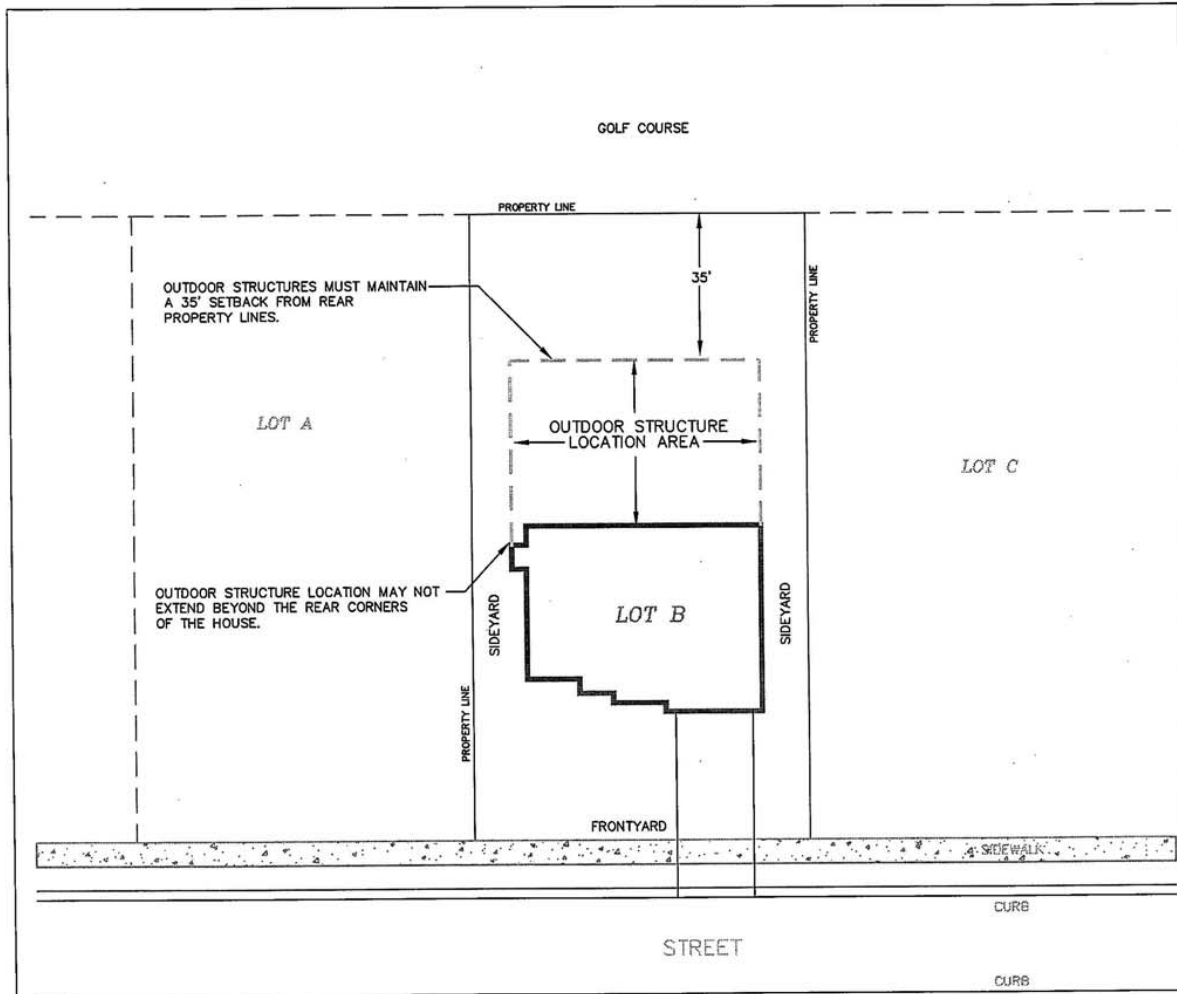


MAP FOR CORNER LOT OUTDOOR STRUCTURE LAYOUT EXHIBIT				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
NTS	CORNER	1 of 1		Jan. 2005
SURVEYED	ARCHITECTURAL CONTROL COMMITTEE			MAP RECORDED
MAPPED	REAR YARD FENCE LAYOUT			EDITED RECORDED

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.

**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

17030 Youngblood Road  
Charlotte, NC 28278



**NOTES:**

ENTIRE OUTDOOR STRUCTURE MUST BE SCREENED FROM VIEW FROM THE STREET, ADJACENT LOTS, COMMON OPEN SPACE, RECREATIONAL AREAS AND FROM THE GOLF COURSE (IF APPLICABLE).

ADDITIONAL LANDSCAPE REQUIREMENTS AS FOLLOWS:  
 EVERGREEN SHRUBS ON STREET SIDE OF FENCE:  
 24" TALL INSTALLED HEIGHT.  
 4' ON CENTER SPACING.  
 MINIMUM MATURE EQUAL TO HEIGHT OF OUTDOOR STRUCTURE WALL HEIGHT.



MAP FOR				
MID BLOCK LOT, OUTDOOR STRUCTURES LAYOUT				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
NTS	MID-BLOCK	1 of 1		Jan. 2005
SURVEYED		<b>ARCHITECTURAL CONTROL COMMITTEE</b> REAR YARD FENCE LAYOUT		MAP RECORDED
MAPPED				USED RECORDED

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.

**SECTION 3: REAR YARD FENCE IMPROVEMENT GUIDELINES**

- General: All fences and similar enclosures must be approved by the ACC as to style, location, size and materials. Fences should perform the functions of enclosing spaces and providing security with minimal visual impact, thus maintaining the sense of natural openness throughout the community. Additional fence setbacks or limitations may be imposed upon Lots abutting Common Open Space or other natural areas.
- Fence heights: Four-foot (4') to six-foot (6') height.
- Fence color: Treated lumber fences may be stained with approval from the ACC  
Aluminum and Wrought Iron fences may only be black or bronze in color.
- Recommended: Treated lumber, (3) three rails – split rail fence – natural only  
Treated lumber, (3) three rails - diamond rail fence – natural only  
Wrought iron fence – black or bronze only  
Aluminum fence – black or bronze only  
Brick wall/columns (*Brick color must match home*)
- Gates shall match the type/style of fence (gates on a split rail fence must be made from rails to match fence)
  - There may be a maximum of three (3) gates per lot.
  - A single gate may have the maximum width of 5 feet and a double gate may have a maximum width of 8 feet. There may only be one double gate per home.
  - Fences may be designed with brick columns and/or walls.
  - Wrought iron, aluminum and other decorative metal fence shall be an open picket style (1/2" – 1" pickets with +/- 4" openings) and 3 horizontal rails minimum.
  - All four sections of fence shall match (unless connecting with an adjacent, existing fence).
  - Fences shall be constructed with the decorative side facing out (if applicable).
- Prohibited: Solid wood privacy or shadowbox fences.  
Electric or barbed wire fences.  
Wooden picket fences (including picket gates).  
Chain link fences (except as approved for tennis courts).  
Painted wood fences (other than approved natural stain).  
Wrought iron or aluminum fences in any color except black or bronze.  
Dog runs or pens.  
The combination of fence styles on a lot.  
Vinyl fencing.
- Fence locations: Rear/Side Yard (See Fence Layout Options)
- Fences must be located within 12" of the side and rear property lines on the applicant's lot shared by adjoining lots to allow for connection of (future) fences. New fences must maintain an 8' minimum offset from existing fences oriented along a similar line (no fence to fence conditions).
  - Fences located in the side yard may only extend as close to the front as the mid point of the side of the house. Exception: A fence may be located within 10' of the front of the house only for the purpose of containing a side entry service door to the garage.

**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

17030 Youngblood Road  
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- Fences located over utility easements are subject to removal as may be necessary for access or maintenance as allowed by the easement.
- Fences at golf course frontage lots must maintain a minimum 35' setback from the edge of the managed turf or cart path of the golf course.

Screening:

- All sections of fence that front a street shall have a landscape buffer/screen installed on the street side of the fence. The minimum buffer/screen shall consist of a single row of evergreen shrubs planted at a spacing of 4-feet on center with an installed height of 24-inches above grade and are to have a minimum mature height of 4-feet. It is recommended that a mixture of evergreen and deciduous shrubs and trees be used for screening purposes. Existing plants may be applied to the screening requirements.
- No trees with a trunk caliper greater than 3-inches may be removed during construction without ACC approval. Fines or other remediations may be assessed to the homeowner for trees removed without approval. Caliper measurements shall be taken from six inches (6") above the top of ground.

Debris:

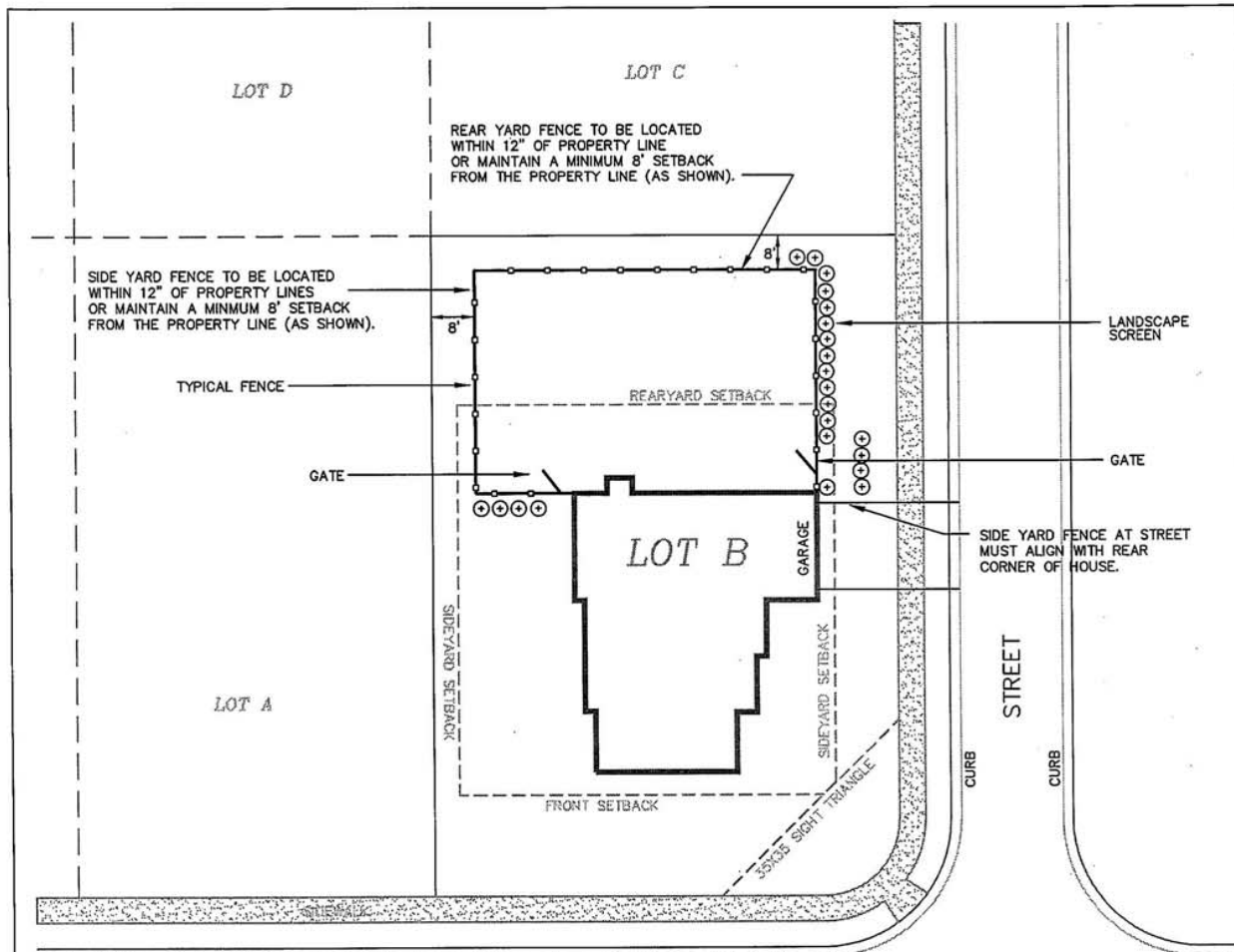
All construction debris shall be collected on a daily basis and placed in appropriate containers or hauled off. Debris may only be placed at curb for pick-up for a period not exceeding 24 hours. Hazardous, toxic and similar materials must be secured at all times.

Submittal:

Please submit a Review Request form, a fence layout drawn on your lot survey indicating the location of the fence, gate(s) and screen plantings on the property (include adjacent existing fences), a photo/sketch of the proposed fence, and a list of materials to be used for your landscape buffer/screening requirements (plant name, installed size, number & location, mulch type, edging/borders and/or existing trees/shrubs).

**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

17030 Youngblood Road  
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**NOTES:**

LOCATION OF PLANTS AND/OR GATES SHOWN ON THIS PLAN ARE SUGGESTIONS ONLY. OTHER LOCATIONS MAY BE SUBMITTED TO THE ACC FOR REVIEW.

FENCE NOT TO BE INSTALLED IMMEDIATELY PARRALLEL TO AN EXISTING FENCE (8' MINIMUM OFFSET).

ENTIRE FENCE MUST BE SCREENED FROM VIEW FROM THE GOLF COURSE (IF APPLICABLE).

ADDITIONAL LANDSCAPE REQUIREMENTS AS FOLLOWS:  
EVERGREEN SHRUBS ON STREET SIDE OF FENCE:  
24" TALL INSTALLED HEIGHT.  
4' ON CENTER SPACING.  
MIN. MATURE EQUAL TO HEIGHT OF FENCE.

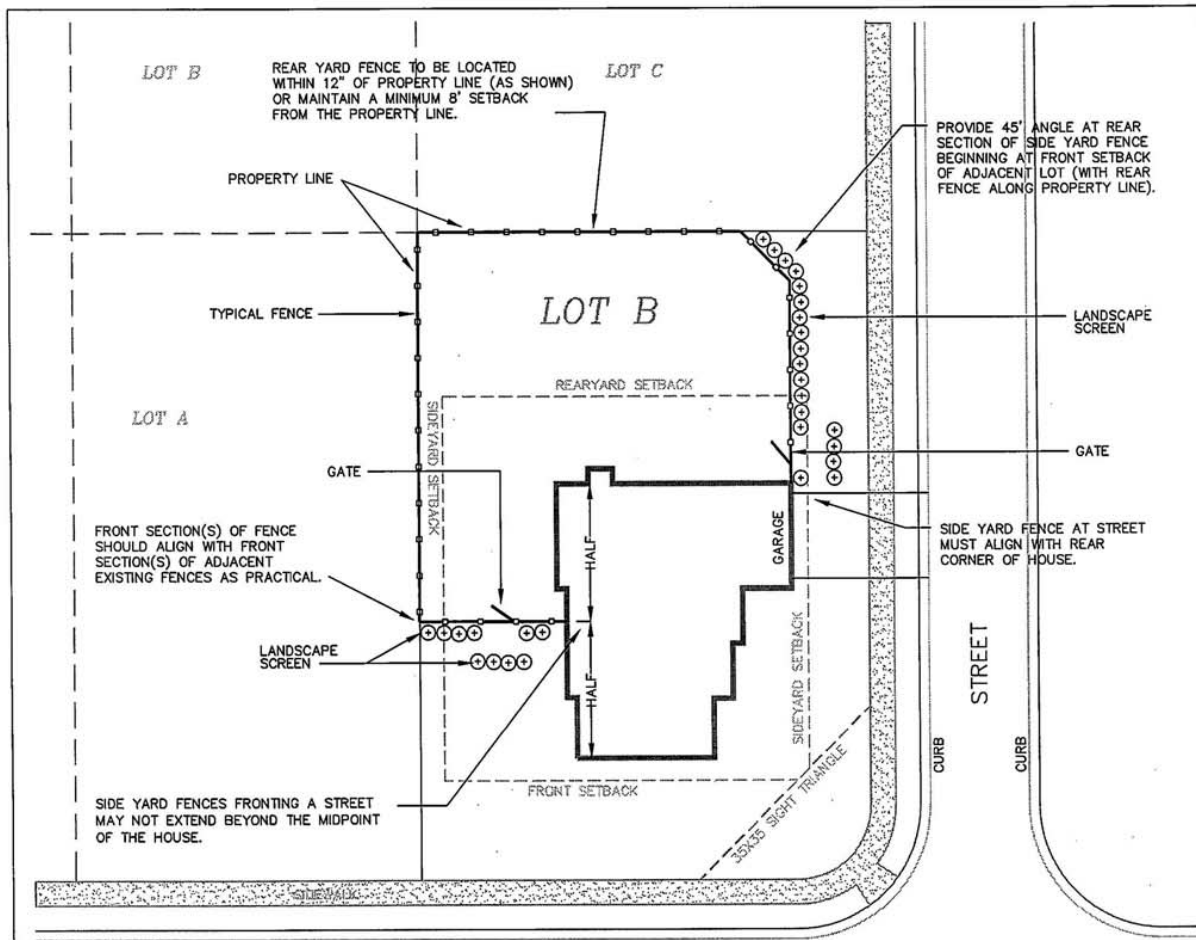
THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.



MAP FOR <b>CORNER LOT, FENCE OPTION 1</b>				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
NTS	CORNER	1 of 2		Jan. 2005
SURVEYED	ARCHITECTURAL CONTROL COMMITTEE			MAP RECORDED
MAPPED	REAR YARD FENCE LAYOUT			NEED RECORDED

**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

17030 Youngblood Road  
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LOCATION OF PLANTS AND/OR GATES SHOWN ON THIS PLAN ARE SUGGESTIONS ONLY, OTHER LOCATIONS MAY BE SUBMITTED TO THE ACC FOR REVIEW.

FENCE NOT TO BE INSTALLED IMMEDIATELY PARRALLEL TO AN EXISTING FENCE (8' MINIMUM OFFSET).

ENTIRE FENCE MUST BE SCREEND FROM VIEW FROM THE GOLF COURSE (IF APPLICABLE).

ADDITIONAL LANDSCAPE REQUIREMENTS AS FOLLOWS:  
EVERGREEN SHRUBS ON STREET SIDE OF FENCE:  
24" TALL INSTALLED HEIGHT.  
4' ON CENTER SPACING.  
MIN. MATURE EQUAL TO HEIGHT OF FENCE.

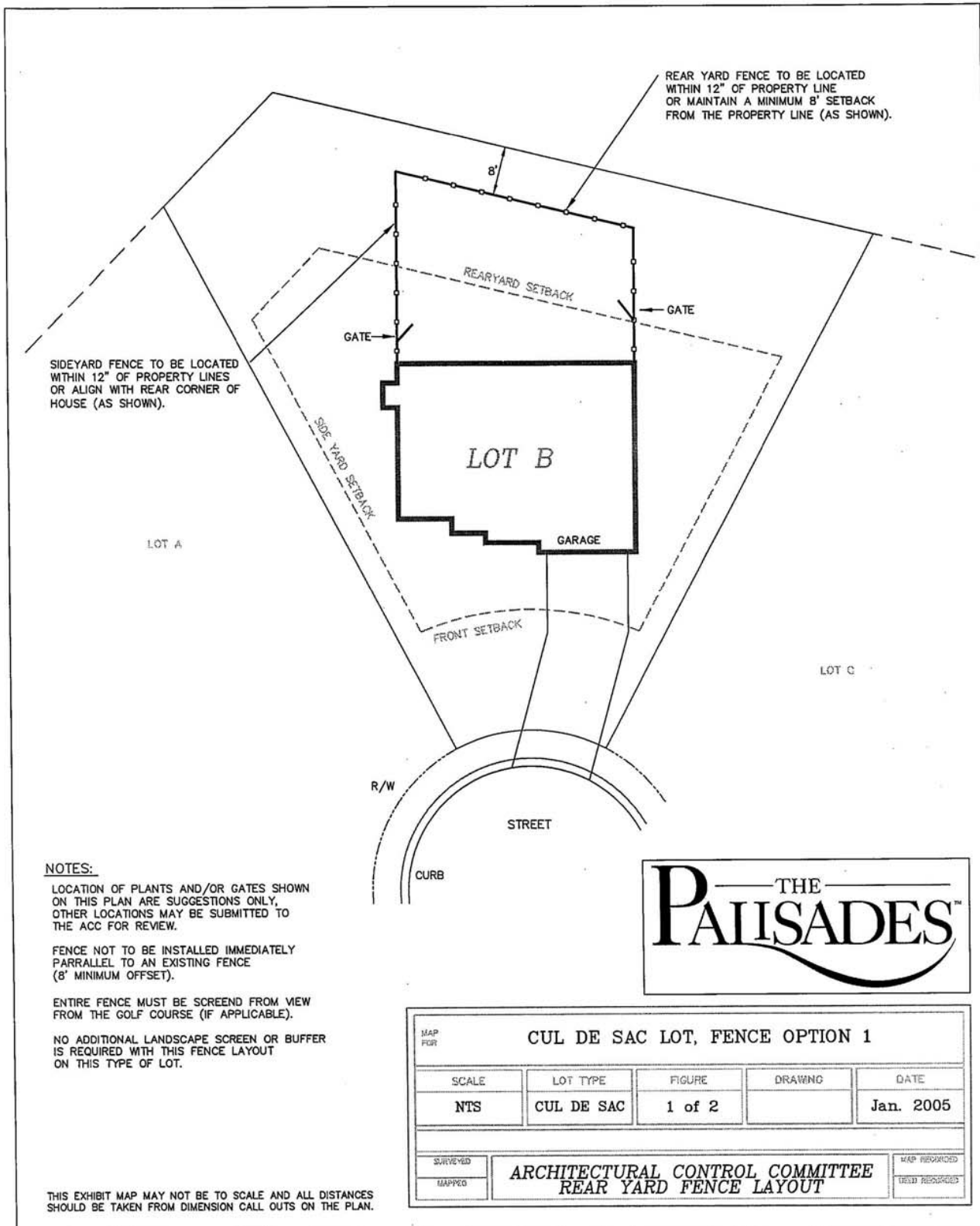
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MAP FOR CORNER LOT, FENCE OPTION 2				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
NTS	CORNER	2 of 2		Jan. 2005
SURVEYED	ARCHITECTURAL CONTROL COMMITTEE			MAP RECORDED
MAPPED	REAR YARD FENCE LAYOUT			VIDEO RECORDED

**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

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**NOTES:**

LOCATION OF PLANTS AND/OR GATES SHOWN ON THIS PLAN ARE SUGGESTIONS ONLY, OTHER LOCATIONS MAY BE SUBMITTED TO THE ACC FOR REVIEW.

FENCE NOT TO BE INSTALLED IMMEDIATELY PARRALLEL TO AN EXISTING FENCE (8' MINIMUM OFFSET).

ENTIRE FENCE MUST BE SCREENED FROM VIEW FROM THE GOLF COURSE (IF APPLICABLE).

NO ADDITIONAL LANDSCAPE SCREEN OR BUFFER IS REQUIRED WITH THIS FENCE LAYOUT ON THIS TYPE OF LOT.

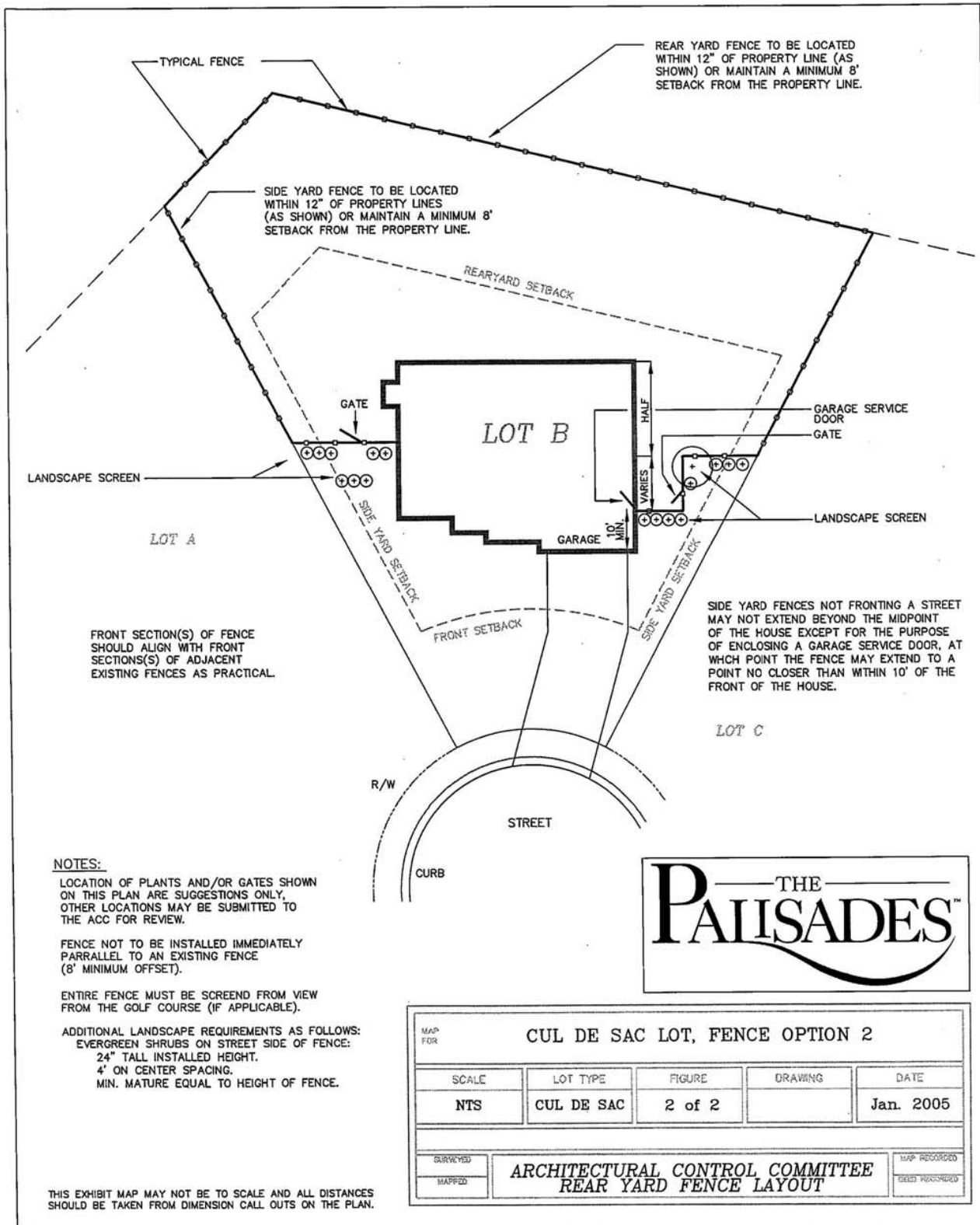
THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.



MAP FOR					CUL DE SAC LOT, FENCE OPTION 1				
SCALE		LOT TYPE		FIGURE		DRAWING		DATE	
NTS		CUL DE SAC		1 of 2				Jan. 2005	
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE						MAP REVISIONS	
MAPPED		REAR YARD FENCE LAYOUT						TEXT REVISIONS	

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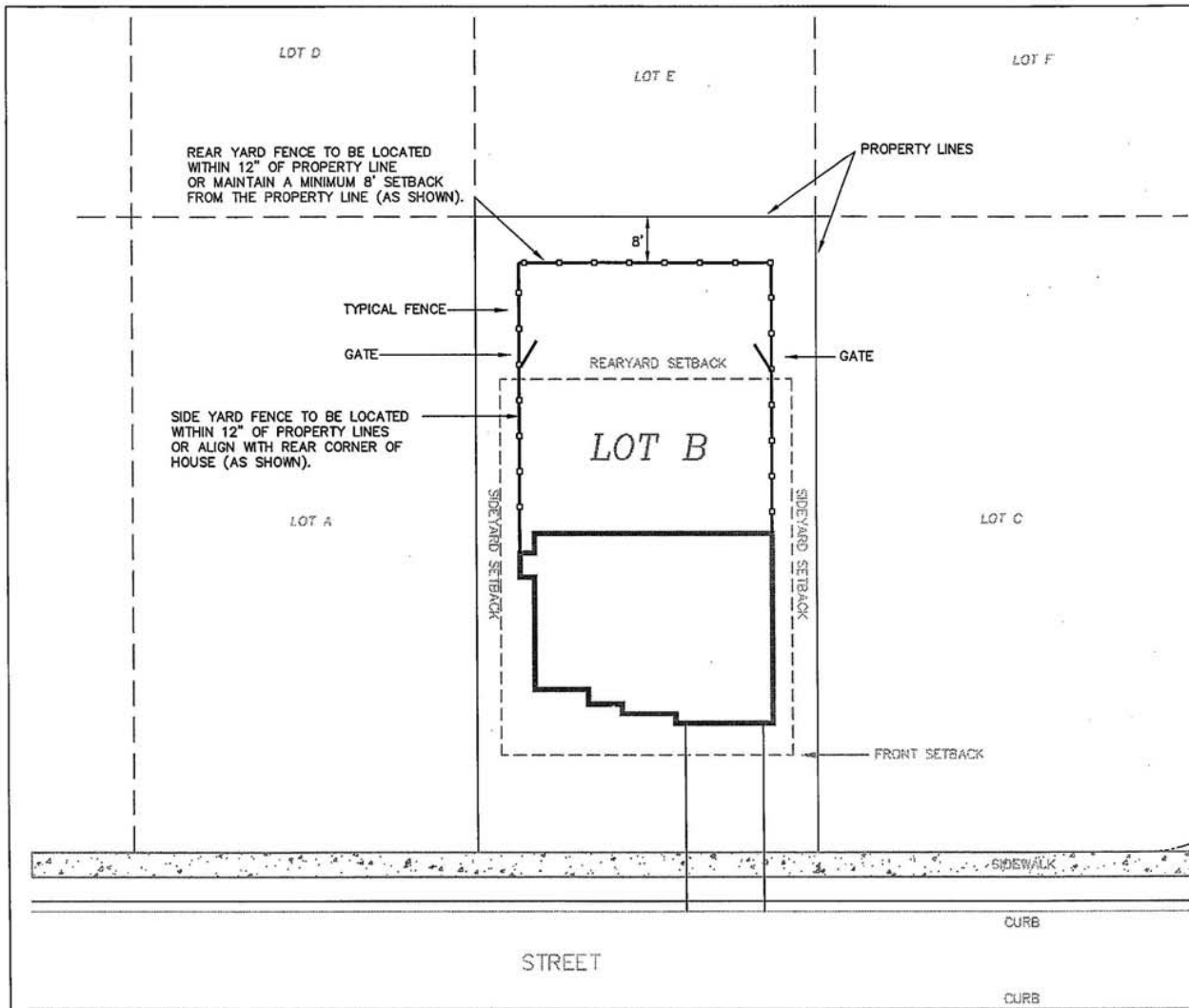
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**NOTES:**

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FENCE NOT TO BE INSTALLED IMMEDIATELY PARRALLEL TO AN EXISTING FENCE (8' MINIMUM OFFSET).

ENTIRE FENCE MUST BE SCREENED FROM VIEW FROM THE GOLF COURSE (IF APPLICABLE).

NO ADDITIONAL LANDSCAPE SCREEN OR BUFFER IS REQUIRED WITH THIS FENCE LAYOUT ON THIS TYPE OF LOT.

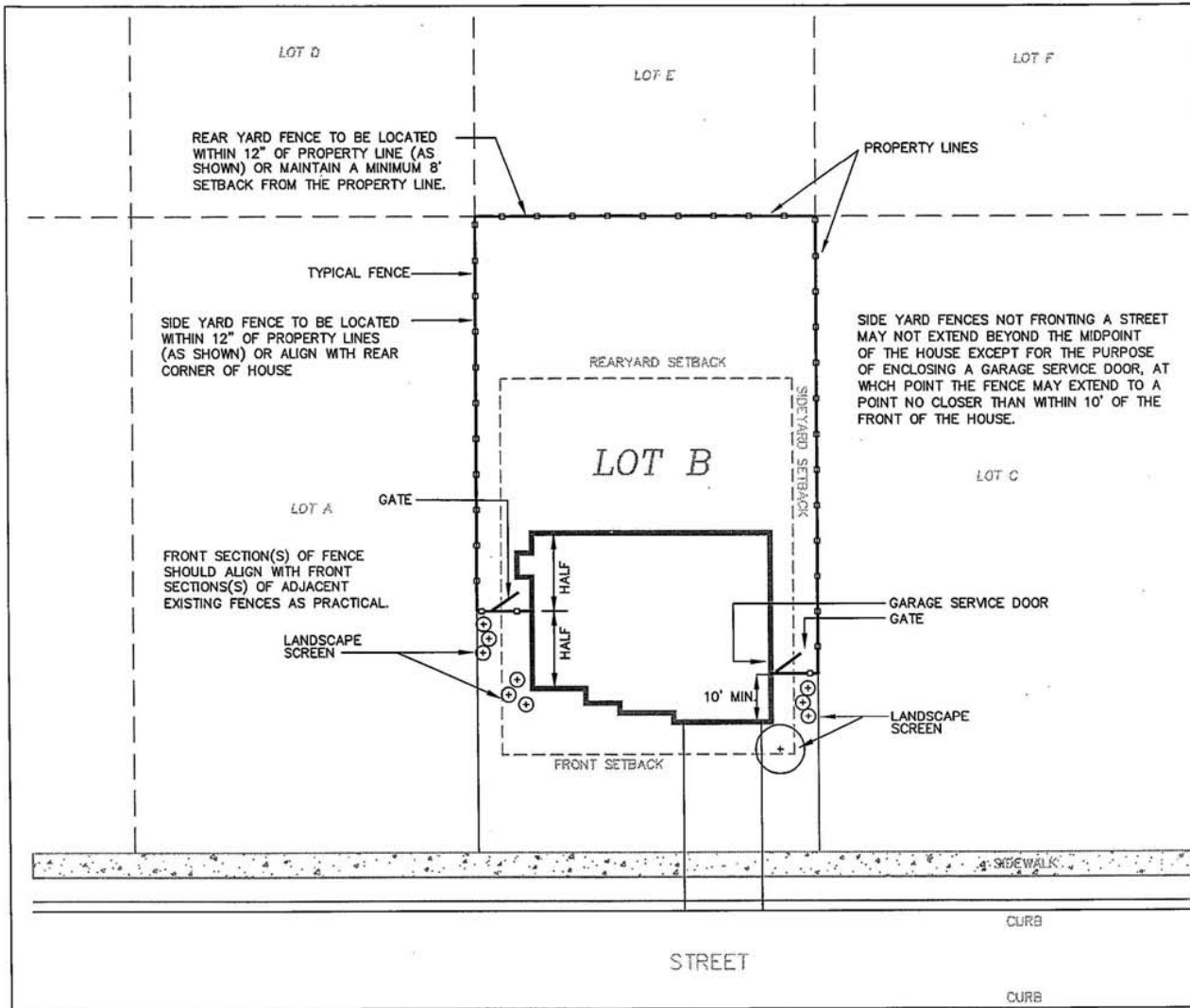


MAP FOR <b>MID BLOCK, FENCE OPTION 1</b>				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
NTS	MID-BLOCK	1 of 2		Jan. 2005
SURVEYED	ARCHITECTURAL CONTROL COMMITTEE			MAP RECORDED
MAPPED	REAR YARD FENCE LAYOUT			FIELD RECORDED

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.

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**NOTES:**

LOCATION OF PLANTS AND/OR GATES SHOWN ON THIS PLAN ARE SUGGESTIONS ONLY, OTHER LOCATIONS MAY BE SUBMITTED TO THE ACC FOR REVIEW.

FENCE NOT TO BE INSTALLED IMMEDIATELY PARRALLEL TO AN EXISTING FENCE (8' MINIMUM OFFSET).

ENTIRE FENCE MUST BE SCREEND FROM VIEW FROM THE GOLF COURSE (IF APPLICABLE).

ADDITIONAL LANDSCAPE REQUIREMENTS AS FOLLOWS:  
EVERGREEN SHRUBS ON STREET SIDE OF FENCE:  
24" TALL INSTALLED HEIGHT.  
4' ON CENTER SPACING.  
MIN. MATURE EQUAL TO HEIGHT OF FENCE.



MID BLOCK, FENCE OPTION 2				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
NTS	MID-BLOCK	2 of 2		Jan. 2005
SURVEYED	ARCHITECTURAL CONTROL COMMITTEE			MAP RECORDED
MAPPED	REAR YARD FENCE LAYOUT			ESSEED RECORDED

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.

**SECTION 4: PLAY EQUIPMENT IMPROVEMENT GUIDELINES**

**PERMANENT PLAY STRUCTURES**

General: Play equipment should not detract from the aesthetic quality of the community nor from the privacy of adjacent homeowners. All play equipment shall be manufactured by a play equipment supplier for the intended use. Home-made or modified products may be rejected due to safety concerns and/or objectionable appearance.

Screening: All play equipment must be completely screened year round from view from streets, common open space and Neighboring Lots. Play structures that cannot be effectively screened with either existing or proposed plantings within two years will not be approved or may subsequently be considered a violation.

- The minimum buffer/screen shall consist of a single row of evergreen shrubs planted at a spacing of 4-feet on center with an installed height of 24-inches above grade and a minimum mature height of 4-feet (or as necessary to screen the play equipment). It is recommended that a mixture of evergreen and deciduous shrubs and trees be used for screening purposes. Existing plantings may be applied to the screening requirements.
- No trees with a caliper greater than 3-inches may be removed during construction without ACC approval. Fines or remediation may be assessed to the homeowner for trees removed without approval. Caliper measurements shall be taken from 6 inches above grade at the trunk.

Basketball Goal:

Backboard: Transparent backboard material.

Post/Frame: Metal components, black color.

Location: Side load garage: locate goal perpendicular to the Street Zone.  
Front load garage: locate goal at the outer side of the drive no closer to the street than the mid-point of the driveway (mid-point is the total length of the driveway from the garage to the sidewalk divided by two (2)) and perpendicular to the Street Zone

Prohibited: Basketball goals shall not be attached to the house, garage or other structure.

Screening: Basketball goals with locations approved by the ACC shall not be subject to the screening requirements.

Play sets: Equipment size: Maximum (recommended) play surface area is 400 sq. ft. and a maximum (recommended) height at 8'. A maximum 12' height may be approved with the installation of evergreen tree plantings as screening.

Materials: All structures shall be constructed out of timber or similar neutral material and finish. Play sets limited to one vertical ("clubhouse") structure.

Components such as slides, climbing apparatuses, etc. may be plastic or rubber.

Colors: Timber may be stained or left natural in color. All stains must have ACC approval. All plastic or rubber components shall be dark or neutral colors. Awnings, canopies, roofing or similar material colors must be approved. Bright or florescent colors are not permitted as well as patterns, graphics, text, logos, etc. upon any part of the play equipment.

**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

17030 Youngblood Road  
Charlotte, NC 28278

Location: All play equipment shall be located directly behind the house (not outside rear corners) and no closer than 35 feet from the rear property line. No play equipment shall be located in the side yards. Play equipment on corner lots shall extend no closer to the side street than the mid-point of the house.

Screening: Required

Trampoline: Equipment size: 15-foot diameter maximum

Colors: All components shall be finished (painted, coated, etc.) with dark colors. No bright or fluorescent colors are permitted.

Location: All play equipment shall be located directly behind the house (not outside rear corner and no closer than 35 feet from the rear property line. No play equipment shall be located in the side yards. Play equipment on corner lots shall extend no closer to the side street than the mid-point of the house.

Screening: Required.

Debris: All construction debris shall be collected on daily basis and placed in appropriate containers or hauled off. Debris may only be placed at curb for pick-up for a period not exceeding 24 hours. Hazardous, toxic and similar materials must be secured at all times.

Submittal: Please submit a Review Request form and the location of the play equipment improvements drawn on your lot survey of the property along with the manufacturer's product information and picture or sketch depicting type and arrangement of the play equipment. Additional plans or information may be necessary and requested depending on the extent of the improvements.

**PORTABLE PLAY STRUCTURES**

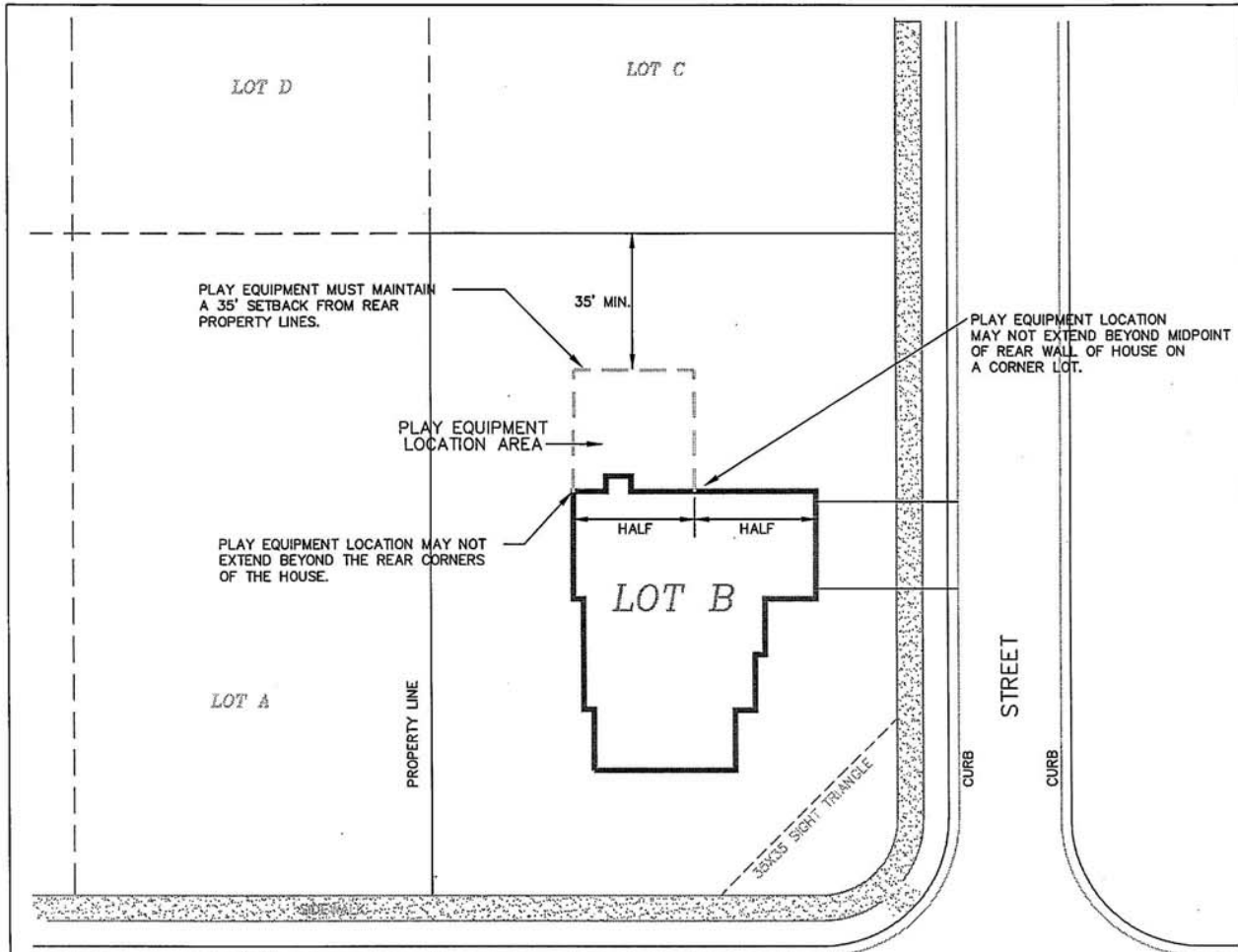
General: Play equipment should not detract from the aesthetic quality of the community nor from the privacy of adjacent homeowners. All play equipment shall be manufactured by a play equipment supplier for the intended use. Home-made or modified products may be rejected due to safety concerns and/or objectionable appearance.

Storage: All non-permanent play equipment (i.e.: basketball goals, soccer goals, lacrosse goals, trampolines, inflatable pools, playhouses, hitting nets, etc.) shall be removed from the yard and stored (out of sight) when not in use. Homeowners not storing non-permanent or portable play equipment shall be in violation of the ACC Improvement Guidelines and subject to fines and penalties.

Materials: All portable play structures shall be neutral in color and aesthetically pleasing to other residents of the community. No bright colors should be used for portable structures. Portable basketball goals should contain transparent backboard material and black bases.

**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

17030 Youngblood Road  
Charlotte, NC 28278



**NOTES:**

PLAY EQUIPMENT MUST BE SCREENED FROM VIEW FROM THE STREET, ADJACENT LOTS, COMMON OPEN SPACE, RECREATIONAL AREAS AND FROM THE GOLF COURSE (IF APPLICABLE).

ADDITIONAL LANDSCAPE REQUIREMENTS AS FOLLOWS:  
EVERGREEN SHRUBS ON STREET SIDE OF FENCE:  
24" TALL INSTALLED HEIGHT.  
4' ON CENTER SPACING.  
MINIMUM MATURE OF 6'.

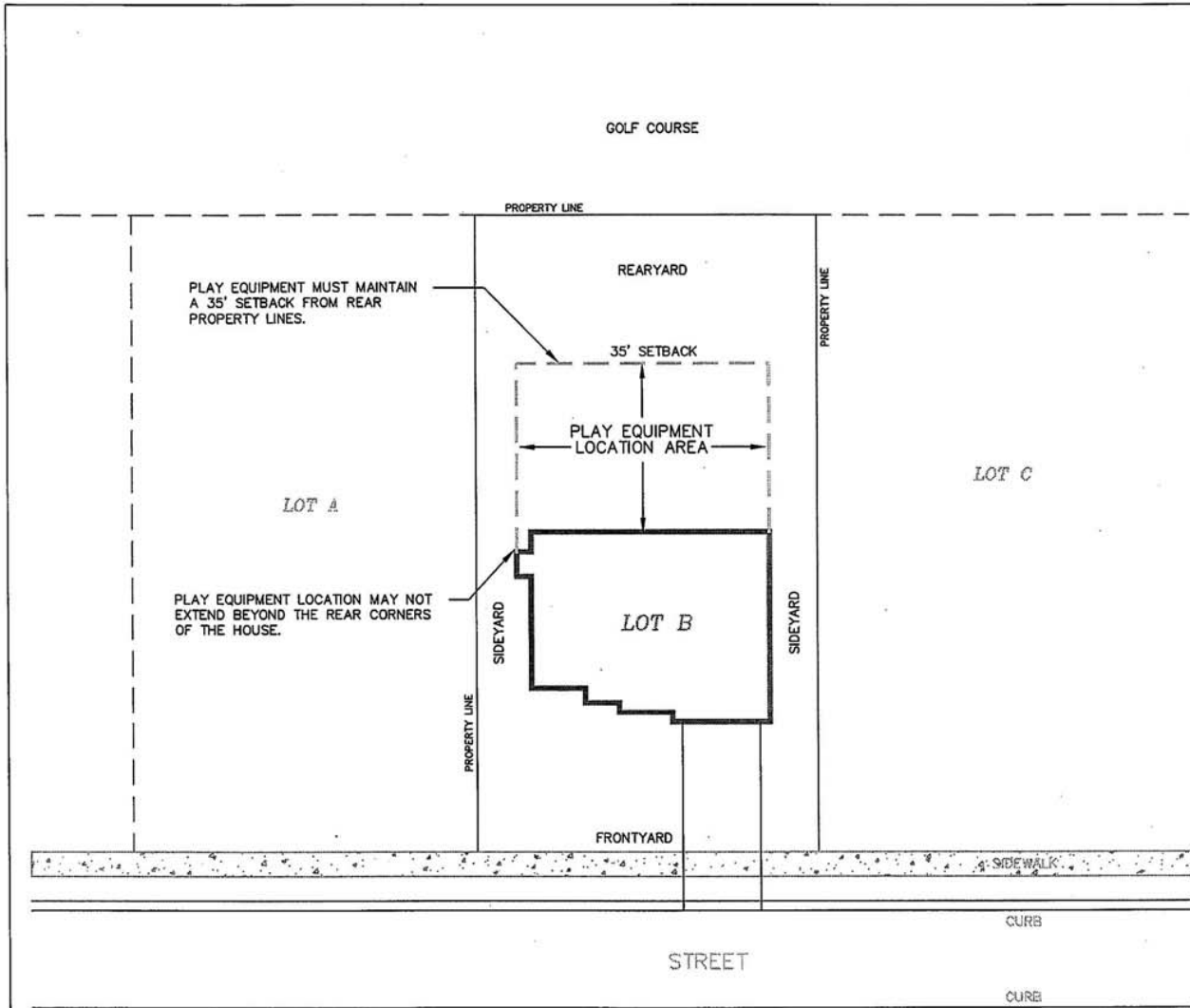


MAP FOR CORNER LOT PLAY EQUIPMENT LAYOUT EXHIBIT				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
NTS	CORNER	1 of 1		Jan. 2005
SURVEYED	ARCHITECTURAL CONTROL COMMITTEE			MAP RECORDED
MAPPED	REAR YARD FENCE LAYOUT			FIELD RECORDED

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.

**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

17030 Youngblood Road  
Charlotte, NC 28278



**NOTES:**

PLAY EQUIPMENT MUST BE SCREENED FROM VIEW FROM THE STREET, ADJACENT LOTS, COMMON OPEN SPACE, RECREATIONAL AREAS AND FROM THE GOLF COURSE (IF APPLICABLE).

ADDITIONAL LANDSCAPE REQUIREMENTS AS FOLLOWS:  
EVERGREEN SHRUBS ON STREET SIDE OF FENCE:  
24" TALL INSTALLED HEIGHT.  
4' ON CENTER SPACING.  
MINIMUM MATURE OF 6'.



MAP FOR MID BLOCK LOT, PLAY EQUIPMENT LAYOUT EXHIBIT				
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
NTS	MID-BLOCK	1 of 1		Jan. 2005
SURVEYED	ARCHITECTURAL CONTROL COMMITTEE			MAP RECORDED
MAPPED	REAR YARD FENCE LAYOUT			DEED RECORDED

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.

**SECTION 5: SATELLITE RECEIVER IMPROVEMENT GUIDELINES**

General: All satellite receiver dishes must be approved prior to installation. Unapproved installations shall be in violation and subject to fines and penalties.

Dish size: 30-inches or less (i.e. DSS, Primestar, Directv)

Quantity: Each lot may have (1) one satellite receiver attached to their house or in their yard. Additional satellite receivers will require a variance from the ACC.

Location: Satellite receiver shall be installed so that it is not directly visible from streets, adjoining lots or from the Common Open Space.

Mounting locations (in order of preference):

Receiver Facing front yard;

1. Roof mounted behind the central peak on the back side (rear yard) of the roof and not higher than the peak of the roof
2. Wall mounted on house side wall on the back 1/2 of the house
3. Ground mounted at sides or front corner of house

Receiver facing rear yard;

1. Roof mounted behind the central peak on the back side of the roof and not higher than the central peak of the roof (except with golf frontage lot.)
2. Ground mounted directly behind and within 10-feet of the house.
3. Ground mounted in the rear yard directly behind the house no closer to the side or rear property line than 10-feet.
4. Roof mounted w/limited view from golf course direction of play (golf frontage lot.)

Satellite receivers are prohibited from being located in the front yard or on the front half of the house's roof.

Screening: Screening around all satellite receivers is required, as necessary to buffer views from streets, Neighboring Lots, and Common Open Space. The minimum screen/buffer shall consist of a single row of evergreen shrubs planted at a spacing of 3-feet with an installed height of 24-inches and a minimum mature height of 4-feet (or as necessary to screen the receiver). It is recommended that a mixture of evergreen and deciduous shrubs and trees be used for the screening purposes (this type of screening may be located along the property boundary in lieu of being adjacent to the structure with ACC approval). Existing trees and shrubs may be used to fulfill the screening/buffer requirement and should be located on the survey for ACC review.

Submission: Please submit a Review Request form, your lot survey indicating the location of the satellite dish(s) on the property, an elevation view or sketch of the house with wall mounted receiver, a landscape plan, and a list of plants to be installed to fulfill the buffer/screen requirement. Existing trees and shrubs may be used to fulfill the screening/buffer requirement and should be located on the survey for ACC review.

**SECTION 6: GENERAL IMPROVEMENTS, LANDSCAPING & MAINTENANCE**  
**IMPROVEMENT GUIDELINES**

General: All lots shall be maintained in a neat and attractive condition by their respective Owners. Upkeep and replacement of the lawn, natural areas, trees, shrubbery and planting beds shall be the sole responsibility and expense, and is expected, of the homeowner to insure the continuity and aesthetics of the exterior design of the community. Required seasonal maintenance of the landscape (weeding, tree trimming, soil/grass treatments) do not require ACC approval.

All landscape planting improvements affecting the size or location of planting beds or lawn areas must be submitted for approval. Generally, supplementing, replacing or adding plants to an existing planting bed does not require approval except in cases where plant material may be a nuisance or otherwise negatively impact the community (refer to Landscape Design).

All hardscape improvements (i.e. improvements other than plant materials, such as paving, trelliage, bird house, statuary, border, walls, etc.) must be submitted for approval along with the existing and proposed impervious surface areas on the lot survey. Avoid mixing types or styles of hardscape materials (such as all with stone and another brick, or two types of edging, etc.).

Location of

Improvements: Refer to the Lot Survey for the location of drainage, utility and landscape easements on the lot. Existing improvements and underground utilities within these easements must be maintained and protected. Contact a utility locator service or the designated user prior to any projects involving digging. Homeowners and their contractors are responsible for any repairs due to their work. Limit improvements in these easements as the easement serves as a repair route for service vehicles and repair equipment. Any obstacles within a recorded easement may be removed (and not replaced) by the utility (or designated user) without notice as deemed necessary. Improvements shall not impede or block drainage swales or otherwise redirect established surface drainage patterns.

Hardscape improvements are generally not allowed within the street ROW (the area between the curb and sidewalk, or 10'-12' behind the curb without sidewalk). Landscape improvements are also discouraged in the ROW and must be submitted and approved.

35' Rear Yard

Setback Area: Improvements within the 35' Rear Yard Setback area are limited to supplemental landscaping, clean up of limbs and debris, selective pruning of existing trees, removal of dead/diseased or dying plants, limited turf areas and above ground irrigations. In the event all or a portion of the 35' Rear Yard Setback lack existing woods, a mulch/planting bed shall be maintained along the rear property line being a minimum 10' in depth from the rear property line. This bed should have a meandering edge and serve to soften the transition between yards as well as provide runoff and water quality protection. No equipment, machinery, trenching, material storage, etc. is allowed within the 35' setback area whether wooded or clear. In-ground irrigation may be installed directly outside the 35' setback line for the purpose of irrigating within the 35' setback area. All improvements within the 35' setback area must be approved by the ACC.



**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

17030 Youngblood Road  
Charlotte, NC 28278

- Topography:** Topography of the property is designed to allow suitable drainage for your lot and Neighboring Lots. If the finished grades are to be modified (raised or lowered), a grading and drainage plan must be submitted to the ACC for review. Approved drainage patterns must not be modified. Piping or concentrating runoff generally is not allowed unless previously approved.
- Lawns:** All yard areas shall be established as Bermuda 419 turf grass, planting beds or maintained as natural areas. Lawns should be mowed regularly and trimmed around fixture structures (e.g. house, mailbox, outbuilding, fences) to a comparable height of the mowed lawn. Measures shall be taken to satisfactorily maintain turf areas (mowing, raking, watering, weeding, pest control, etc.) year round. Turf grasses shall not grow beyond a 4” height or “head-out” as applicable unless weather conditions preclude regular maintenance.
- Landscaping:** Supplemental landscaping for aesthetic and environmental purposes is encouraged. Planting areas should be designed with flowing forms and a mixture of plant types. Avoid linear plantings of a single species, plants that maybe a hazard or nuisance to Neighboring Lots (i.e. weak wooded trees, plants that create “litter”, etc.), or plants that may be impractical for their location (i.e. low branching or evergreen trees near sidewalks, etc.). All planting improvements other than plant replacements and the addition of plants within an existing bed shall require ACC approval. All ornamental plants, shrubs, hedges, etc. shall be contained within common planting beds. All planting beds are to be mulched and maintained. Trees and individual specimen plants may be placed in the lawn with a mulch saucer.
- Natural Areas:** General maintenance of existing trees and shrubs is expected from the homeowner. It is recommended that existing plants be contained within, or incorporated into a planting bed. Maintenance should include, but is not limited to: weeding, fertilizing, mulching and watering as well as the removal, disposal, and replacement of dead trees, shrubs, limbs and grasses on your property.
- No tree over 3” caliper, measured 6” above grade shall be removed from a lot without approval from the ACC. Homeowners are encouraged to maintain small saplings of desirable species as a succession forest plant.
  - Any underbrush may be cleared out by the homeowner however the area must be mulched or otherwise stabilized.
  - Drainage easements shall be maintained and kept free from debris blocking or diverting water from properly flowing.
- Irrigation:** Irrigation systems should not impact streets, walks, Neighboring Lots, common open space or environmentally sensitive areas. The homeowners shall be responsible for any damage to systems located within the street ROW or other easements.
- Lighting:** All exterior lighting must be approved by the ACC. Fixtures should enhance the design of the house, lot and community. Light source shall not create a nuisance or emit glare directly to streets and adjacent properties. Soffit mounted spots lights are discouraged.

**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

17030 Youngblood Road  
Charlotte, NC 28278

Landscape

Lighting: All landscape lighting improvements must be approved by the ACC prior to installation. Uplighting of the front residence façade, trees and other landscape features is acceptable. Fixtures shall be selected to compliment the residence and limit visibility of the fixture and light source. Direct glare to adjacent lots, streets or other adjacent uses is not acceptable. Lighting of designated street trees is discourage. Above ground pathway lighting may be placed along walks within planting beds. Path lights along drives or within turf areas in the front yard is not acceptable. Inexpensive, plastic “kit” lights and similar are discouraged. The ACC may require removal of any landscape lighting that is damaged, inoperative or otherwise not being maintained as determined by the ACC.

Garden Pools: Garden pools are allowed as approved by the ACC. Vertical fountains and lighting are discouraged. Pools that are not maintained or are otherwise determined to be a health or safety hazard as determined by the ACC shall be in violation of the ACC Improvement Guidelines.

Mulch: Mulching of planting beds is required as well as natural areas if under-brushed. Large expanses of mulch areas are discouraged. The following mulches are recommended:

- Pine needles
- Hardwood/Pine shredded wood mulch
- Hardwood/Pine wood nuggets

All other mulches must have ACC approval prior to installation. Stone, gravel or colored/dyed mulch is prohibited.

Edging: Edging is the material often used to separate planting beds from lawn areas and similar applications and is generally installed flush with the surrounding grade. The following edging materials are recommended:

- Black, plastic edging installed flush with the lawn
- Metal edging installed flush with the lawn (Black, Brown or Green in color)
- Landscape stone or brick border (matching house if applicable).
- Pre-cast block (i.e. Keystone) border to match or compliment the colors of the house.
- All other edging must have ACC approval prior to installation.

Mailboxes: The custom community mailbox is the standard approved by the ACC. Numbers or letters placed on the mailbox shall conform to the ACC standards. Mailbox specifications and vendor(s) for the acquisitions and service of the mailbox are available from the ACC. Cost and maintenance of the mailbox shall be the responsibility of the homeowner or builder. Mailboxes shall not be altered or modified in any way.

Signs: No signs, banners, billboards or similar placards including contractor, tradesman, realtor, etc. shall be erected on any lot, except signs required by law. The developer and assigns are exempt from the guideline. Approved “For Sale” signs are also acceptable.

Decorations: Seasonal and holiday decorations generally do not require approval. All decorations must be tasteful and not offensive as determined by the ACC. Decorations shall not create a nuisance to Neighboring Lots, streets or common open space areas. The ACC reserves the right to order the removal of any decorations as may be determined inappropriate. Seasonal and holiday decorations shall not be installed earlier than 30 days prior to the holiday and must be removed no later than 30 days following the holiday.

**THE PALISADES ARCHITECTURAL CONTROL COMMITTEE**

17030 Youngblood Road  
Charlotte, NC 28278

**Garden**

**Ornaments:** No decorative objects such as sculptures, birdbaths, fountains and similar features shall be placed on a lot where visible from streets, Neighboring Lots and common open space areas without approval by the ACC. Small yard ornaments such as figurines, etc. are discouraged in the front yard areas and must be located within planting beds adjacent to the residence. A maximum of 3 ornaments under 12 inches in height may be placed within locations visible from the street without ACC approval. Ornaments exceeding this size or quantity must be approved by the ACC. All garden ornaments are subject to ACC evaluation and may be deemed undesirable as determined by the ACC.

**Furniture:** Permanent or otherwise “installed” outdoor furniture must be approved by the ACC. All furniture not located on a patio, deck or other similar surface may require screening and must be approved by the ACC. All outdoor furniture shall be appropriate for the application and properly maintained. Furniture with bright colors, graphics, patterns, etc. may be considered a nuisance and violation by the ACC.

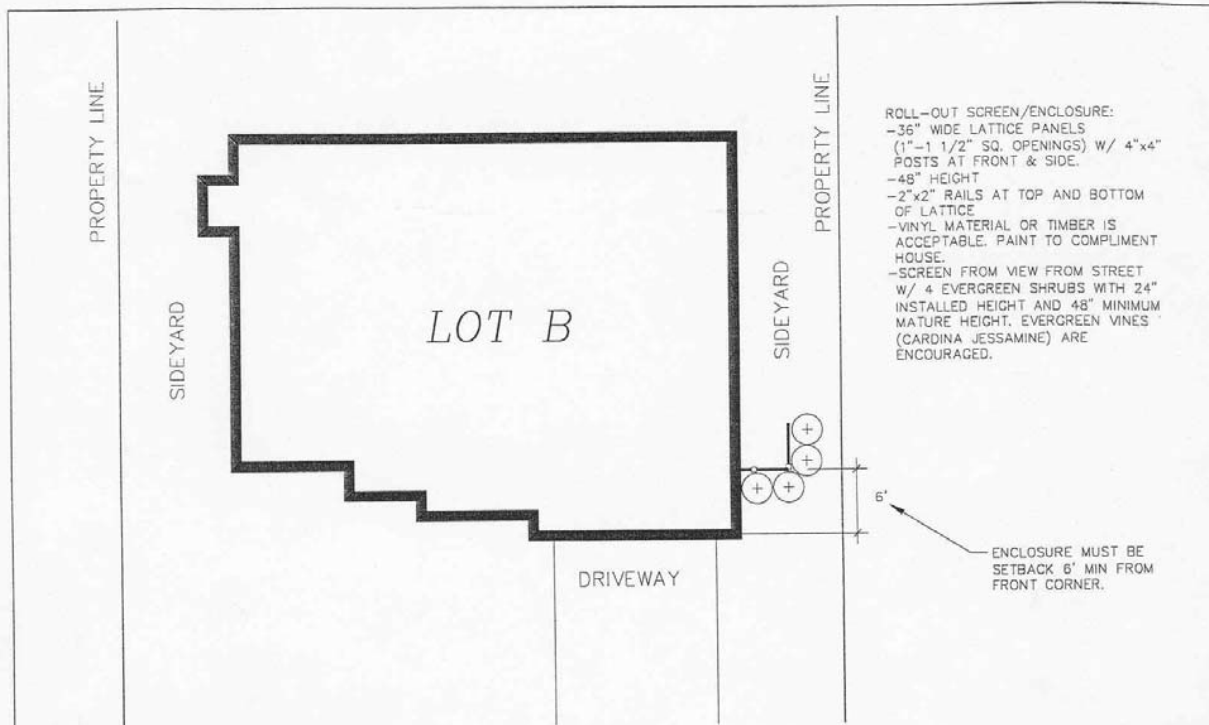
**Debris/Refuse:** Garbage and refuse shall be placed in appropriate containers and shall be capped or contained. All refuse containers shall be concealed within building or enclosed to an extent that they are not visible from the street, Neighboring Lots and common open space areas. Roll-out containers shall not remain at the street beyond the pick-up day. Bulk debris may be placed at the curb for pickup for a period not exceeding 24 hours. Yard waste may not be dumped or stored on any properties in the community. All construction debris shall be collected on a daily basis and placed in appropriate containers or hauled off. Hazardous, toxic and similar materials must be secured at all times.

**Prohibited:** Interior or exterior window treatments with graphics, bright colors or patterns or as otherwise determined a visual nuisance by the ACC. Temporary window coverings such as sheets, paper, etc. are not allowed. Outdoor clotheslines.

**Submittal:** Please submit a Review Request form, the required review fee and the location and list of proposed improvements drawn on your lot survey of the property. Additional plans may be necessary depending on the extent of improvements. In the event proposed improvements request the addition of impervious area (hard surfaces) to any lot, the existing impervious area will need to be provided on the lot survey along with calculations estimating the proposed impervious areas.

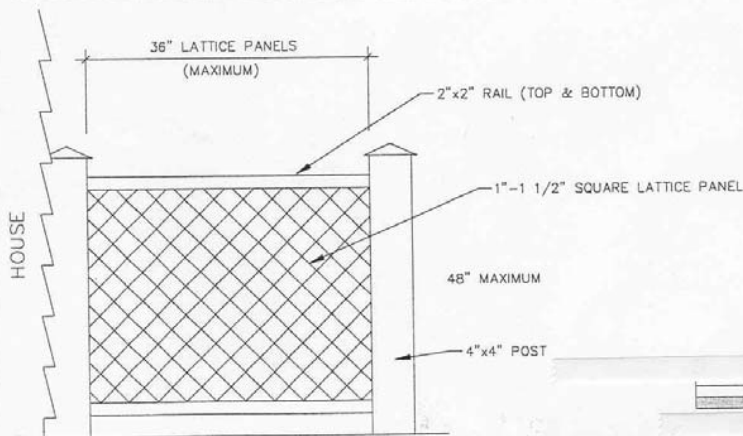
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17030 Youngblood Road  
Charlotte, NC 28278



- ROLL-OUT SCREEN/ENCLOSURE:
- 36" WIDE LATTICE PANELS (1"-1 1/2" SQ. OPENINGS) W/ 4"x4" POSTS AT FRONT & SIDE.
  - 48" HEIGHT
  - 2"x2" RAILS AT TOP AND BOTTOM OF LATTICE
  - VINYL MATERIAL OR TIMBER IS ACCEPTABLE. PAINT TO COMPLIMENT HOUSE.
  - SCREEN FROM VIEW FROM STREET W/ 4 EVERGREEN SHRUBS WITH 24" INSTALLED HEIGHT AND 48" MINIMUM MATURE HEIGHT. EVERGREEN VINES (CARDINA JESSAMINE) ARE ENCOURAGED.

ENCLOSURE ELEVATION



MAP FOR		ROLL-OUT ENCLOSURE		
SCALE	LOT TYPE	FIGURE	DRAWING	DATE
NA	ALL	1	1 OF 1	1/01/00
SURVEYED		ARCHITECTURAL CONTROL COMMITTEE		MAP RECORDED
MAPPED		CHARLOTTE, N.C., 28217		DEED RECORDED

THIS EXHIBIT MAP MAY NOT BE TO SCALE AND ALL DISTANCES SHOULD BE TAKEN FROM DIMENSION CALL OUTS ON THE PLAN.