

ADDENDUM TO THE ARCHITECTURAL GUIDELINES
FOR WEDDINGTON ACRES
SEPTEMBER 1, 2020

1.3: Clarification on similar Home Designs. In a custom home community there is an expectation that homes which are identical in design are not placed side by side. As such, it is the intention of the Architectural Review Committee (ARC) to include the following Guidelines in order to protect the custom home aesthetic within the Weddington Acres Community:

- 1) Separation Standard: Homes which are identical or nearly identical to an existing home shall be no closer than the third lot to the left or right, and for the lot immediately across the street, no closer than the third lot to the left or right of that home.
- 2) Color Separation: In addition to the design of homes, the selection of exterior materials and/or colors may not be duplicated using the same separation standards as in #1 above.
- 3) Landforms, sight distances caused by street curves or homes around a corner on an intersecting street may allow similar homes to be approved if out of sight of the identical or nearly identical home.
- 4) These rules will be enforced at the sole discretion of the ARC and without Guaranteed or Warranty that these rules will always be administered uniformly in exactly the same way since landforms, sight distances and street curves are not uniform.

3.10.1: SAMPLE BOARD Delete in March 27, 2020 Edition of the Guidelines.

- 1) The current requirement is that the colors be confirmed by the builder to not conflict with the requirements stated in 1.3 related to color separation.
- 2) The material and color selection shall be printed in a color graphic and placed inside a water resistant clear plastic folder or plastic sleeve and placed inside the job box.
- 3) Colors will be reviewed by the ARC at the site staking review.
- 4) The job box shall clearly identify the lot number of the home in dark colored letters 3" high nominal. You may also place the street address on the job box at your option.

4.8: Toilet Facilities. Toilet placement should be placed away from occupied residences with doors facing away from street in as much as practical.

4.12: Driveways and Walkways: Delete the requirement for culverts where there is no drainage swale.

4.23: Site Clearing: Allow 30 feet to be cleared each side of home instead of 20 feet and 10 feet each side of driveway instead of 5 feet.

5.5 Exterior Wall treatment may include cement board siding, shakes and board and batten. When any two different profiles are used they are considered different materials for the purposed of this article.

Vinyl soffits may be used but vinyl wall covering or siding may not.

5.9 Windows, Doors and Trim: Single hung vinyl windows may be used providing any insect screens shall fully cover the window as they do with a double hung window. Window grills (muntins) shall be consistent with the style of the home when used.

5.15: A/C Units and Pool Equipment: There is no requirement for HVAC screening where the units are placed fully in the rear of the home.

5.23 Fireplace and Chimneys: Sidewall vents for gas fireplaces may be used in lieu of chimneys. Sidewall vents may not be located on street facing front elevations.

ARTICLE 6 LANDSCAPE To preserve the community aesthetic, the ARC strives to ensure natural tree cover is maintained on lots in as much as practical. Clearing thirty (30) feet fully around the home is permitted. With ten (10) feet clear on either side of the driveway. Trees and shrubs less than 3” in caliper and limbs on remaining trees up to six feet above grade are approved for removal. In some cases, the tree coverage of a lot from the home to the street may be disrupted by the need to change grades to achieve a better drainage pattern or due to the poor quality of the tree cover in place.

1) Where the trees are removed beyond the 30-foot limit, with permission of the ARC due to one of the reasons stated above, there will by necessity also be a need to introduce new trees to restore the desired forested canopy within the community. The disturbed area not covered with driveway or within a drainage or utility easement must have single trunk hardwood canopy trees placed to restore the natural appearance.

2) The trees used for restoration must be single trunk hardwood canopy trees, except that in wet areas, a multi-trunk Birch tree may be planted, to where there are a minimum of two street trees of 3” caliper, 10-12 feet tall at the time of planting, and two shade or flowering ornamental trees of at least a 2.5” caliper 8-10 feet tall at the time of planting for each yard as a minimum. In addition, for each 1200 SF of yard area above 5000 SF of yard that is laid bare, one additional shade tree as described above must be added. No more than two trees of the same variety (Maple, Oak, Beech, Winged Elm, Sycamore, Yellow Poplar, Sassafras, Magnolia for instance) may be included. These are minimums and other trees may be planted in addition to these.

3) All front yard areas laid bare must also be covered in sod, Bermuda grass may not be used except for TifTuf (no Bermuda substitutes) and except as described in #4 below.

4) In the event that an owner wishes to create natural planting areas instead of sod, a minimum of one 3-gallon shrub or six-foot tall evergreen or deciduous tree must be placed in that planting bed on a four-foot center for it to be considered a qualified natural area. The planting bed must be covered fully by a minimum of 3 inches of pine bark mulch or pine straw. In the case of mulch beds, there is a requirement that the first ten feet, and all along the drainage swale in the front of any home be fully covered in sod. Around foundations in the front of the home and on sides place evergreen foundation shrubs a minimum of three gallon in pine bark planting beds and on three foot centers.

Seven gallon plants may be placed on four foot centers.

5) Any newly placed vegetated areas must be covered by an automatic irrigation system with a rain sensor.

END OF ADDENDUM