

May 27, 2011

GENERAL

The Stanton Place Architectural Standards and Control Specifications are administered by the Stanton Place Board of Directors (BOD) and management company. The legal document authorizing the Homeowners Association (HOA) to create and enforce the architectural standards is the Declaration for Stanton Place, otherwise known as the Stanton Place Declaration of Covenants. Articles IX & X of that document are, in some instances, more comprehensive than this document and should be referenced when necessary.

The purpose of the architectural standards is to ensure the consistency of the neighborhood and give neighbors who are affected by a change the opportunity to voice their opinion during the planning process. *All alterations to a lot or exterior of a house must be approved by the Board of Directors unless specifically excluded by this document.*

Each request will be examined on its own merit. No previous installation shall establish a precedent for approval.

Town of Cary rules may also supersede the rules in this document. Regardless of HOA approval, any required Town of Cary permissions, permits, or exceptions must be obtained prior to implementation of any architectural or common area change.

Architectural changes that are required by imminent danger (such as a tree removal after it has been uprooted) may be made without prior Board approval, but must be followed as soon as possible with a replacement plan.

In planning for an architectural/landscape change, the following conditions must be observed:

1. No construction shall begin without the Board of Director's approval of the submittal.
2. Allow enough time for processing and approval in planning for construction. The completed application form along ***with the required signatures, plot plans, and construction details*** should be submitted no fewer than ten days prior to the planned action (30 days for additions and changes to home).
3. During or after construction, the association reserves the right to perform an inspection to ensure that the action taken conforms to the conditions stated in the approval.
4. Approved architectural changes must be made within six months of approval or resubmitted for approval.

May 27, 2011

TABLE OF CONTENTS

MAINTENANCE..... 3

SPECIFIC PROHIBITIONS/STANDARDS IN STANTON PLACE 3

SPECIFIC REQUIREMENTS FOR ARCHITECTURAL APPROVAL 4

 SWING SETS, PLAY HOUSES, JUNGLE GYMS 4

 PETS, PET HOUSES AND PENS 5

 PAINTING OF EXTERIOR OF HOUSE 5

 SKYLIGHTS AND ATTIC FANS 6

 SWIMMING POOLS AND HOT TUBS 6

 SOLAR COLLECTORS 7

 LAWN ORNAMENTS, DECORATIONS, OUTSIDE LIGHTING, SIGNS, FLAGS 7

 MAJOR LANDSCAPING 8

 GARDEN PLOTS..... 9

 RADIO/TV ANTENNAS AND SATELLITE DISHES 10

 ADDITIONS AND CHANGES TO HOMES..... 11

 DRIVEWAYS AND PARKING PADS 11

 DECKS, PATIOS, ARBORS AND SCREENS..... 12

 FENCES..... 13

May 27, 2011

MAINTENANCE

It is the primary responsibility of each homeowner to maintain the property in a way that does not detract from the overall aesthetics of the community. Shrubs, trees, and mulch should be maintained so that they do not interfere with sidewalks, neighboring property, or common area.

Following is a list of areas that should be reviewed on a regular basis to insure that your home is in good repair and well maintained:

1. Shrubbery, trees and lawns
2. Driveways and sidewalks
3. Decks
4. Fences
5. Play equipment
6. Roofing
7. Wood
8. Paint and stain
9. Garbage and recycle bin storage
10. Landscape lighting

SPECIFIC PROHIBITIONS/STANDARDS IN STANTON PLACE

1. **TREES:** No trees, regardless of size, shall be moved, removed or planted without permission of the Stanton Place HOA BOD, except in the case of imminent danger.
2. **GROUND COVER:** Use of fescue grass as a ground cover is the established standard. Any change in the type of general ground covering from fescue grass requires approval.
3. **MULCH:** Mulch must be pine straw or wood.
4. **CLOTHESLINES:** Exterior clotheslines are prohibited.
5. **MAILBOXES;** All new mailboxes or replacements shall conform to the mailbox style approved for the community. Newspaper tubes and mailbox decorations (with the exception of short-term seasonal decorations) are prohibited. Planting around the base of a mailbox is allowed, provided that the guidelines for landscaping are followed.
6. **AWNINGS:** Awnings are prohibited.
7. **PARKING:**
 - a. No commercial or weighted licensed vehicles, trucks, tractors, inoperable vehicles, or unlicensed vehicles may be parked on the lot or on common property or within any right-of-way of any street in or adjacent to the Subdivision as stated in the Declaration of Covenants.
 - b. No vehicles of any kind shall be parked or left in the common property or regularly parked on the streets within or adjoining the Properties.
 - c. No motorboat, houseboat or other similar water-borne vehicle, airplane, travel trailer, other trailer, or camper vehicle shall be maintained, stored or kept on any portion of the Properties,

May 27, 2011

except in enclosed garages or screened areas approved by the Architectural Review Committee, nor shall any of the foregoing at any time be parked on any street within the Properties.

8. **BASKETBALL GOALS:** Permanent and portable basketball goals are not allowed along the street right-of-way. Basketball goals mounted on poles or on the house require approval.
9. **COMMON AREAS:** No changes or modifications are allowed to common property, without prior written approval from the Board of Directors.

SPECIFIC REQUIREMENTS FOR ARCHITECTURAL APPROVAL*

SWING SETS, PLAY HOUSES, JUNGLE GYMS

Items Requiring Architectural Approval:

The Board of Directors must approve all play equipment prior to placement.

Information Required on Submittal:

1. Plot plan showing location of play equipment and distance from the property lines.
2. Drawings or pictures of the play equipment

Guidelines

1. Play equipment must be installed to be as inconspicuously as possible. It cannot be placed any closer to the property lines than 10 feet. The preferred location is in the rear, directly behind the house, but each request will be reviewed on its own merit.
2. Screening may be required in order to block the view and/or noise from neighboring lots. Landscape plans should accompany the submittal.
3. Play sets must be primarily wood.

* For additional information, also see Declaration of Stanton Place

May 27, 2011

PETS, PET HOUSES AND PENS

No animals, exotic animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not bred or maintained for commercial purposes.

Pets must be maintained in accordance with Town of Cary regulations regarding nuisance animals and must have all required licenses and immunizations.

Guidelines for the housing of animals:

1. Pet pens must be at least 10 feet from the property line.
2. They must be located in the back or side yards (whichever is least conspicuous).
3. Screening should be provided as much as possible.
4. No chain link or metal fencing is allowed; the fencing must be the approved fence style.
5. Animals may not be left tethered or chained unattended except for brief periods (20 minutes or less).

Information Required on Submittal:

1. Plot plan showing the location of the proposed structure.
2. Description of the materials to be used.
3. Descriptions of the type, size and number of animal(s) to be enclosed.
4. Description of the plantings to be provided for screening.

PAINTING OF EXTERIOR OF HOUSE

Items Requiring Architectural Approval:

Repainting and restaining with the existing color does not require approval. A change of color from the existing color must have Board approval (submit color samples with your application).

May 27, 2011

SKYLIGHTS AND ATTIC FANS

Items Requiring Architectural Approval:

The Board of Directors must approve the addition of a skylight or attic fan that alters the exterior of the roof.

Information Required on Submittal:

1. Plot plan showing the location of the addition.
2. Description of style, size and materials to be used.

SWIMMING POOLS AND HOT TUBS

Items Requiring Architectural Approval:

Only in-ground swimming pools are allowed. All swimming pools and hot tubs must have architectural approval.

Information Required on a Submittal:

1. Plans and specifications showing the nature, kind, shape, height, materials, and location must be submitted.
2. Plot plan showing the location of the pool or hot tub.
3. Plan for screening (fencing or landscape screening) of pool and equipment.

Guidelines:

1. Any wood support structure must be the same color as the house or deck.
2. Pool or hot tub cannot be located within a buffer or easement.
3. All Health Department regulations must be met.
4. Pool or hot tub, as well as all related equipment, must be screened from view from any street, adjoining property, and common/public areas including greenway.

May 27, 2011

SOLAR COLLECTORS

Items Requiring Architectural Approval:

All solar collectors require architectural approval.

Information Required on Submittal:

1. Drawing showing the location of the unit.
2. Plot plan showing visibility from streets and neighboring lots.

Guidelines:

1. Solar collectors must be installed to be as inconspicuous as possible.
2. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure.
3. Collectors must be attached to the roof, not free standing or ground mounted.
4. Every effort must be taken to camouflage the plumbing and supports of the collectors. This camouflaging may require completely encasing the collectors. All metal parts should be painted to match roof coloring. There should be a minimum exposure of piping. Piping running down the side of the dwelling is not permitted. .
5. The ideal installation is one that is laid flat on the roof.
6. Any tree removal required to permit increased solar exposure to the collectors, must adhere to the tree removal guidelines.

LAWN ORNAMENTS, DECORATIONS, OUTSIDE LIGHTING, SIGNS, FLAGS

Items Not Requiring Architectural Approval:

1. **Decorations:** including holiday decorations, landscape or accent lights. Seasonal/holiday decorations should be put out no more than 3 weeks prior to the holiday and removed no more than 2 weeks subsequent to the holiday. Exception: Christmas decorations may be put out no earlier than Thanksgiving of the same calendar year and removed no later than January 15.
2. **Temporary Signs:** For sale, open house, for rent, garage sale, yard sale, and political campaign signs, as long as they are removed within 24 hours after the event and no sign is placed on common property (with the exception of yard sale signs, which may be placed at entry positions to the

May 27, 2011

development for no more than 24 hours; and open house, at entry positions during the open house). A sign advertising a contractor working on the property may be posted during the period of the work.

3. Initial flags, security signs, and invisible fence signs (one small sign per lot).

Items Requiring Architectural Approval:

Lawn ornaments, free standing flagpoles, lantern poles, floodlights, security lights, and fishponds.

Information Required on Submittal:

1. Plot plan showing location of item.
2. Picture or description of item.

Guidelines:

1. Every effort should be made not to disturb or adversely affect neighbors with the installation and operation of flood and security lights. On items not requiring approval, the Board of Directors reserves the right to request a homeowner to remove an item if surrounding homeowners complain.
2. Commercial advertising signs are prohibited with the exception of temporary contractor signs described above.

MAJOR LANDSCAPING

Items Requiring Architectural Approval:

Landscaping of a minor nature such as naturalizing an area of the yard or adding low growing shrubs and bedding flowers do not require approval provided they do not encroach upon neighboring properties or common area.

After initial construction, no tree shall be removed or planted without prior written approval from the Board of Directors. **Exception:** A tree that poses an imminent threat or danger to persons or property does not require prior approval.

Other types of landscaping that are structural, change the contour of the land, change the type of ground cover, are adjacent to a property line, or obstruct a neighbor's view, will require approval.

Information Required on Submittal:

1. Plot plan showing quantity and location of plants.
2. Description of plants.

May 27, 2011

3. Details of any landscape plan that may change the flow of any drainage/runoff shall be submitted with details, including a plot plan, drawings showing the present drainage/runoff and drawings showing the proposed change in the drainage flow as a result of the change.

Guidelines:

1. Hedges and Screen Plantings
 - a. Hedges, screen plantings, or live fences erected from the front corner of the house forward shall not exceed four (4) feet in height.
 - b. Hedges or screen plantings that form a barrier between properties should have the following:
 - Agreement for maintenance access
 - Setback to allow for plant growth
2. Retaining walls -see guidelines for retaining walls.
3. Garden plots -see guidelines for garden plots.

GARDEN PLOTS

Items Requiring Architectural Approval:

Board of Directors approval is required for any garden location other than described below, or any deviation from the architectural guidelines.

Guidelines:

1. Vegetable garden plots are restricted to the rear yard of residential lots. No plantings of any kind are permitted in the common, easement, buffer or greenway areas of Stanton Place.
2. Vegetable gardens are not permitted in the rear yards of corner lots where the garden would be visible from the street, unless the plot is screened from public view by low growing, evergreen shrubbery, installed by homeowner.

Such proposed installation of screening must first be submitted, in writing, including plant types and locations, to the BOD for approval prior to installation of screening and garden.
3. Garden plot is not to exceed 400 square feet in area, that is 20' x 20'.
4. Garden plot is to be located within the available lawn area of the rear yard, at least 10' removed from adjoining property lines and Stanton Place common ground.
5. No trees are to be removed to create the garden plot without prior written approval of the BOD.

May 27, 2011

6. Planting trellises/supports may not exceed 3' in height and must be removed at the end of the growing season. Artificial ornaments, scarecrows and other obtrusive fauna deterrent devices are prohibited, including fencing.
7. Garden plot must be maintained in a conscientious manner including, but not limited to, regular weeding. Within ten days of the first killing frost, all plants and planting materials must be removed and the plot tilled to ground level.
8. All garden waste must be securely bagged and disposed of properly off-site
9. Garden hoses must be reeled or kept in a slightly manner.

RADIO/TV ANTENNAS AND SATELLITE DISHES

Items Requiring Architectural Approval:

All exterior-mounted radio/TV antennas and satellite dishes require architectural approval.

1. Plan showing location of antenna or dish.
2. Description of plantings used to camouflage the equipment, if applicable.

Guidelines:

1. Purpose and intent: To minimize any health and safety hazards created by mounting satellite dishes on residential buildings. To control the location and screening of satellite dishes to lessen any impact on surrounding properties. To preserve the image and character of Stanton Place.
2. Procedure: A satellite dish that meet the requirements of this section may be installed without Board of Director approval.
3. A satellite dish which meets size requirements may be located on any lot zoned for residential use in Stanton Place provided that it meets the following requirements:
 - a. Satellite dishes will not exceed one meter in diameter.
 - b. Satellite dish will not be located within ten (10) feet of side or rear property lines, any required yard setback or in any required buffer, whichever is greater.
 - c. No dish will be located closer than thirty (30) feet to a street right-of-way.
 - d. Satellite dishes installed at ground level must be screened so the dish is not visible from any street or neighboring property as viewed from ground level. The screen will consist of live evergreen screening. Any tree removal required must have approval. All wiring shall be properly buried.

May 27, 2011

- e. Satellite dishes may be located on the roof of a building provided that the dish is not on the portion of the roof facing the street, and the highest point of the dish is no higher than the peak of the roof.
- f. Satellite dishes may be mounted on the back or on the side of the homeowner's home but must not be mounted on the front. If mounted on the side of the home, dishes cannot be placed within ten (10) feet of the front of the dwelling.

ADDITIONS AND CHANGES TO HOMES

Items Not Requiring Approval:

Normal maintenance to preserve the structure in its original state does not require architectural approval.

Items Requiring Architectural Approval:

All external changes to homes must have architectural approval before changes begin. This includes, but is not limited to, new rooms, porches, garages, attached structures. Also, any changes to windows, doors or chimneys require approval.

Information Required on Submittal:

1. Official plat or survey showing lot boundaries, the existing building and the proposed structure.
2. Elevations showing the planned appearance of the structure.
3. Description of materials to be used including siding, paint color and shingle samples if necessary.

Guidelines:

1. No change shall encroach upon the setbacks for the lot as listed in the covenants.
2. Changes must match the house color and style.
3. No metal sheds or detached storage buildings are allowed.

DRIVEWAYS AND PARKING PADS

Items Requiring Architectural Approval:

Any parking pads or changes to driveways require architectural approval.

Location and Restrictions:

May 27, 2011

1. Driveways and vehicle parking pads shall be concrete only. Any other type of pads (i.e. brick, stone, etc.) shall be reviewed on an individual basis. Aggregate base, thickness, reinforcement, etc. must comply with good construction practices.
2. Close attention must be paid to structure placement, setbacks and encroachment onto buffer areas, Association owned common property and neighboring lots.

Information Required on Submittal:

1. Plot plan showing location of driveway or parking pad.
2. Elevation drawing (2) showing the measurements of the parking pad such as the length, height and width as well as any landscaping that will be added along the perimeter.

DECKS, PATIOS, ARBORS AND SCREENS

There are no predetermined styles for decks or patios. All new decks, patios, arbors, screening and under-deck enclosures, including association landscaping, require architectural approval. Any appearance change requires architectural approval.

1. Deck Materials
 - a. Deck materials are generally pressure treated wood and must be weather resistant.
 - b. The types and treatment of wood shall be like that of fences.
 - c. Posts may be made of brick, pressure treated wood or other suitable material.
2. Patio materials
 - a. Concrete slabs, smooth finish.
 - b. Bricks, with sand fill or grout.
 - c. Stone, with sand fill or grout.
 - d. Stamped concrete.
3. Height of deck, arbors and screens
 - a. Decks should be of a reasonable height for their intended purpose.
 - b. Arbors should be no higher than eight feet above the deck surface.
 - c. Free standing deck screens (i.e., lattice) shall not exceed six feet in height.

May 27, 2011

d. Screens as part of an arbor may extend to the arbor.

4. Location and Restrictions

- a. Patios should be located behind the house and may not extend around comers, or be freestanding in other areas of a backyard.
- b. Obstruction of views or breezeways of adjoining properties will be given consideration in all cases.
- c. The construction of decks or patios within buffer areas will not be allowed.
- d. Only exterior materials comparable to those on existing structures and compatible with the architectural character of the community will be approved.

Information Required on Submittal:

- 1. Plot plan showing the location of the deck and patio, in relationship to other structures and property lines.
- 2. Elevation drawing (s) showing style of deck and patio, including railing, steps, etc.
- 3. Description of materials used, including samples of stain or paint, if applicable.
- 4. Include any landscape plan/screening of the area underneath the deck or around the patio.

FENCES

Items Requiring Architectural Approval:

All fences require architectural approval.

Guidelines:

- 1. Only black metal fences may be installed.
- 2. Approval of a fence does not constitute approval for any additional improvements (such as play equipment, playhouses or basketball equipment). These items must either be detailed on the application, or, preferably, be on a separate application that is submitted for approval.
- 3. To the extent possible, fencing style should match existing fences on neighboring lots.
- 4. Fences must not exceed 4 feet in height, measured from the ground to the top of the posts. Fencing material may not extend beyond the height limit except as specified below.

May 27, 2011

5. *NOTE:* The Town of Cary or State of North Carolina may implement more rigorous standards for fencing for swimming pools. The architectural approval request should reflect the statutory standard.
6. Location
 - a. All fencing must be set back 1/3 the distance between the front of the house and the back line of the house.
 - b. All fences must be constructed on the property line, unless the fence is significantly inside of the property line. If an adjoining property has an existing fence, the homeowner submitting must attach to that fence or place fence 3-ft or more off the property line to allow for maintenance between the fences.
 - c. Existing topography and landscaping within the buffer shall not be disturbed except with the approval of the Board of Directors. Construction within a buffer area may require approval from the Town.
 - d. No fences should encroach upon wetlands, 100-year flood line or water quality buffer.

7. Construction Details

- a. All hardware is to be galvanized.
- b. All posts must be set in concrete.

8. Maintenance

Maintenance of the fence and all associated screen plantings is the responsibility of the property owner and must be performed as needed.

Information Required on Submittal:

1. Include a description of the materials, manufacturer, and picture of the fencing to be used.
2. Submit a top-down map (surveyor's plat) to indicate the exact location of the fence in relation to the house and property lines.
3. Include dimensions, elevations (side view), and gate locations
4. A landscape plan shall be part of the documentation submitted with the application.