

APPENDIX D

LANDSCAPE GUIDELINES Carpenter Park Single Family Homes October 2019

Attention: Homeowners

Please take a few minutes to read.

It is the homeowner's responsibility to read and follow our Landscape Guidelines

For Your Information:

Property Manager: GrandChester Meadows (GCM)

Email: amy@grandchestermeadows.com

Phone: 919.740.0824

Landscaping Vendor as of 9/1/19: DreamScapes

The Declaration for the Carpenter Park Single Family Homeowners Association (CPS HOA) contains language that gives the Board of Directors the responsibility to establish maintenance guidelines. Below please find our Landscape Guidelines.

Please know that these guidelines may be changed or altered as situations arise and as the Board may deem proper. Effective as of July 1, 2019, it is the Board's responsibility to ensure all homes are monitored for compliance with these guidelines.

The Board welcomes feedback, comments, and suggestions. Some of best ideas have come from you.

Many residents put significant effort and pride in beautifying their homes and landscape. Your Board has noticed. Please know we look forward to working alongside you and assisting you in whatever way we can to continue all our efforts in keeping Carpenter Park a beautiful place to live, respecting each other, and increasing all our home values.

Section 1. Guidelines Apply to All CPSF HOA Homeowners

Whether residing in, or renting to others, the owner of the home is the responsible party. If an owner fails to meet the guidelines, the CPSF HOA Board will issue a violation notice and the property will need to be brought into compliance. Continued violation will result in a hearing in which all fees and costs including all attorney fees will be the responsibility of the homeowner. If no remedy is made by the homeowner, the HOA may hire a contractor to bring the property into compliance. The cost of doing so, plus an administrative fee, will be charged to the homeowner.

Section 2. Landscaping Guidelines

A. Lawn Care:

1. Lawn care is provided for all homeowners.
2. Includes: mowing, trimming, pruning, spraying, seeding and fertilization.
3. A no trim/no spray list is available for optioning out.
4. Sign up deadline: 10/15 of each year. Please contact our property manager if you desire to option out.
5. Mowing schedules are at the mercy of the weather.
6. Heavy periods of rain resulting in wet soil will change the mowing schedule.
7. Only trees and shrubs 12 feet high and under will be trimmed unless homeowner chooses to option out of this service

8. Trees greater than 12 feet are the responsibility of the homeowner to maintain but landscape vendor has the option to trim the canopy, if necessary, to mow beneath large trees.

B. Landscaping Crew:

1. Please do not approach landscaping crew members directly.
2. Additional landscaping work is available for hire. Contact our property manager.
3. Complaints on landscaping performance - contact our property manager.
4. Landscapers work long days in very hot temperatures. Please let them know you appreciate their efforts with a "thank you".

Section 3. Lawn Equipment Ordinance Information - Town of Morrisville

A. In accordance with Morrisville Comprehensive Code of Ordinances, the following acts and activities shall be unlawful in any residentially zoned area of the town or within 1,000 feet of any occupied residential structure in all zoning districts of the town:

1. The operation of motorized lawn maintenance equipment (including lawnmowers, blowers, etc.) out-of-doors between the hours of 9:00 p.m. and 7:00 a.m. Monday through Saturday
2. And between the hours of 9:00 p.m. and 9:00 a.m. on Sundays; except the mowing of golf course greens is additionally permitted on any day year-round between the hours of 6:00 a.m. and 9:00 p.m.

Section 4. Making Changes to your Landscape

A. It is the homeowner's responsibility to find out if approval is needed prior to any work being done. Examples of changes needing approval include but are not limited to:

1. Extending existing bed(s) or adding new bed(s)
2. Removing existing tree(s) or planting new tree(s)
3. Extending existing patio or adding new patio
4. Signs
5. Flagpoles
6. Bird feeders and bird houses are restricted up to or less than 10"x10" in size, wind chimes are restricted to no greater than 2 feet in size and must be placed at the side or within the rear patio
7. Storm doors on the front entrance may be either white or black with either full or split view panes and require approval prior to installation
8. Front doors may be painted white or black without approval. All other colors require approval prior to painting
9. A DBSD (Direct Broadcast Satellite), MDS (Wireless) or standard reception antenna is considered an architectural change and requires approval. Antenna size is restricted to 3 feet or less and, when possible, should be installed out of view from the street

B. Application forms and directions for landscape changes are available at:

www.grandchestermeadows.com or via US mail by contacting the property manager

C. Change requests must include, among other things, detailed sketches of the requested changes including site plan, plant lists, expected mature height/width of proposed new trees/shrubs, etc. See complete details at www.grandchestermeadows.com

D. Once a change request is submitted, the property manager will notify adjacent homeowners of those changes so they are aware of the activity

E. The homeowner making the change is no longer required to obtain signatures from

adjacent owners:

1. It's recommended that homeowners talk with their neighbors about proposed changes, as a courtesy, especially if the activity will result in significant noise or will bring a multitude of workers into the neighborhood, such as replacing a roof
2. If adjacent homeowners have questions they should first contact the homeowner making the changes and then follow up with the property manager if necessary

F. The homeowner is responsible to ensure the requested change is contained within the buildout area defined on his/her property plot.

1. Property plots can be found using the link provided on the website at www.grandchestermeadows.com

G. If in doubt whether a change request is needed, please ask our property manager.

1. A fine may be assessed if work is begun prior to obtaining approval
2. See Fine Schedule of the CPSF HOA Violation Policy and Procedure for details
3. Approved change requests must be completed within 120 days of approval or the request becomes null and void, any partial changes must be restored to original condition at the homeowner's expense and the approval process must be repeated

Section 5. Plantings

A. Significant changes in the landscaping must be pre-approved.

1. Plantings must not infringe on a neighbor's property or the landscapers' ability to mow properly around it.
2. For all plant areas, it's recommended homeowners select draught tolerant plant material and avoid invasive plants such as Vinca, Mimosa, Elaeagnus, Kudzu, etc. For a listing of invasive plants go to: www.ncwildflower.org/invasives/list.htm
3. Plantings around mailboxes must not encroach on the top of or front of the mailbox or interfere in any way with delivery of mail. Homeowners are responsible for maintenance of plantings around mailboxes
4. Plastic, wire, and wood edging is prohibited.
5. Vegetable gardens are permitted only in the enclosed rear patio and must not be visible from street view

Section 6. Trees

A. Prior approval is needed for removal of any trees exceeding 6" dbh (diameter at breast height) unless the tree is dead

1. Homeowners are responsible to remove tree stumps and replace sod within 30 days of tree removal.
2. Homeowners may be fined for unauthorized removal of live, healthy trees. See Fine Schedule of the CPSF HOA Violation Policy and Procedure
3. Exposed tree roots cause stress for trees and it's recommended that homeowners apply soil and mulch as necessary to protect their trees. Such stress can, over time, result in loss of tree limbs and eventually the death of the tree
4. Excessive mulch build-up on the trunks of trees encourages insect infestation and encourages root growth near or above the surface. It's recommended to pull mulch away at least a couple of inches from the trunk and to not allow it to build up over time.
5. Plastic, wire, and wood edging is prohibited.
6. Homeowners who trim their own shrubs are responsible for disposal of limbs and clippings.
7. Storm damage cleanup/disposal of limbs./debris is the responsibility of the homeowner.
8. Removal of dead trees/shrubs is the responsibility of the homeowner.

Section 7. Yard Waste Guidelines

The Town of Morrisville guidelines for yard waste is found at: <https://www.townofmorrisville.org/government/departments-services/public-works/trash-recycling-and-yard-waste/yard-waste>

Or

Call Morrisville Public Works at 919-463-7070 to ensure collection

Section 8. Mulch

1. Black or brown allowed only. No red mulch or bright colors please.
2. Tire mulch is permitted in brown or black colors only.
3. Pine bark and pine straw are not recommended because both are considered to be a fire hazard.

Section 9. Rocks

1. Pebbles, lava rock and river rock are restricted to 4' beds at front and sides of house and must be contained by an approved border.
2. Homeowner is responsible to keep pebbles, lava rock and rocks out of the lawn area. No bright colors please.
3. Larger landscaping rocks may be used in gardens as decoration or focal points. They must be placed accordingly and allow clearance for any landscaping equipment or emergency vehicles.
4. Rocks larger than 2 feet in diameter need prior approval.

Section 10. Rain Barrels

1. Require prior approval. Can be no larger than 80 gallons.
2. Must be in a dark color such as black, dark green, or dark brown).
3. Must be fully screened from visibility from the street and any adjacent property.
4. Decorative/designer barrels may be placed on the side of homes towards the rear.
5. Below grade rain/water storage systems will be considered on a case-by-case basis.

Section 11. Composters

1. Require prior approval.
2. May only be placed in enclosed patio area or at rear of lot fully screened from visibility from the street and any adjacent properties.
3. Must not generate offensive odors.
4. Kitchen waste composters must be fully enclosed and protected against intrusion by animals.
5. Garden waste composters must be no larger than 6 square feet.

Section 12. Trash Containers

1. When stored outside, must be hidden from street view and any adjacent properties by either white PVC fencing or shrubbery.
2. Can only be placed at curbside the night before trash pickup and must be returned to storage no later than the day after trash pickup.

Section 13. Sidewalks, Streets and Curbs

1. Please report sidewalk, street or curb damage by calling Morrisville Public Works at 919 463 7070.
2. All streets, sidewalks and curbs in Carpenter Park Single Family HOA are owned by the Town of Morrisville. For more information, please visit their website at <https://www.townofmorrisville.org/government/departments-services/public-works/roadmaintenance>

Section 14. Streetlights

Please report burned out streetlights to Duke Progress Energy at 800 419 6356 or at: dukeenergy.com/progress. Be sure to have the number on the pole available before making the report.

Note: These Guidelines are supplementary to the Declaration of Covenants, Conditions and Restrictions (the "Covenants") and the Governance of Carpenter Park Single Family Homes (the "Governance document") for Carpenter Park Single Family Homeowners Association, Inc. The criteria are intended to compliment the Covenants and APPENDIX D and, should a conflict arise, the Covenants shall prevail.