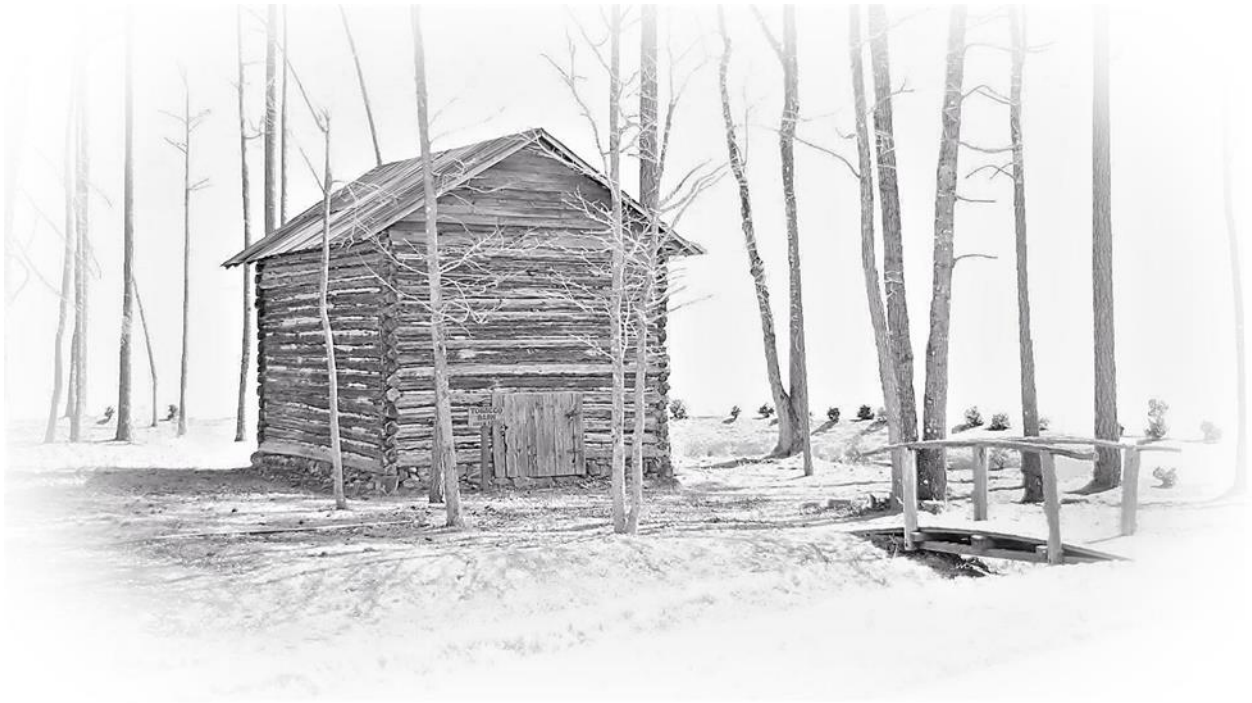


WEYCROFT RESERVE

ARCHITECTURAL GUIDELINES *and* RESTRICTIONS AND RULES



Revised: April 2022

Table of Contents

INTRODUCTION 1

SECTION 1: ARCHITECTURAL GUIDELINES 2

 Procedures for Alterations and Additions 2

 Architectural Style and General Principles 4

 Building Massing and Lot Designations 4

 Square Footage Requirements 5

 Exterior Materials and Treatments 5

 Exterior Colors 5

 Roofs and Roof-Top Fixtures 6

 Solar Collectors 7

 Satellite Dishes and Other Antennas 7

 Exterior Lighting 7

 Doors 8

 Windows 8

 Enclosures 8

 Awnings 8

 Garages 8

 Driveways and Walkways 9

 Porches and Decks 10

 Patios 10

 Outdoor Mechanical Equipment 11

 Fences 11

 Mailboxes 13

 Play and Recreational Equipment 13

 Garbage and Recycling Rollout Carts 14

 Accessory Buildings 15

 Dog Houses and Runs 15

 Rain Barrels 15

 Landscaping 16

 Minimum Planting Requirements 17

 Retaining Walls 18

 Tree Removal 18

 Site Development 18

 Pipe Crossing Plan and Section 19

SECTION 2: RESTRICTIONS AND RULES 20

 Procedures for Amending Restrictions and Rules 20

 Parking and Vehicular Restrictions 20

 Leasing Restrictions 21

 Homeowner Maintenance 22

 Construction Maintenance 22

APPENDIX A: HOMEOWNER’S ARCHITECTURAL REQUEST FORM 23

APPENDIX B: RECOMMENDED COLOR SCHEMES 25

APPENDIX C: ARC PROCEDURES – BUILDER SECTION 30

APPENDIX D: REVISIONS 32

INDEX 33

INTRODUCTION

The following Architectural Guidelines (Guidelines) and Restrictions and Rules (Rules) embody what Weycroft Reserve is and should continue to be in the future.

The **Guidelines** are the primary vehicle for establishing and maintaining the architectural character of the Weycroft Reserve Community. They provide the standards and procedures to assure “that improvements are constructed and maintained in a manner that provides for harmony of external design and location..., that avoids improvements deleterious to the aesthetic or property values..., and that promotes the general welfare of the Owners” (*Declaration of Protective Covenants*, Article XI). These standards address materials, colors, design and style for changes to the exterior of structures and landscaping within the Community.

The Architectural Review Committee (ARC) has full authority over the Guidelines and Review Procedures and has the right to alter, augment, remove or otherwise amend the Guidelines and ARC decisions at its discretion and at any time.

The **Rules** address the use of the Properties, including the Common Property, as well as the conduct of Persons while in or on the Properties. As such, they are designed to protect property values, enhance quality of life, and provide for the safety of all residents of Weycroft Reserve. Whereas the Governing Documents establish a framework of covenants, easements and restrictions, the Rules provide the Board and Members the ability to be more specific and respond to unforeseen problems and changes in circumstances.

The Association’s Board of Directors has authority to alter, augment, remove or otherwise amend the Rules in accordance with the process as described in the *Declaration* and herein.

The governing documents of the Association often refer to the “Community-Wide Standard,” the standard of conduct, maintenance or other activity generally prevailing in the subdivision. These documents, including the Guidelines and the Rules herein, serve to express and establish the Community-Wide Standard and thus contain both objective and subjective elements. The Community-Wide Standard may change as the subdivision progresses and as the needs and desires within the subdivision change.

The *Declaration of Protective Covenants*, the *Bylaws*, and other legal documents are available for reference at the Weycroft Reserve Association’s document index section of the Association Management website: <https://www.grandchestermeadows.com/weycroft-reserve/>

These Architectural Guidelines and ARC Procedures are the property of Weycroft Reserve Association, Inc. and shall not be reproduced, revised, or copied in whole or part in any manner for any use without the expressed written permission of the Association. The original version of this document is copyright J. Michael Hubbard, Architect, PA.

SECTION 1: ARCHITECTURAL GUIDELINES

Procedures for Alterations and Additions

1. The procedures of this section must be followed and completed for any alterations or additions to a Lot or the exterior of any structure on the Lot.
2. The Architectural Request Submittal Form (see **Appendix A**) with supporting documentation as required must be submitted to the Architectural Review Committee (ARC) for review of all exterior changes or additions to a residence or property. The list of changes, alterations or additions includes, but is certainly not limited to those specified in this document. If a homeowner's planned project is not included in the Guidelines, the homeowner should refer to the one that is closest in concept to the project and use it as a guide for preparing an application to the ARC. Most of all, in all that is proposed, consider the neighbors and neighborhood to provide the best aesthetic and quality project possible.
3. All proposals should be directed to Weycroft Reserve Association, Inc.
PO Box 1149, Apex, NC 27502 , Phone 919-757-1718; Fax 919-882-8739.
The completed proposal may also be submitted online at the Weycroft Reserve website:
<https://www.grandchestermeadows.com/weycroft-reserve/architectural/>
4. The Application submittal should include the following as required to communicate the scope of the proposed new construction:
 - a. A plot plat (site plan, or reasonable facsimile) showing the location of the proposed alteration or addition, the existing building, and property lines.
 - b. Detailed construction drawings to scale, including a full view of the addition, with elevations, as it will look attached to the existing structure. A view of the entire structure is necessary to help determine balance.
 - c. Drawings or photographs showing the existing conditions before the proposed changes.
 - d. Samples of colors and materials, if different from existing building.
 - e. A landscape plan and plant schedule, if applicable or required.
 - f. Perspective drawings of complex projects.
5. Concept drawings or preliminary plans may be submitted to the ARC for review, comment and approval to proceed before more detailed plans are completed.
6. All submittals shall be one copy, 8-1/2" x 11", one-side only format.
7. The ARC typically meets as needed. The ARC will review each proposal and determine if the proposal is either approved, approved with exceptions, disapproved or re-submit. The ARC will typically process applications the week following receipt of the proposal. Incomplete

applications and those with insufficient detail or improper format will be returned for revision.

8. ARC meeting summaries will be completed within ten business days after the ARC meetings and inserted in the permanent files at the Association Management Office at the following week's ARC meeting. Copies of the meeting summaries will be forwarded for distribution and coordination with the homeowners and others as requested.
9. Final responses to ARC decisions (i.e. approved with exceptions and re-submittals) shall be re-submitted to the ARC for final review, approval and record prior to proceeding with construction.
10. No project may be started without formal ARC review and approval. Approval by the ARC does not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans or approval of any local, state or national code or ordinance. It is the sole responsibility of the applicant to provide safe construction practices and meet all relevant local, state and national codes and ordinances. The ARC shall not be held liable for any injury, damages, or loss arising out of the manner or quality of construction or any modification to a home site.
11. Failure to comply with ARC requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc.
12. Major additions often have an impact on neighboring property. Plans must be well thought out to minimize any adverse impact on neighboring properties or impair the view of neighbors. Changes in grade or drainage must not adversely affect adjacent properties. Applicants should consult with neighbors while making plans.
13. The design must be compatible in scale, massing, character, materials, and color with the original house. New windows and doors should match, and be located to relate well with existing windows. The roof pitch should match the original roof.
14. Additions should be located to minimize the removal of trees and the destruction of natural areas. The ARC may require supplemental landscape treatment to compensate for the removal of vegetation, or to soften the addition visually.
15. Impervious surface square footages for each specific lot and the entire development have been established and shall not be exceeded. It is the total responsibility of the lot owner to comply with such impervious square footage requirements.

Architectural Style and General Principles

1. Architectural diversity and compatibility is are very important to Weycroft Reserve. With an architectural style best described as Neo-Traditional, each home incorporates elements from traditional and historic architectural styles into a harmonious whole. Throughout the community, one can see the influence of and elements based on such styles as Tudor, Queen Anne, and Arts and Crafts (Craftsman), among others. Frequently incorporated features include complicated, steeply-pitched roof lines; multiple front-facing gables; dormers; front porches; ornamental brackets, and garage bays. Further unifying the community's appearance, paint schemes involve mostly earth tones. Each home is unique, yet part of a whole.
2. It is also the goal of Weycroft Reserve to provide site sympathetic and architecturally diverse elevations in more highly visible lot locations. Therefore, lot by lot garage orientations (side loads, etc.) and front elevation brick fronts, brick accent and stone accent requirements have been established by the ARC.
3. Guidelines for individual elements (roofs, windows, doors, exterior, etc.) are found under their respective headings below.

Building Massing and Lot Designations

1. The same elevation will not be approved to be built within 3 lots same side of street or same distance opposite side of street. Same detailed elevations on the same street will only be reviewed only on a case by case basis.
2. All houses should have all four elevations finished consistently with the same detailing, colors, materials and attention as the front elevation.
3. Wrapped porches are strongly recommended on all corner lots for additional massing diversity. See **Porches and Decks** for additional details and requirements.
4. Build-to lines are established for each lot on the recorded plat (reference for actual setbacks and other details) as noted below and/or by the ARC. Houses are to be built as close to the minimum front yard setback as possible unless steep topography or narrow lot width at street (i.e. cul-de-sac lots) require otherwise. House locations on atypical sites including difficult topography shall be verified on site including finish floor elevations with ARC prior to proceeding with construction.

Roadway: 20'

Side: 10'

Roadway / Corner Side: 20'

Rear: 25'

Square Footage Requirements

1. The minimum heated square footage for homes in Weycroft Reserve is 2,600 heated square feet. This square footage does not include garages, covered walks or porches and unfinished spaces. (NOTE: All "finishable" floor area is counted as "heated" square footage. Unfinished basements, walk-up attics and other spaces are not included in "finishable" floor area.)

Exterior Materials and Treatments

1. Textured finish materials such as shakes or a different width and orientation (i.e. board and batten, etc.) siding is emphasized at gable ends of roofs and around dormers. The emphasis also applies to trim detailing at gable ends and dormers.
2. Shutters are not suggested on Craftsman style architecture. Shutters are allowed on other styles of architecture where appropriate and as approved by the ARC. However, shutters are strongly recommended to be located only on single windows and shall be sized appropriately to the size of the window. Shutters allowed on double windows shall be sized wider than the typical single window shutter. Shutters are not allowed under any condition on Palladian windows, most circlehead windows and other special shaped windows as determined by the ARC. Shutters shall be painted wood, vinyl or fiberglass.
3. Brick or stone veneer shall return around corners at least 2'-0" (to rear of house or around to a major element is most strongly recommended) and will be reviewed on case by case basis. Brick veneer on entire house is strongly encouraged and may be required where visible on all corner lots and adjacent public spaces.
4. Synthetic stone veneer, natural stone veneer, synthetic stucco and hard coat stucco are allowed where architecturally appropriate.
5. Vinyl siding, shakes and trim, aluminum siding and trim, concrete masonry block units and prefabricated metal buildings and similar siding materials are not allowed.
6. All exterior siding shall be finished, painted, stained or otherwise protected from the elements of nature.

Exterior Colors

1. A list of approved color schemes and a Color Selection Form are included in **Appendix B** of these Guidelines. All colors noted are Sherwin Williams. Other color manufacturer matches are allowed. Accent colors indicate colors for shutters, doors, accent trim, window sashes, muntins, etc.
2. One color scheme must be selected and submitted to the ARC for review and approval prior to painting any house. In case of conflict with existing homes, another color choice may be required for ARC review and approval. Please review the Weycroft Reserve permanent files and adjacent house colors for color coordination and prevention of color duplication prior to submittal.
3. Color schemes outside of the recommended color spectrum will be considered on a case by case basis. Colors other than those selected from the approved color selections shall be

submitted with color chip samples (minimum 2” square in size and larger samples may be required) for ARC review and approval.

4. No same or similar color will be approved within 3 houses each side of street. Houses of the same exterior design should not match the same color scheme.
5. Various exterior colors are encouraged on the same house (i.e. siding, siding in gable ends, dormers, doors, shutters, window sashes, etc.).
6. Brick colors shall be in the red/brown range and shall be submitted for preliminary ARC review and approval prior to proceeding with formal lot submittals/proposals. Other brick colors will be reviewed and approved by the ARC on a case-by-case basis. Painted brick is allowed.
7. Garage doors shall be painted to match the trim or siding color as directed and approved by the ARC to minimize the impact of the garage doors on the streetscape. The garage color shall be designated/requested on the Color Selection Form.
8. Asphalt shingles (dimensional type shingles only) and metal roof materials are allowed and the color and texture shall be consistent with the house’s design and detailing. Shingles colors other than the black, gray or brown range shall be submitted to the ARC for review and approval prior to beginning construction.
9. All roof mounted equipment and penetrations (i.e. plumbing vents, HVAC vents, ridge vents, skylights, attic fans, etc.) shall be painted black or finished to match the roof color.
10. Gutters and downspouts color must be approved by the ARC.
11. All decks on corner lots, visible from public spaces or other streets, etc. shall be painted to match trim color or stained as directed and approved by the ARC. Please refer to the **Porches and Decks** section for details.
12. Electric panels and meter bases should be painted to match the exterior color of the house.

Roofs and Roof-Top Fixtures

1. Diverse roof styles, building massing and materials are emphasized. Appropriately scaled overhangs (1’-0” to 2’-0” depending on massing and architectural style) are strongly encouraged.
2. Flat roofs are not permitted except on porch and stoop roofs.
3. Roof-top mechanical equipment must be so located to reduce or eliminate its visibility from streets or adjacent public and private properties. Any roof mounted equipment that changes the exterior of the roof must be approved by the ARC.
4. Framed/sided chimneys are not allowed. Masonry chimneys are encouraged. Direct vented units are allowed; however, they must be integrated into the architecture (i.e. gable or shed roofs over fireplace boxes). Exposed spark arrestors are not allowed.

5. All roof mounted equipment and penetrations (i.e. plumbing vents, HVAC vents, ridge vents, skylights, attic fans, etc.) shall be painted black or finished to match the roof color.

Solar Collectors

1. All solar collectors require ARC approval. A drawing showing location of the unit on the roof and visibility from streets and neighboring lots must be included with the submittal to the ARC.
2. Solar collectors shall be located as inconspicuously as possible. Solar collectors may not be located where they would be visible by a person on the ground in common or public areas.
3. Whenever possible, collectors should be placed on the rear of the home, or on the side that has the least public exposure. Collectors should be attached only to the roof, not free standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the collectors: there should be a minimum exposure of piping with no piping running down the side of the dwelling, and all metal parts should be painted black or the roof color. The ideal installation is one that is laid flat on the roof.
4. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines. No topping or removal of trees on Association common areas shall be allowed.

Satellite Dishes and Other Antennas

1. Satellite dishes and other antennas for direct broadcast satellites ("DBS"), broadband radio service providers ("MMDS"), and television broadcast stations ("TVBS") may be mounted on an Owner's house provided they are one meter or less in diameter. No more than one satellite dish may be installed at each Lot. Installation of any other antenna on or outside of an Owner's house is prohibited regardless of the antenna's size.
2. Nothing in this rule shall impair, delay or prevent the installation, maintenance, or use of an antenna as allowed in paragraph (1) above; nor unreasonably increase the cost of installation, maintenance, or use; nor preclude reception of an acceptable quality signal.
3. Satellite dishes and other antennas shall be mounted on the rear (preferred) or side of the Owner's house if possible. Only if neither a rear nor side location provides acceptable quality reception shall the antenna be located on the front of the house. No antenna shall be located on or secured to common areas.
4. All wiring and materials associated with the antenna should be concealed and unobtrusive. Any visible wiring should be painted to match the house or trim color as appropriate for concealment.

Exterior Lighting

1. Landscape and other site lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are neither desired, nor allowed by the Town of Cary. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings.

2. Exterior lighting must be shielded from adjacent properties. Exterior lighting fixtures shall be proportioned per the scale of use and coordinated with the architectural style of the house.

Doors

1. Entrance doors shall be compatible with the house design. Doors with upper glazed panels and sidelites are strongly encouraged. Half glass doors (with various muntin configurations matching the window muntins) and doors with sidelites contribute to the architectural correctness of the community. Door material shall be solid wood, fiberglass or metal insulated exterior. Screen or storm doors are allowed only on the side and/or rear doors and shall be compatible with the design and color of the house.

Windows

1. Various muntin configurations may be used in windows (i.e. no muntins in lower sashes, 2 over 1, 4 over 1, 6 over 1, 6 over 6, 9 over 9, etc.). Various window configurations and various shaped windows are encouraged but shall be appropriate for the architectural style.
2. Windows shall be double paned insulated glass. True divided lites are encouraged.
3. Cantilevered bays and bay windows are not allowed.
4. See **Outdoor Mechanical Equipment** for window or wall air conditioning units.

Enclosures

1. No screened or greenhouse type enclosures shall be permitted on the front of the house. Patio or pool enclosures are permitted as reviewed and approved by the ARC on a case by case basis. All detailing shall be consistent with the main house (i.e. match siding, trim and roof detailing, match colors, etc.). Exterior attached or detached enclosures which obstruct the view of natural areas by adjacent properties are not allowed.

Awnings

1. Awnings may be appropriate for rear or side-yard patios, decks, and rear entrances.
2. Awnings must be consistent with the architectural style and scale of the house. The color of the fabric must be compatible with the existing house colors. Any exposed frames must be painted to match the trim or the dominant color of the house.

Garages

1. As a minimum all homes must have an attached two car garage (three car garages recommended where possible and feasible). Elevations must be designed to subordinate garages to the house to the greatest extent possible.
2. Front load garages shall have additional architectural detailing such as inset doors, column elements each side of doors, roof / trellis / shade elements over doors, etc. to de-emphasize

garage doors. Three car front load garages will be reviewed on a case by case basis and may not be allowed.

3. Side load garages are required on certain lots to provide a varied streetscape.
4. All front load garages, garages facing street on corner lots and where highly visible as determined by the ARC shall have single car width doors in lieu of a double width door. Double width garage doors are basically only allowed on side load garages on internal lots or only otherwise as approved by the ARC on a case-by-case basis. However, when a double door is approved by the ARC, additional architectural detailing is required including but not limited to an architectural style door with glass panels, roof or trellis element over door, recessed door opening, column elements adjacent garage door, etc. Single car width doors are recommended on side load garages where the garage has high visibility from the street. Single width garage doors shall be 9'-0" wide. Doors less than 9'-0" are only allowed as approved by the ARC on a case-by-case basis.
5. Glass panes in upper garage door panels are required on front load garage doors and encouraged on all others.
6. Garages shall be designed and constructed properly for sufficient space for storage of vehicles and comfortable circulation around vehicles into the house. Steps, mechanical equipment, storage shelving, etc. shall not prohibit vehicle storage and circulation.

Driveways and Walkways

1. Driveways and vehicle parking pads shall be paved with a hard surface material such as concrete, exposed aggregate in concrete, concrete, stone or brick pavers. Any type of pad other than naturally colored concrete shall be reviewed and approved by the ARC on a case by case basis. Asphalt driveways are not permitted. The aggregate base, thickness, reinforcement, etc. should comply with good construction practices. Close attention must be paid to placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots.
2. Driveways will not be permitted for parking purposes except in front of the garage or as approved by the ARC on a case-by-case basis if the impervious square footage limitations allow and they do not have a visual adverse effect from the street, other public spaces and other homes.
3. Walkways (minimum of 36" in width) are required to extend from the front door to the driveway. Stringers, brick paver detailing, textured concrete, etc. are encouraged on all walkway steps. Walks shall be constructed of poured-in-place concrete, brick pavers, concrete pavers or stone. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the principal structure and design detailing. Any material other than naturally colored concrete shall be reviewed and approved by the ARC on a case by case basis.

Porches and Decks

1. Porches are recommended on all lots. Porches shall be functional with the main area of the porch to have a minimum of 6'-0" minimum (7'-0" recommended) clear floor space between the face of the house and the inside face of the porch column and/or handrail (whichever is most critical) which normally is 7'-0" minimum from face of house to outside face of the porch. The intention here is to provide ample space for furnishings (swing, glider, chairs, etc.) and circulation. Porch space that is used for circulation only may be smaller and will be reviewed on a case by case basis.
2. Houses on corner lots shall be designed to architecturally address the corner and both street frontages. Therefore, houses on corner lots should have porches that wrap the house corner (facing the intersection) at least 8'-0" around the side elevation. Wrapped porches also add additional massing diversity for these houses. It is suggested that additional doors be located on the wrapped porch where appropriate (i.e. private door from a living, dining or bedroom area).
3. All porches, decks and stair risers must be enclosed. Lattice used under porches and decks may be either a horizontal or diagonal pattern. Lattice shall be wood and painted or stained to match the primary house or the trim color. Vinyl lattice is also allowed however shall have similar appearance to wood lattice (i.e. no "flat" vinyl lattice) and as approved by the ARC. Lattice must be framed between structural members and trimmed out. Lattice may be held off ground approximately 4" maximum to prevent staining from soil.
4. All exposed vertical wood trim, risers, stringers, etc. must be painted to match the primary house or the trim color.
5. Exposed vertical pickets attached directly to deck framing are not allowed. Horizontal trim is required to cover such conditions.
6. All rear decks and porches visible from a street including but not limited to corner lots and lots with rear property lines adjoining a street or public common area must be finished to match the front porch detailing (handrails, horizontal lattice, etc.) and colors. Lattice is not required on porches where the finished floor level is less than 4'-0" above finished grade and if additional landscape screening is provided for a solid screen to provide a visual barrier below the deck or porch. Evergreen shrubs are required for decks over 4'-0" above grade.
7. Various porch column and handrail detailing is strongly encouraged (i.e. brick piers with concrete cap and tapered wood columns, tapered round columns, triple and double square columns at corners and major elements such as steps, etc.) and in some highly visible locations and conditions (i.e. corner lots) may be required by the ARC.
8. Metal porch roofs are encouraged and shall be consistent with the house's design detailing.

Patios

1. Where grades allow, patios are recommended in lieu of decks, however the impervious surface limitations may limit such patio requests.

2. The size of the patio should be consistent with the size of the house and yard. All patios will be reviewed with respect to their visual impact on adjacent property.
3. Surfaces treatments and materials such as brick pavers, brick edges, textured concrete, detailed/patterned concrete control and expansion joints, and curvilinear shapes and edges are encouraged at all sidewalks and patios.

Outdoor Mechanical Equipment

1. This section addresses external units for air conditioners, heat pumps, standby electric power generators, pool heaters and other externally installed mechanical equipment.
2. Installation of any outdoor mechanical equipment requires prior ARC approval. All such equipment should be professionally installed in compliance with all applicable building codes, and permitting by the Town of Cary.
3. No window or wall air conditioning units will be allowed on elevations visible from the street or adjacent public properties. Window or wall air conditioning units are subject to ARC approval on a case by case basis.
4. Mechanical equipment should be located only in rear or side yards and must be screened due to their high visibility, size/clearances, acoustical issues, and subsequent potential for adverse effect on the use of adjacent property. Landscape screening shall consist of either evergreen shrubs with a minimum height of three (3) feet at the time of installation and spacing to form a visual screen, or a wall or fence of a material specifically approved by the ARC
5. Standby electric power generators provide electricity to all or part of a home automatically within seconds of a power outage and are fueled from the home’s natural gas line, but also generate noise. Periodic testing of a standby generator should be performed as recommended by the manufacturer but at times that are considerate of these noise effects on neighboring properties. During power outages, generator noise is to be expected and should be tolerated.

Fences

1. Fencing can detract from the open character of Weycroft Reserve property and may have both a visual and a physical impact on adjoining property. Careful consideration must be given to the fencing concept and execution. All fencing proposals must be reviewed and approved by the ARC on a case-by-case basis.
2. Only black or bronze aluminum or other metal type, flat-top, open picket fences are acceptable, as shown in the example at right. Spacing between pickets shall be less than 4 inches. Gates, gate posts and fence posts shall be of the same material as the fence sections. Either standard pickets or “puppy pickets” are acceptable. Privacy fences, chain-link fences, split rail or horizontal railing fences are not allowed.



3. All fences visible from streets shall have additional landscape screening as directed by the ARC.
4. Fence height shall not exceed 5'-0" (4'-0" recommended) or as allowed and required by local codes and Town of Cary.
5. Fences shall not project in front of the front edge of house and shall be set back a minimum of 10'-0" from front face of house or align with a major element or the rear of house. Fences in side yards of corner lots shall not project any closer to street than the face of the house or a major element (i.e. porch, deck, etc.) or as approved by the ARC on a case-by-case basis. Fences in side yard of corner lots are allowed as reviewed and the location must be approved by the ARC on a case-by-case basis.
6. Front yard fences are not allowed.
7. Fences and landscaping shall not obstruct any sight distance triangle (i.e., a driver's visibility at an intersection).
8. Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the ARC on an individual basis. Homeowners should consult Town of Cary codes/ordinances for specific requirements and permits for pool fencing.
9. Property owners are cautioned that building a fence that infringes on easements, buffers, or access of rights-of-way may result in destruction or removal of fence at the owners' expense. Any proposed fence locations within such areas shall have written approval from the Town of Cary and any other authorities; such approvals are to be attached to the fence proposal prior to submittal to the ARC.
10. Fences shall be constructed inside the property line and should run parallel to property lines. If deviations are necessary, an explanation is to be attached to the fence proposal prior to submittal to the ARC. It is strongly recommended that fences be set back at least six inches from the property line, and be installed by a professional fence contractor.
11. Existing topography, drainage, and landscaping shall not be disturbed for the construction of a fence except with the approval of the ARC. Wherever possible, fences should be located so that trees do not have to be removed. All fencing and site improvements shall not impede storm water flow or affect such flow from and to adjacent properties.
12. Consideration should be given to access and ease of maintenance when selecting location. The property owner is required to maintain the fence in a safe and attractive condition.
13. Shared fences. If an existing fence is within 6" of the property line for the proposed fence, the homeowner proposing the new fence shall seek the adjacent owner's permission to connect to the existing fence. (Both homeowners should then draw up an agreement regarding responsibility for and expenses of maintenance of a shared fence. Note that a new agreement will be necessary should ownership of either lot change.) If no agreement can be reached between the adjacent homeowners to permit the proposed fence to tie into the existing fence, the proposed fence shall be installed parallel to the existing fence and setback a minimum of 30" from the existing fence to allow for maintenance between the two fences. Fences proposed where fences already exist on adjacent lots are recommended

to match such existing fences so there will not be different style or height of fences adjacent to each other.

14. At no time shall any signage or other item be attached to, affixed, or placed on or over any fence without ARC approval.

Mailboxes

1. All single family homes built at Weycroft Reserve are required to have a standardized mailbox and pedestal. The mailbox structure shall be installed at the front of the lot at the edge of the road pavement.
2. All mailboxes and pedestals are to be maintained in a good state of repair by the homeowner.
3. All mailboxes are to be of the same style and materials as the existing mailboxes, and painted satin or flat black. The approved model, shown in the image at right, is Imperial Mailbox Systems model 810-K with two inch numerals. (Similar Model 818-K, which has a simple side decoration, is also acceptable.) Contact the Architectural Review Committee for mailbox details and authorized suppliers.



Play and Recreational Equipment

1. ARC approval is required for all large or permanently installed exterior play and recreational equipment including equipment with permanent or semi-permanent mountings (such as but not limited to basketball goals and posts, trampolines, climbing walls, batting cages, swing sets, and playhouses).
 - a. No equipment is to be mounted on the house or garage. With the exception of basketball goals and portable equipment (see below), equipment shall be installed in rear yards.
 - b. ARC approval considers lot size, equipment size, material, design, amount of visual screening, and relationship to neighboring property.
2. Portable equipment, that is, equipment easily moved by one person, does not require ARC approval, except that skateboard, bike, and other type ramps are not allowed. Portable equipment is allowed in a front yard during use, but must be stored in a side or rear yard when not in use.
3. Equipment constructed from natural materials is encouraged.
4. Treehouses are not allowed.
5. Playhouses must be placed in rear yards and must be in scale with the size of the yard and existing buildings.

6. Above-ground swimming pools will not be approved. In ground swimming pools are allowed and will be reviewed on a case by case basis prior to beginning construction. Pools shall comply with all local, state, etc. safety codes and requirements.
7. All equipment is to be maintained in attractive and safe operating condition. Unsightly or unsafe equipment must be repaired or removed.
8. Basketball goals are not allowed to be mounted on the house or located in the front yard. Mobile basketball goals are not allowed in or near any street.
 - a. Whether permanent or mobile, basketball goals shall be black or dark green in color and shall have clear Plexiglas-type backboards. Lighting fixtures attached to goal posts and backboards are not allowed.
 - b. Mobile basketball goals must be properly weighted according to the manufacturer's specifications. Sand bags, cinderblocks or other such unrelated materials/modifications are not to be utilized.

Garbage and Recycling Rollout Carts

1. The Town of Cary Department of Public Works provides rollout carts for curbside collection of garbage and recycling and establishes times and rules for such collection. Rollout carts for garbage and recycling should be placed at the street no earlier than dusk prior to the collection day and returned to their storage location no later than 6 a.m. the day following the collection day.
 - a. Anyone utilizing approved receptacles, including paper bags, to contain yard waste for the collection by town crews, must follow the same times and rules as for garbage and recycling carts.
2. All garbage and recycling containers shall be located inside the house or garage or totally screened from view except when placed outside at the street as required for pick-up.
3. Screening material for garbage and recycling rollout carts may be either a landscape screen or an enclosure.
 - a. Landscape screening must be evergreen plantings with a minimum installed height of 4'-0". Plantings should be arranged so that the receptacles cannot be viewed from any street angle.
 - b. Enclosures may be either prefabricated or constructed. All enclosures require approval of the ARC and must be coordinated with the house detailing, colors, etc. Enclosures should be of vinyl or wood (pressure treated and then stained or painted) Enclosures must be of sufficient height that the receptacles cannot be viewed from any street angle.

Accessory Buildings

1. This section addresses detached structures used primarily for storage. Fences, dog houses and dog runs, and playhouses, also sometimes considered accessory structures, are discussed separately elsewhere in this document
2. Accessory buildings such as storage buildings, gazebos, greenhouses, pergolas and canopies require ARC approval due to their potential adverse visual impact from the street and from adjacent homes/properties. Carports and similar structures are not allowed.
3. All accessory buildings shall be of design, materials and finishes to match or complement the main house detailing and colors. Metal buildings are not approved. The maximum size is eighty (80) square feet with a maximum height of ten (10) feet. The ARC may require additional screening with landscape plantings.
4. Accessory buildings must be located in rear yards only and must not obstruct the view of public common areas and other natural areas by adjacent properties. Accessory buildings shall not be located in easements, buffers, or access of rights-of-way, or interfere with drainage, and shall meet the same setback requirements as each lot-specific house requirements.

Dog Houses and Runs

1. Dog houses should be located so as not to be obtrusive. They should be built and painted to blend with their immediate surroundings and match the existing house.
2. Landscaping may be required to soften the structures visually.
3. Dog runs must generally follow the guidelines for fencing. Pre-fab chain-link dog runs generally will not be approved.

Rain Barrels

1. Architectural review and approval is required prior to the placement/installation of rain barrels.
2. Rain barrels must be made of dark colored (i.e., black, dark green or dark brown) plastic or wood; metal containers are not allowed. Dark colors prevent sunlight from entering the barrel and deter algae and other organisms. A maximum size of eighty (80) gallons is permitted.
3. Only two (2) rain barrels are allowed per home. Rain barrels must be placed or installed at the rear of the dwelling, or on the side of the dwelling as long as the barrels are not visible from the street. Under no circumstances are rain barrels permitted on the front of the dwelling.
4. Mosquito control must be exercised by design or by screening to eliminate any mosquito breeding.

Landscaping

1. All landscaping will be in accordance with the requirements of the Town of Cary. Nothing in these Guidelines shall be construed to reduce those requirements. In particular, streetscape and buffer requirements shall be adhered to.
2. Landscape design should be integrated into the design of the home. The use and preservation of native and naturalized landscape materials is strongly encouraged. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.
3. The ARC may require additional landscaping to create adequate screening and privacy from the street and adjacent lots.
4. Any plant material that dies or becomes unsightly after installation shall be replaced by approved plants within 30 days of notification by the ARC, weather and season permitting. Avoid any plantings that are attractive to deer and/or other animals. Any plants that are eaten or otherwise damaged by animals shall also be replaced within 30 days of notification by the ARC.
5. Lawn ornaments, freestanding flagpoles, lantern poles, flood lights, security lights, fishponds, bird baths, etc., if visible from public areas, also require approval of the ARC. (See **Exterior Lighting** for landscape lighting.) Items not requiring approval of the ARC include temporary items such as holiday decorations, for sale/for rent signage, garage/yard sale signage and political campaign signs provided that such signs are in accordance with standards set forth by the ARC and the Town of Cary. The ARC reserves the right to request a homeowner to remove or modify any item if surrounding homeowners complain and if, upon inspection, the ARC considers the item unsightly or a nuisance.
6. Sod is required for all homes whether original new construction or changing/upgrading lawn areas on homeowner lots (i.e. current established lots shall also be sodded and maintain such sod). Only hybrid Bermuda sod may be used. However, mulched natural areas are permitted on up to 60% of the side yard.
7. No landscaping shall obstruct vehicular sight distances, nor be permitted on easements or access of rights-of-way.
8. Included below is a list of the minimum amount of landscape planting material suggested for each lot. Many situations will require additional large evergreen shrubs to soften the impact of blank walks and/or garage entries. Evergreen shrubs may also be required to create privacy between homes. The species listed in the Notes column are suggestions to aid in plant selection.

Minimum Planting Requirements

(Including Town of Cary approved requirements)

	Quantity	Size	Spacing	Notes
Foundation Shrubs-Low Growing				
	12 (more if needed)	18"-24"	30" o.c. Max	Laurel, Holley, Boxwood, Abelia, Euonymus, Dwarf Buford, Nandina, etc.
Foundation: Accent Shrubs-Medium Growing				
	8 (more if needed)	3'-4'	5'-0"	Holly Boxwood, Aucuba, Camellia, Ligustrum, Cleyera, Elaeagnus, Juniper, Wax Myrtle, Osmanthus, Pyracantha, etc.
Large Evergreen Screen or Accent				
	2	7'-8'	8'-0" to -10'-0" O.C.	Magnolia, Wax Myrtle, Ligustrum, Osmanthus, Pines, Pyracantha, Viburnum, etc.
Flowering Accent Shrubs				
	4	24"-30"	N.A.	Quince, Hydrangea, Jasmine, Rhododendron, Rose, Spirea, Camellia, Forsythia, etc.
Flowering or Accent Tree				
	1	1.5"-2" (7-8)	N.A.	Dogwood, Plum, Cherry, Serviceberry, Redbud, Japanese Maple, etc.
Street Tree				
	1	2.5"-3"	N.A.	Placement to be determined by the ARC.

Retaining Walls

1. Retaining walls shall be unobtrusive as possible and built to the minimum height needed to serve their function. Materials should be brick, natural or engineered stone, and consistent with house materials and/or color.
2. The ends of the walls should be tapered into the ground rather than abruptly ending in space. If the height of the wall would require a railing to comply with county building codes, the applicant should consider stepping the wall in a terracing effect.
3. Landscaping is required to soften the visual impact of retaining walls, screen walls, and other exposed structures.

Tree Removal

1. No live ornamental trees (e.g. holly, dogwood, redbud) may be removed without specific written approval.
2. No live deciduous or evergreen trees the trunks of which are six or more inches in diameter may be removed without specific written approval.
3. Removal of live trees will be approved if their continued existence would be detrimental. In many cases, the ARC may require replacements. "Detrimental" conditions include physical intrusion by trees, roots, and branches on buildings or other structures in a way that could cause damage, excessive shade, or could block paths and sight lines from vehicles. Overgrowth may also be considered detrimental.
4. Trees damaged by storms or other events may be removed without approval.
5. Tree removal must include removal of all debris to include all cut or fallen trees, stumps, limbs, leaves and all other vegetable matter or refuse. Tree stumps in grass lawn areas shall be ground down, and soil and sod added to level the area. Tree stumps remaining in mulched areas shall not exceed three inches in height unless otherwise noted in the ARC request and approval.

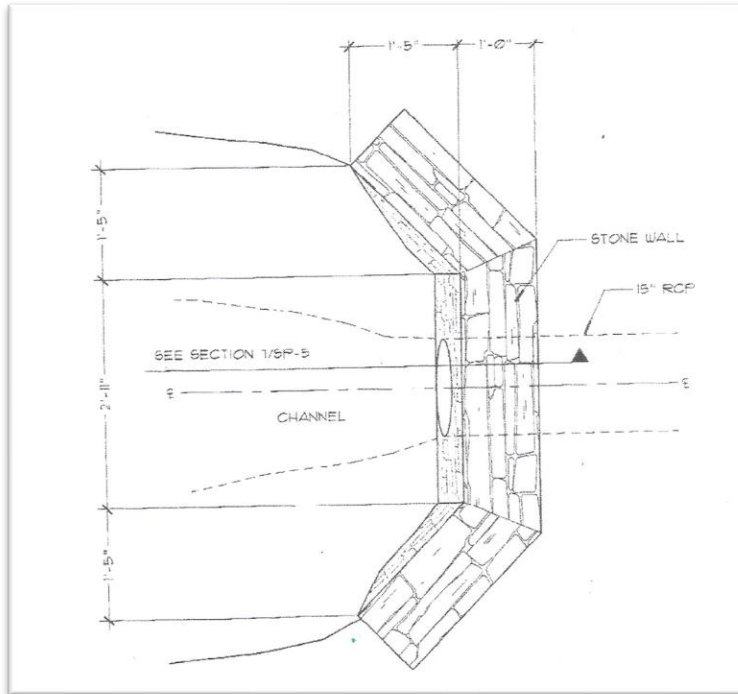
Site Development

1. The paving and drainage design for Weycroft Reserve, shall not be altered in any way. Homebuilders and homeowners shall refer to site development drawings for any information of these areas.
2. Buildings and landscape material shall be placed on the site so the maximum number of desirable trees and other natural features are preserved. The site shall be finish-graded to prevent ponding or soil erosion on the site or adjacent property.
3. Encroachment Permits are required by the Town of Cary for irrigation systems located in the public right-of-way. The irrigation system shall be permitted by, and constructed to Town of Cary Standards.
4. Permanent exterior clotheslines are not allowed.

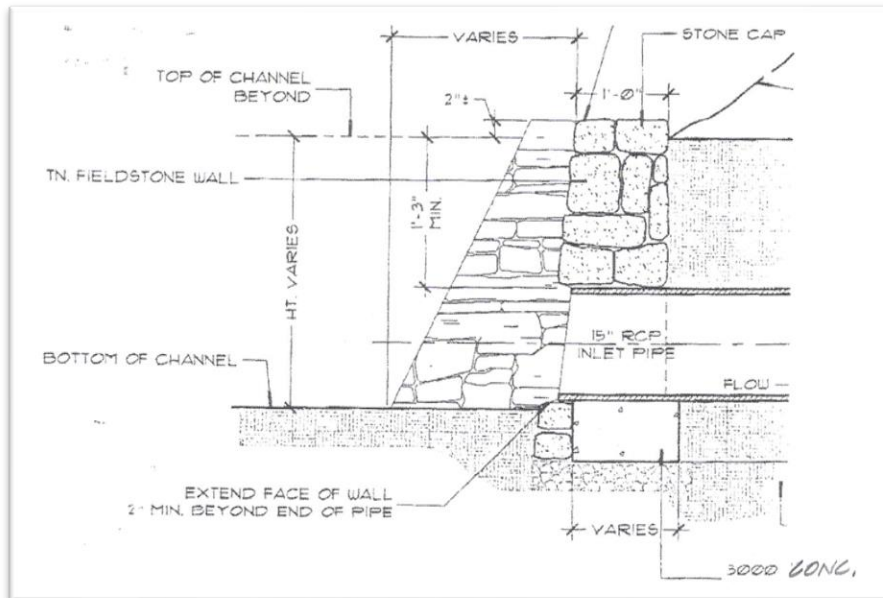
Pipe Crossing Plan and Section

Pipe crossings must be built per the pipe crossing plan and section below. The brick or stone must match that of the home being built.

TYPICAL PIPE CROSSING PLAN



TYPICAL PIPE CROSSING SECTION AND DETAILS



SECTION 2: RESTRICTIONS AND RULES

Procedures for Amending Restrictions and Rules

1. The *Declaration of Protective Covenants* grants the Board of Directors the authority to “adopt, amend, modify, cancel, limit create exceptions to, or expand” the Restrictions and Rules. However, unlike the Architectural Guidelines, such actions shall not go into effect without the Owners’ involvement and opportunity to be heard. That distinction necessitates this separating Guidelines from Rules as in this document.
2. The procedure is detailed in the *Declaration*. In brief,
 - a. The Board must notify Owners at least five business days prior to the Board meeting at which any such action is to be considered.
 - b. The Board must provide Owners with a copy of the new Rule or explanation of any changes to the Rules at least thirty (30) days prior to the proposed effective date of the action.
 - c. The proposed action becomes effective on the designated date unless Members representing more than 50% of the total number of votes in the Association disapprove such action at a meeting or in writing to the Board.
 - d. Alternatively, Members representing more than 50% of the total number of votes in the Association, may vote at an Association meeting called for such purpose, to adopt rules that modify, cancel, limit create exceptions to, or expand the Restrictions and Rules then in effect.
3. In the event of a conflict between the Architectural Guidelines and the Restrictions and Rules, the Architectural Guidelines shall control.

Parking and Vehicular Restrictions

1. For purposes of this document, the terms “vehicle” and “vehicles” include automobiles, recreational vehicles (RVs), motorcycles, minibikes, scooters, go-carts, golf carts, trucks, vans, or similar motor vehicles, and any trailer.
2. General:
 - a. Parking in yards or other grassy areas is prohibited. All vehicles shall be parked within garages, driveways or other paved parking area on a lot. Homeowners are encouraged to park their vehicles in their garages.
 - b. No one shall conduct major repairs or restorations on any motor vehicle, boat, trailer or other vehicle upon any portion of a lot or common area. No inoperable, unlicensed, junk or abandoned vehicles are allowed on the property unless stored within the owner’s garage.

3. On-Street Parking:
 - a. Parking on streets is restricted.
 - b. Landscaping, building and construction, and similar commercial service providers may temporarily park on the street while delivering such services.
 - c. On-street parking by visitors shall be allowed on a temporary basis not to exceed seven (7) consecutive days. Extensions of time will be permitted only with written approval from the Board of Directors. The petition for approval shall contain the following information: identification of the homeowner; the reason for the requested exemption; the expected length of time for the requested exemption; and a description of the vehicle(s). In general, exemptions will not be granted more than twice in a year for a given vehicle.
4. Recreational, Commercial and Similar Vehicles:
 - a. No boat, boat trailer, school bus, house trailer, mobile home, motor home, camper, recreational vehicle, cargo trailer, or like equipment shall be permitted on any lot for longer than seven consecutive days, unless stored within the garage. No commercial vehicle or truck with a Gross Vehicle Weight Rating (GVWR) over 10,000 pounds shall be permitted on any lot for longer than seven consecutive days. (GVWR can be found on a label on the driver's door jamb. Minivans, SUVs and most pickup trucks have a GVWR under 10,000 pounds.)
 - b. Temporary parking of otherwise prohibited vehicles shall be allowed only with the same restrictions and petition process as given above under "On-Street Parking." Such vehicles must be parked in the driveway or in front of the residence of the owner or person being visited.

Leasing Restrictions

1. In addition to provisions regarding leasing that already exist in the *Declaration* and other Governing Documents, all leases of any Lot, Dwelling or portion thereof shall have a minimum term of at least twelve (12) months.
2. This rule does not affect any lease or rental agreement between the homeowner and a member of the homeowner's immediate family. "Immediate family" is defined as a parent or sibling, including in-law and step- relationships; a child by blood, adoption, or marriage; or a grandparent or grandchild.
3. In the event that a twelve month minimum lease term would create a significant hardship to the homeowner, the homeowner may petition the Board for an exemption allowing for a lease term less than twelve months. Exemptions are not automatic and will be granted only in limited situations on a case-by-case basis.
 - a. Applications to the Board for hardship exemptions must be in writing and must set out the reason(s) the owner believes the exemption should be granted; the lease term requested; and whether the owner requests a hearing on the matter. The Board may request additional supporting evidence. If a hearing is requested, the Board shall hear

the application of the owner or the owner's agent within four (4) weeks and provide a written decision to the owner within one (1) week of the hearing; if no hearing is requested, the Board shall provide a written decision to the owner within two (2) weeks.

- b. Some examples of situations that would likely be approved include job-related temporary relocation, rent-back agreements associated with the sale of the house, and military service. These situations are not the only situations likely to be approved, but are set forth merely as examples. Examples of hardships that are not likely to be approved include a poor real estate market, or a situation either created by or in the control of the owner.
4. Any clause in a lease agreement that circumvents the rule by allowing a tenant to terminate a lease early for only a nominal sum will be considered a violation of the rule.
5. Neither the Association nor the Board shall have powers of consent over any lease. The Board has the authority to assure that the terms of the lease are consistent with all provisions of the Restrictions and Rules of the *Declaration*.

Homeowner Maintenance

1. It is the primary responsibility of each homeowner to maintain his property in a way that it does not detract from the overall beauty of the Weycroft Reserve Community. Following is a list of areas that should be reviewed on a regular basis to ensure that a home is in good repair: shrubbery, trees, and lawns; driveways; decks; fences; play equipment; roofing; wood; paint and stain; and garbage and recycling receptacle storage.
2. If at any time the ARC is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the Weycroft Reserve Community, representatives of the Association will make a site inspection. Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Association may be forced to take more strenuous action and all related costs will be charged to homeowner.

Construction Maintenance

1. During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) to assist in keeping the debris from being scattered.
2. Weekly (Fridays required) and after construction is completed, no debris or trash of any kind shall remain on any lot, or on streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot or street. It is the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all debris within 72 hours of notification by the Weycroft Reserve Association, Inc. Failure to comply with the request will cause removal of the debris by action of the Weycroft Reserve Association, Inc. and all related costs will be charged to the homebuilder or homeowner.
3. During construction, all streets shall be kept clean of mud and trash and all broken paving shall be promptly repaired.

APPENDIX A: HOMEOWNER'S ARCHITECTURAL REQUEST FORM

NOTE: Owners are now able to submit completed ARC applications
either via the Association Management website:
<https://www.grandchestermeadows.com/weycroft-reserve/architectural/>;
or as they have previously by mail or fax.

WEYCROFT RESERVE COMMUNITY ASSOCIATION
PO BOX 1149 - APEX, NC 27502
Phone: 919-757-1718 Fax: 919-882-8739
Email: manager@grandchestermeadows.com

ARCHITECTURAL REQUEST FORM

Name _____ Contact Phone _____

Address _____ Lot # _____

Signature _____ E-Mail Address _____

This form must be filled out in its entirety with requested information before submission to Grandchester Meadows Management for review by the Board of Directors (BOD) or the Architectural Review Committee (ARC). **To avoid delays in the review process, please provide all required information. Your request cannot be processed until all required information has been received. All attachments must be on 8 ½ x 11 size paper; no larger.**

_____ 1. Give an accurate description of the work proposed. Include pictures, materials, colors, preservation techniques, structural details, similarities to existing structures, and anything that will describe what the final work will look like. Painting, attach color chips or samples; Fences, specify materials, style, height, color, and mark location using x's on lot survey etc.; Extensive landscaping, include copy of landscape plans, specify types of trees, plants, shrubs, etc. Indicate on your lot survey the approximate location of your plantings.

_____ 2. Attach a copy of your official lot survey received at closing. Your official lot survey should show only your lot with property lines, building envelope, and any easements or buffers. Mark your change(s) in colored pen or marker and include any side notes with measurements. Show dimensions and state the distance of how far your change(s) will be from your property line. Not required if only painting exterior.

_____ 3. Attach as many elevations (front and side views) of the proposed work as is necessary, including measurements, to accurately describe it. This is required for outside construction, e.g., room additions, screen porches, decks, storage sheds, sun rooms, garages, etc.

_____ 4. I have notified all owners whose lots are adjacent to my home or would reasonably view the changes/improvements from their property. I have explained that this is a courtesy to advise them of the proposed changes/improvements and that all neighbors' concerns should be sent in writing to the Board of Directors c/o Grandchester Meadows Management.

_____ 5. Submit the form to Grandchester Meadows Management to be forwarded to the BOD or ARC members.

APPENDIX B: RECOMMENDED COLOR SCHEMES AND COLOR SELECTION FORM

Whites:

Siding: SW 7005 Pure White
 Trim: SW 7005 Pure White
 Accent: SW 6994 Greenblack
 (Any Accent Color)

Siding: SW 2829 Classical White
 Trim: SW 7005 Pure White
 Accent: SW 6172 Hardware

Siding: SW 7056 Reserved White
 Trim: SW 7005 Pure White
 Accent: SW 6994 Greenblack

Siding: SW 6133 Muslin
 Trim: SW 6119 Antique White
 SW 6149 Relaxed Khaki
 Accent: SW 6151 Quiver Tan

Siding: SW 6161 Nonchalant White
 Trim: SW 7005 Pure White
 Accent: SW 7058 Magnetic Gray

Siding: SW 2833 Roycroft Vellum
 Trim: SW 7005 Pure White
 Accent: SW 2847 Roycroft Bottle Green

Siding: SW 6105 Divine White
 Trim: SW 7005 Pure White
 Accent: SW 2819 Downing Slate

Tans:

Siding: SW 6148 Wool Skein
 Trim: SW 6119 Antique White
 Accent: SW 6152 Superior Bronze

Siding: SW 6120 Believable Buff
 Trim: SW 6119 Antique White
 Accent: SW 6209 Ripe Olive

Lower Siding: SW 7043 Worldly Gray
 Upper Siding: SW 7031 Mega Greige
 Trim: SW 6119 Antique White
 Accent: SW 6034 Arresting Auburn

Tans continued:

Lower Siding: SW 6156 Ramie
 Upper Siding: SW 2845 Bunglehouse Gray
 Trim: SW 6119 Antique White
 Accent: SW 2839 Roycroft Copper Red

Lower Siding: SW 2822 Downing Sand
 Upper Siding: SW 2820 Downing Earth
 Trim: SW 7005 Pure White
 Accent: SW 2809 Rookwood Shutter Green

Siding: SW 6142 Macadamia
 Trim: SW 6119 Antique White
 Accent: SW 6144 Dapper Tan

Siding: SW 6072 Versatile Gray
 Trim: SW 7005 Pure White
 Accent: SW 6020 Marooned
 Accent: SW 2809 Rookwood Shutter Green

Lower Siding: SW 6100 Practical Beige
 Upper Siding: SW 6122 Camelback
 Trim: SW 7005 Pure White
 Accent: SW 6020 Marooned

Siding: SW 7037 Balanced Beige
 Trim: SW 7005 Pure White
 Accent: SW 6994 Greenblack

Siding: SW 6157 Favorite Tan
 Trim: SW 6119 Antique White
 Accent: SW 6158 Sawdust

Siding: SW 6150 Universal Khaki
 Trim: SW 6119 Antique White
 Accent: SW 6222 Riverway
 Accent: SW 6237 Dark Night

Siding: SW 6122 Camelback
 Trim: SW 6119 Antique White
 Accent: SW 6111 Coconut Husk
 SW 2809 Rookwood Shutter Green

Tans continued:

Siding: SW 7534 Outerbanks
 Trim: SW 6119 Antique White
 Accent: SW 7545 Pier

Siding: SW 7031 Mega Greige
 Trim: SW 7005 Pure White
 Accent: SW 7034 Status Bronze

Lower Siding: SW 7038 Tony Taupe
 Upper Siding: SW 6200 Link Gray
 Trim: SW 6119 Antique White
 Accent: SW 6020 Marooned

Siding: SW 2827 Colonial Revival Stone
 Trim: SW 2822 Downing Sand
 Accent: SW 2837 Aurora Brown
 Accent: SW 2801 Rookwood Dark Red

Siding: SW 6158 Sawdust
 Trim: SW 6119 Antique White
 Accent: SW 6159 High Tan

Siding: SW 6144 Dapper Tan
 Upper Siding: SW 7520 Plantation Brown
 Trim: SW 6119 Antique White
 Accent: SW 6146 Umber
 Accent: SW 7675 Sealskin

Browns:

Siding: SW 6087 Trusty Tan
 Trim: SW 6119 Antique White
 Accent: SW 7069 Iron Ore

Lower Siding: SW 2842 Roycroft Suede
 Upper Siding: SW 2843 Roycroft Brass
 Trim: SW 6119 Antique White
 Accent: SW 2838 Polished Mahogany
 Accent: SW 6027 Cordovan

Siding: SW 2835 Craftsman Brown
 Trim: SW 6119 Antique White
 Accent: SW 2816 Rookwood Dark Green
 Accent: SW 6034 Arresting Auburn

Browns continued:

Siding: SW 2841 Weathered Shingle
 Trim: SW 2837 Aurora Brown
 Accent: SW 2847 Roycroft Bottle Green

Siding: SW 7032 Warm Stone
 Trim: SW 6119 Antique White
 Accent: SW 7034 Status Bronze

Siding: SW 6102 Portabello
 Trim: SW 6119 Antique White
 Accent: SW 6104 Kaffee

Siding: SW 2820 Downing Earth
 Trim: SW 6106 Kilim Beige
 Accent: SW 2837 Aurora Brown

Siding: SW 2843 Roycroft Brass
 Trim: SW 6119 Antique White
 Accent: SW 2809 Rookwood Shutter Green

Grays:

Siding: SW 2844 Roycroft Mist Gray
 Trim: SW 7005 Pure White
 Accent: SW 2811 Rookwood Blue Green

Siding: SW 7016 Mindful Gray
 Trim: SW 7013 Ivory Lace
 Accent: SW 6200 Link Gray

Siding: SW 2832 Colonial Revival Gray
 Trim: SW 7005 Pure White
 Accent: SW 2848 Roycroft Pewter

Siding: SW 7072 Online
 Trim: SW 7070 Site White
 Accent: SW 7074 Software
 SW 7075 Web Gray

Siding: SW 6003 Proper Gray
 Trim: SW 7005 Pure White
 Accent: SW 2942 Liberty Blue

Grays continued:

Siding: SW 7066 Gray Matters
 Trim: SW 7005 Pure White
 Accent: SW 6257 Gibraltar
 Accent: SW 6034 Arresting Auburn

Siding: SW 6199 Rare Gray
 Trim: SW 7005 Pure White
 Accent: SW 6200 Link Gray

Siding: SW 7746 Rushing River
 Trim: SW 6119 Antique White
 Accent: SW 7749 Laurel Woods

Siding: SW 7018 Dove-tail
 Trim: SW 7005 Pure White
 Accent: SW 6258 Tricorn Black

Siding: SW 6256 Serious Gray
 Trim: SW 7005 Pure White
 Accent: SW 6258 Tricorn Black

Siding: SW 7060 Altitude Gray
 Upper Siding: SW 7059 Unusual Gray
 Trim: SW 7008 Alabaster
 Accent: SW 7062 Rock Bottom

Siding: SW 2848 Roycroft Pewter
 Trim: SW 7005 Pure White
 Accent: SW 2844 Roycroft Mist Gray

Greens:

Siding: SW 6163 Grassland
 Trim: SW 7005 Pure White
 Accent / Upper: SW 6188 Shade-Grown
 Accent / Upper: SW 6167 Garden Gate
 Accent / Upper: SW 6166 Eclipse

Siding: SW 6171 Chatroom
 Trim: SW 6119 Antique White
 Accent: SW 6172 Hardware

Greens continued:

Lower Siding: SW 2826 Colonial Revival
 Green Stone
 Upper Siding: SW 2861 Avocado
 Trim: SW 6119 Antique White
 Accent: SW 2837 Aurora Brown

Lower Siding: SW 2815 Renwick Olive
 Upper Siding: SW 2808 Rookwood Dark
 Brown

Upper Siding: SW 2843 Roycroft Brass
 Trim: SW 6119 Antique White
 Accent: SW 2824 Renwick Golden Oak

Siding: SW 6165 Connected Gray
 Trim: SW 6119 Antique White
 Accent: SW 6167 Garden Gate

Siding: SW 6172 Hardware
 Trim: SW 6119 Antique White
 Accent: SW 6174 Andiron

Siding: SW 6179 Artichoke
 Trim: SW 6154 Nacre
 Accent: SW 6181 Secret Garden

Siding: SW 6207 Retreat
 Trim: SW 6119 Antique White
 Accent: SW 6209 Ripe Olive

Siding: SW 2846 Roycroft Bronze Green
 Trim: SW 6119 Antique White
 Accent: SW 2845 Bunglehouse Gray
 Accent: SW 2839 Roycroft Copper Red

Yellows:

Siding: SW 6693 Lily
 Trim: SW 7005 Pure White
 Accent: SW 2809 Rookwood Shutter Green

Yellows continued:

Siding: SW 6673 Banana Cream
Trim: SW 7005 Pure White
Accent: SW 2842 Roycroft Suede

Siding: SW 2833 Roycroft Vellum
Trim: SW 7005 Pure White
Accent: SW 2847 Roycroft Bottle Green

Lower Siding: SW 6400 Lucent Yellow
Upper Siding: SW 2845 Bunglehouse Gray
Trim: SW 7005 Pure White
Accent: SW 6272 Plum Brown

Siding: SW 6387 Compatible Cream
Trim: SW 6119 Antique White
Accent: SW 6388 Golden Fleece

Siding: SW 2834 Birdseye Maple
Trim: SW 6119 Antique White
Accent: SW 2842 Roycroft Suede

Siding: SW 7685 White Raison
Trim: SW 6119 Antique White
Accent: SW 6258 Tricorn Black

Blues:

Siding: SW 6218 Trade Wind
Trim: SW 7005 Pure White
Accent: SW 6220 Interesting Aqua

Siding: SW 6227 Meditative Blue
Trim: SW 7005 Pure White
Accent: SW 6228 Refuge

Siding: SW 6223 Still Water
Trim: SW 7005 Pure White
Accent: SW 6258 Tricorn Black

Reds:

Siding: SW 6027 Cordovan
Trim: SW 6119 Antique White
Accent: SW 2842 Roycroft Suede

Lower Siding: SW 6113 Interactive Cream
Upper Siding: SW 7017 Dorian Gray
Trim: SW 7005 Pure White
Accent: SW 2802 Rookwood Red

Siding: SW 6337 Spun Sugar
Trim: SW 7005 Pure White
Accent: SW 6340 Baked Clay
Porch Ceiling: SW 6478 Watery
SW 6491 Open Air

COLOR SELECTION FORM

Builder / Homeowner Name _____ Lot No. _____

Plan Name _____ Date Submitted _____

Street Address _____

Recommended color schemes have been prepared and a list of these color schemes is included in the Weycroft Reserve Architectural Guidelines (Guidelines). You must select a color scheme and submit it to the Weycroft Reserve Architectural Review Committee (ARC) for review and approval prior to painting a house. In case of a conflict with existing homes, another color choice may be required for ARC review and approval. Please review the permanent files and adjacent house colors for color coordination and prevention of color duplication prior to submittal. Color schemes outside of these recommended color schemes will be considered on a case-by-case basis and shall be submitted with color chip samples (minimum 1” square in size; larger samples may be required) for ARC review and approval. Garage doors shall be painted to match the trim or siding color. This decision will be made by the ARC to minimize the impact of the garage doors on the streetscape. See the Architectural Guidelines for other requirements.

Color Scheme No. Proposal _____

Other Color Proposals (Samples attached):

Siding / Brick _____ Trim _____

Front Door _____ Garage Door _____

Shutters _____ Roof _____

Other (Shakes, fencing, etc.) _____

Reviewing is only for conformance with the Weycroft Reserve Architectural Guidelines. The builder / owner is responsible for compliance with the Weycroft Reserve Architectural Guidelines, Ordinances and other applicable codes, regulations, etc.

Approved Approved as Noted Not Approved Resubmit

Reviewed By
Weycroft Reserve Association, Inc. / ARC Representative

Date

APPENDIX C: ARC PROCEDURES – BUILDER SECTION

NOTE: The items below, including the ARC Submittal Checklist Builder Submittal Form, primarily address initial construction in the subdivision. With the subdivision now fully developed, the material in this Appendix is included primarily for reference in the event new construction of a house should be necessary.

Some text intended primarily for initial construction is included in the main document in that it remains pertinent to renovations.

Builders' contact with the ARC should be through Weycroft Reserve Association, c/o Grandchester Meadows Management, PO Box 1149, Apex, NC 27502, Phone 919-757-1718, Fax 919-882-8739.

1. The Weycroft Reserve Architectural Review Committee (ARC) shall enforce the Guidelines. Proposed houses must be submitted to the ARC for final review and approval prior to beginning any construction or modification of the lot. The ARC Submittal Checklist Builder Submittal Form (below) with supporting documentation as required must be submitted to the ARC for review of all exterior changes or additions to a residence or property.
2. The ARC shall also monitor the construction process in order to ensure conformance with the approved plan submittals. Any non-conformance may involve special assessments as described in the *Declaration*. Failure to comply with ARC requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc. The ARC reserves the right of entry to any property within the development for inspection purposes.
3. Submittals shall include the **ARC Submittal Checklist** (below), Site Plan, Floor Plans, Elevations (front, sides and rear) color proposals and any alternate/special details (i.e. handrails, columns, etc.). All submittals shall be one copy, 8-1/2" x 11", one-side only format. Concept drawings or preliminary plans may be submitted to the ARC for review, comment and approval to proceed before more detailed plans are completed. Submittals not meeting these requirements will be returned for completion prior to ARC review.
4. The ARC meets on an "as needed basis." The ARC will review each proposal and determine if the proposal is either approved, approved with exceptions, disapproved or re-submit.

**WEYCROFT RESERVE
ARC SUBMITTAL CHECKLIST BUILDER SUBMITTAL FORM**

**NO SUBMITTAL WILL BE REVIEWED
UNLESS ALL INFORMATION IS INCLUDED**

Builder / Homeowner Name _____ **Lot No.** _____

Plan Name _____ **Date Submitted** _____

Street Address _____

Site Plan (8-1/2" x 11")

Scale

Setbacks and easements

Building footprint and finished floor elevation

Clearing limits not to exceed necessary construction zone (indicate on plan)

Water meter & sewer locations (from field observation)

Driveway (include any special materials) and finished elevation at street

Decks and patios

Walkways (include 3' walkway to street sidewalk), etc.

Fencing and retaining walls (including fence detail if proposed)

Service areas (include method of screening)

Accessory buildings (if any)

Landscaping Plan (8-1/2" x 11")

A Landscaping Plan is not required if a generic plan has been previously approved.

Architectural Plans (8-1/2" x 11" or copy of Approved Builder Cut-Sheet)

Floor plans with finishable square footage (within limits)

Front, sides & rear elevations (with material indications)

Special details (porch railings, columns, etc.)

Colors and Materials

Color Selection Form must be attached

Reviewing is only for conformance with the Weycroft Reserve Architectural Guidelines and lot designations. The builder / homeowner is responsible for compliance with the Weycroft Reserve Architectural Guidelines, ordinances and other applicable codes, regulations, etc.

Approved **Approved as Noted** **Not Approved** **Resubmit**

Reviewed By
Weycroft Reserve Association, Inc. / ARC Representative

Date

April 2012

APPENDIX D: REVISIONS

- 8 August 2012..... **Pipe Crossing Plan and Section** added.
- 9 December 2016..... Document revised and reorganized; Pagination added.
Parking and Vehicle Restrictions added.
- 1 October 2018..... **Leasing Restrictions** added.
- 23 April 2019..... Document revised and reorganized; Index added.
Document now identifies *Restrictions and Rules* as separate from
Architectural Guidelines.
Accessory Buildings added to *Architectural Guidelines*.
Enclosures added to *Architectural Guidelines*.
- 12 April 2022..... **Fences** revised.
Architectural Request Form updated to current version;
Labeling of *Restrictions And Rules* corrected to SECTION 2;
Paragraph numbering error corrected in **Retaining Walls**;
Document repaginated and Index adjusted.

INDEX

- Accessory buildings **15**
- Air conditioners 8, 11
- Antennas **7**
- Architecture, style and general principles **4**
- Architectural review committee (ARC) 1, 2, 13, 30
- Architectural request procedure, homeowner **2-4, 23-24**
- Architectural request procedure, builder **30**
- ARC submittal checklist, builder 31
- Architectural request form 2, **23-24**
- Awnings **8**
- Basketball goals 13-14
- Boats, repair of on properties 20
 - storage outside 21
- Brick 4, 5, 6, 9, 10, 11, 18, 19
- Brick color 6, 19
- Brick pavers 9, 11
- Brick veneer 5
- Buildings, accessory **15**
- Chimneys 6
- Clotheslines 18
- Color *See also Paint*
 - basketball goals 14
 - brick 6
 - consistency with house 3, 4, 6, 7, 8, 10, 14, 15, 18, 29
 - concrete 9
 - exterior **5-6, 25-26**; *See also specific items*
 - garage door 6
 - non-conforming 3, 5
 - rain barrels **15**
 - roof-top fixtures **6-7**
 - schemes and selections 4, 5-6, **25-28**
 - trim 5, **25-28**
- Color selection form **29**
- Common areas 1, 7, 9, 10, 14, 20
- Construction maintenance / debris **22**
- Decks 6, 8, **10**
- Dog houses and runs **15**
- Doors 3, 5, 6, **8, 9, 10**
 - garage 6, **8-9**
 - screen **8**
- Drainage 3, 12, 15, **18**
- Driveways **9, 20-21, 22**
 - parking on 9, 20-21
- Dumpsters 22
- Enclosures **8, 10**
 - for pool 12
 - for rollout cart 14
- Exterior colors **5-6, 25-26**; *See also specific items*
- Exterior decorations and objects 16
- Exterior lighting **7-8**
- Exterior materials **5**; *See also specific items*
- Fences **11-12, 22**
- Flagpoles 16
- Form, architectural request 2, **23-24**
- Form, color selection 5, **29**
- Garage 4, 5, 6, **8-9, 13, 14**
- Garage doors 6, **8-9**
- Garbage carts **14**
- Generators 11
- Greenhouse 8, **15**
- Gutters 6
- Heat pumps 11
- Impervious surface requirements 3, 9, 10
- Irrigation systems 18
- Landscaping **16, 17**
 - minimum required planting 10, 11, 12, 14, 15, 16, **17**
 - plan required 2
- Landscape lighting **7-8**

Landscape screening 10, 11, 12, 13, 14, 15, 16
 Lattice 10
 Lawn, grass type 16
 Lawn ornaments 16
 Leasing restrictions **21-22**
 Light poles 16
 Lighting, exterior **7-8**, 16
 Lighting, landscape **7-8**, 16
 Mailboxes **13**
 Maintenance, construction **22**
 Maintenance, homeowner **22**
 Masonry *See Brick*
 Outdoor mechanical equipment **11**
 Outdoor structures *See Accessory Buildings*
 Paint 4, 5, 6, 7, 8, 10, 13, 14, 15, 22
 Parking 9, **20-21**
 Patios **10-11**
 awning 8
 enclosure 8
 Pipe crossings **19**
 Play equipment **13-14**, 22
 Playhouse 13
 Pools 14
 enclosures 8, 12
 mechanical equipment 11
 Porches 4, 5, 6, **10**
 roof 6, 10
 Prefabricated structures 5, 14
 Procedure for homeowner alterations and additions 1, **2-3**
 Rain barrels **15**
 Recreation Vehicles 20, 21
 Recreational equipment **13-14**, 22
 Recycling carts **14**
 Rental **22-23**; *See also Leasing Restrictions*
 Retaining walls **18**

Revisions **32**
 Roof mounted equipment 6, 7
 Roof vents 7
 Roofs 3, 4, 5, 6, **6-7**, 7, 8, 9, 10, 22
 Satellite dishes **7**
 Screening, utilities 11
 Screening walls 11, 18
 Setback requirements 4, 9, 12, 15
 Sheds *See Accessory Buildings*
 Shrubs, required 10, 11, 16, **17**
 Shutters 5, 6
 Siding 5, 6, 8
 color **25-29**
 Sight distance triangle 12, 16, 18
 Signs 13, 16
 Solar collectors **7**
 Square footage requirements 3, **5**, 9, 15
 Stain, exterior siding 5
 decks 6
 lattice 10
 garbage/recycling cart enclosure 14
 Stone *See Brick*
 Stone veneer 5
 Trailers (vehicle) 20-21
 Treehouse 13
 Trees, removal 3, 6, 12, **18**
 Trees, required 17
 Trim 5, 6, 7, 8, 10
 Vehicles, commercial 21
 Vehicles, recreational 20, 21
 Vehicles, parking restrictions 9, **20-21**
 Walks and walkways 5, **9**, 11, 16
 Walls, retaining **18**
 Walls, screening 11, 18
 Windows 3, 5, **8**
 Yard art 16
 Yard waste 14