

Brighton Ridge

Brighton Ridge Rules & Regulations and Architectural Guidelines

March 1, 2017

Table of Contents

The Community	3
Brighton Ridge Declaration of Covenants, Conditions and Restrictions	4
General. (Article VII, Section 1 CCR)	4
Procedure. (Article VII, Section 3 CCR)	4
Definition of "Improvement". (Article VII, Section 6 CCR)	5
Use of Property. (Article VIII, Section 2 CCR)	5
Duty of Maintenance. (Article XI, Section 7 CCR)	8
Architectural Control Committee	9
Rules and Regulations	10
Additions / Changes	10
Brighton Ridge Rules and Regulations in addition to the CCR's	10
Animals	10
Basket Ball Hoops	10
Bikes, Toys, and Play Equipment	11
Clothes Lines	11
Conduct	11
Decorative Flags / Decorations	11
Fences	11
Garbage Cans, ect.	12
Gardens/Greenhouses	12
Irrigation	12
Maple Trees	12
Parking	12
Sheds / Out Buildings / Animal Houses	12
Site Cleanliness	12
Sod	13
Speed Limit	13
Storage Tanks	13
Vehicles	13
Enforcement and Fines	14
New Construction - Application for Architectural / Landscaping Review	15
Improvements - Application for Architectural / Landscaping Review	19

The Community

Brighton Ridge is a community which has an Architectural Control Committee (ACC) and Board of Directors whose responsibility is to enforce the Architectural / Maintenance Guidelines and all Covenants, as explained in the Legal Documents.

When you close on your home your real estate agent, or closing attorney, must provide a copy of the Declaration of Covenants, Rules and Regulations and Architectural Guidelines, Bylaws, and Articles of Incorporation. These Legal Documents are available from the HOA Board or on the Brighton Ridge HOA website at www.brightonridgehoa.org If you decide to rent your home, it is the owner's responsibility to ensure the renter receives a copy of all documents, as owner you will be held accountable for the actions, or lack of, of any renters.

This document applies to owners with a permit to occupy their home. Recreational areas are not obligated to the guidelines in this document. The purpose of these guidelines is to maintain a specific appearance and sense of wellbeing in your community; allowing each homeowner to make minor alterations to their home in order to adapt your home to the needs of your family and your landscaping ideas. While each home will have its own personality, the control will ensure that the overall scheme of development is maintained and that property values in the Community will not be affected by any "non-traditional" actions or improvements.

This document sets guidelines. The ACC and the Board of Directors may determine that the guidelines should be waived in particular situations. In all cases the ACC and Board shall make decisions in good faith, shall not act arbitrarily, and shall review each application and the facts and circumstances surrounding the submission. The ACC and Board of Directors may amend these guidelines at any time per Article VIII, Section 1 of the Brighton Ridge Declaration of Covenants, Conditions and Restirctions (CCR's).

Brighton Ridge Declaration of Covenants, Conditions and Restrictions

In an effort to provide a single location for residents within Brighton Ridge to reference, all relevant Covenants, Conditions and Restrictions (CCR's) have been provided below as recorded at the Johnston County registry of deeds. In addition any HOA approved Rules and Regulations are also contained in this document. A complete copy of the CCR's can be downloaded from the Johnston County registry of deeds or the Brighton Ridge HOA website at www.brightonridgehoa.org .

General. (Article VII, Section 1 CCR)

Anything contained in this Declaration which may be construed to the contrary notwithstanding, no tree removal, site preparation on any Lot or change in grade or slope of any Lot or erection of buildings or exterior additions or alterations to any building situated upon the Property or erection of or changes or additions in fences, hedges, walls and other structures, or construction of any swimming pools or other Improvements, shall be commenced, erected or maintained on any Lot until the architectural control committee appointed as hereinafter provided (the "Architectural Control Committee"), has approved the plans and specifications therefor and the location of such Improvements. The Architectural Control Committee shall also have the power to require the construction or installation of certain exterior structures and fixtures and require the use of certain materials and finishes in such structures and fixtures. This requirement shall specifically include, but is not limited to, the construction of a headwall, the installation of an irrigation system, and the use of sod in a landscaping design plan.

Procedure. (Article VII, Section 3 CCR)

No Improvement of any kind or nature shall be erected, remodeled or placed on any Lot until all plans and specifications therefor and a site plan therefor have been submitted to and approved in writing by the Architectural Control Committee, as to:

- (i) quality of workmanship and materials, adequacy of site dimensions, adequacy of structural design, and facing of main elevation with respect to nearby streets.
- (ii) conformity and harmony of the external design, color, type and appearance of exterior surfaces;
- (iii) location with respect to topography and finished grade elevation and effect of location and use on neighboring Lots and improvements situated thereon and drainage arrangement; and
- (iv) the other standards set forth within this Declaration (and any amendments hereto) or as may be set forth within bulletins promulgated by the Architectural Control Committee, or matters in which the Architectural Control Committee has been vested with the authority to render a final interpretation and decision.

Any modification or change to the Architectural Control Committee approved set of plans and specifications must again be submitted to the Architectural Control Committee for its

inspection and approval. The Architectural Control Committee's approval or disapproval, as required herein, shall be in writing.

Definition of "Improvement". (Article VII, Section 6 CCR)

The term "Improvement" shall mean and include all buildings, storage sheds or areas, roofed structures, parking areas, loading areas, trackage, fences, walls, hedges, mass plantings, poles, driveways, ponds, lakes, changes in grade or slope, site preparation, swimming pools, tennis courts, signs, exterior illumination, changes in any exterior color or shape and any new exterior construction or exterior improvement exceeding \$1,000.00 in cost which may not be included in any of the foregoing. The definition of Improvement does not include shrub or tree replacements or any other replacement or repair of any magnitude which ordinarily would be expensed in accounting practice and which does not change exterior colors or exterior appearances. The definition of Improvements does include both original Improvements and all later changes to Improvements.

Note: To further clarify the definition of improvement, all projects, regardless of the cost, that includes *"all buildings, storage sheds or areas, roofed structures, parking areas, loading areas, trackage, fences, walls, hedges, mass plantings, poles, driveways, ponds, lakes, changes in grade or slope, site preparation, swimming pools, tennis courts, signs, exterior illumination, changes in any exterior color or shape and any new exterior construction"* will require an application.

Any item not included in the above, which is under \$1000, will not need an application.

The Board and ACC would encourage an ACC application be submitted for all exterior projects.

Use of Property. (Article VIII, Section 2 CCR)

No portion of the Property shall be used except for residential purposes incidental or accessory thereto. Each Lot shall be occupied and/or used as follows:

1. Each Lot, but not to include Common Areas, will be used for residential purposes only, and each Lot shall constitute a building site. No dwelling shall be erected, altered, placed or permitted to remain on any building site other than one detached, single-family dwelling not to exceed two and one half stories in height and an attached garage for not less than two cars. More than one Lot may be used as one building site if approved in writing by Owner, or such other person designated by Owner.
2. Each dwelling shall have a heated, enclosed ground floor area as follows: if one story, at least 2200 square feet; if one and one-half stories, at least 2400 square feet; and if two or more stories, at least 2600 square feet. Heated, enclosed ground floor area shall not include unfinished basements, open porches, breeze-ways, screened porches, garages, walk-up attics, carports, steps, stoops. Notwithstanding these terms, a ten percent (10%) variance in the square feet of the enclosed floor area shall be allowed with written approval of the Architectural Control Committee.
3. Before a dwelling on a Lot is occupied by residents, each such Lot shall have at least one tree for every forty feet (40 ft) of Lot street frontage. Such tree must be a maple at least 2 and ½ inches in diameter and approved by the Architectural Control Committee. At any

- time thereafter, if such tree should become decayed or diseased or should it otherwise become necessary to remove the tree, the Owner must obtain prior written approval for such action from the Architectural Control Committee. Further, the Owner must replace the tree with a maple at least 2 and ½ inches in diameter at Owner's expense.
4. No dwelling or other approved structure shall be located on any Lot site nearer to any property line than allowed by County regulations. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of the building, PROVIDED, however, that this shall not be construed to permit any portion of a dwelling on a Lot site to encroach upon another Lot site.
 5. Any vehicle which has advertising of any type, whether a display, a name or logo painting on the vehicle, an attached sign, or otherwise, must be parked in the garage, in the rear of the residence or behind a screen so that such vehicle cannot be seen from the street. Absolutely no vehicles, boats or any other type of personal property shall be placed in the front or side yard of any residence with a "for sale" sign upon it, any other such sign, or information which might indicate that the property is for sale.
 6. Any boats, motor homes, or campers must be kept inside garage, at the rear of the house, or kept behind a screening so that they are not visible from the street. No boats, motorhomes or camper units whatsoever may be kept in the front yard of the dwelling. Any camper, boat, motorhome, car truck or other vehicle must be used regularly and be in operational use. If not used regularly and kept in operational use, it shall not be kept in the subdivision. Any boat, motorhome, or camper kept outside on the Lot shall be enclosed in a screening so that it is not readily visible from Lots beside or behind the Lot upon which the unit is being kept.
 7. No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood. No signs or billboards shall be erected or maintained on the premises other than real estate signs. No trade materials or inventories may be stored on the premises. No business activity or trade of any kind shall be conducted on any Lot except that an office may be maintained in a residence if there is not client or customer traffic to the office.
 8. No shelter of a temporary or permanent character such as a mobile home, trailer, basement, tent, shack, garage or barn shall be used on any Lot at any time as a residence, either temporarily or permanently. No trailer, modular or mobile home shall be placed on any building site covered by these covenants.
 9. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the front and rear ten feet of each Lot and five feet on each side line unless these are in excess of such distances on recorded plats, in which case the plats shall control. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities and drainage facilities, or which may change the direction or flow of drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible. In the event that any Owner of two or more adjacent Lots shall prepare plans for the construction of a house on the line separating two or more such Lots, then the easement along this Lot line shall become void.
 10. No animals, livestock or poultry of any kind shall be raised, bred or kept on building site, except that dogs, cats or other household pets may be kept, provided that they are not bred or maintained for any commercial purposes. Owners with dogs, cats or other household pets will be responsible for their animals and will insure that they are not a nuisance to other Lot owners.

11. No Lot or portion thereof shall be dedicated or used for a public street unless approved by Owner.
12. Adequate off street parking shall be provided by the Owner of each Lot for the parking of automobiles owned by such Owner, and Owners of Lots shall not be permitted to park their automobiles, boats, campers, travel trailers or any other vehicles on the streets in the subdivision.
13. All telephone, electric and other utility lines and connections between the main utility lines and residence and other buildings located on each Lot shall be concealed and located underground so as not be visible.
14. Declarant reserves the right to subject each Lot to a contract with the local utility company for street lighting.
15. Roads constructed in all phases of this subdivision shall be maintained by the Declarant until the State of North Carolina takes over the streets for maintenance.
16. The exterior walls of each dwelling, its garage and any outbuilding approved by the Architectural Control Committee as set forth herein shall be made of stone, brick, wood or Hardiplank or equivalent cement-based siding.
17. Declarant reserves a sign easement upon Lot 65 and Lot 1 as shown on Plat Book 70, Page 156. This easement shall be conveyed to the Association as hereinbefore set forth.
18. Any mailbox or newspaper tube shall be only as prescribed by the Architectural Control Committee. It is the intention of the Committee to create a standard design to be used by all residences in the subdivision. The mailbox and newspaper tube shall be located at the site as set by the Architectural Control Committee.
19. During construction of the dwelling or any other type of construction being carried out on a Lot, any damage caused by such construction must be cleaned up and repaid by the party causing it. Any mud clods or other debris which get into the right-of-way area of a street must be cleaned up within 48 hours. During construction on any Lot, there shall be a gravel area of at least 40 feet in length leading from the street onto said Lot, this gravel area being the entrance to the Lot, in order to prevent mud and other debris from being tracked into the street. During construction on any Lot, the Owner shall keep all construction vehicles off the shoulder of the road. During construction, the Lot Owner may burn trash in trash barrels only if a safe distance from neighboring houses and such burning does not constitute a disregard for any local building or fire codes.
20. Each Lot Owner shall keep his Lot free of tall grass, undergrowth, dead trees, trash and rubbish. Such Lots shall be maintained so as to present a pleasing appearance. In the event an Owner does not properly maintain his Lot as set forth in this paragraph, the Architectural Control Committee has the right to do whatever work is required to give the Lot a pleasing appearance with any such cost incurred in doing this being the liability of the owner of the Lot.
21. There shall be no more than two yard sales per year for any one Lot in the subdivision. Any such yard sale shall not extend longer than six hours on the day it is held.
22. Except as outlined in Paragraph 19 herein, there shall be no burning of trash in the subdivision. All garbage and other refuse must be kept in stable, sanitary containers, and said containers shall be cleaned on a regular basis. Such garbage and refuse must be picked up and disposed of at least weekly. Storage facilities for garbage, trash and other refuse shall be out of sight of streets in the subdivision, either by placing such receptacles in the rear of the residence or providing a screening for them.
23. Motorbikes, go-carts and any other motorized vehicles that produce excessively loud noises shall not be allowed in the subdivision.
24. Any hobbies regularly conducted on any Lot shall not be a nuisance to the neighbors. Separate buildings for hobbies shall be constructed only when approved by the

Architectural Control Committee. If a detached building is used mainly for a hobby, the Architectural Control Committee shall consider the type of hobby during the approval process.

25. There shall be no signs exhibited on any lot within the subdivision except for a "For Sale" sign.
26. No above-ground swimming pools shall be located within the subdivision.

Duty of Maintenance. (Article XI, Section 7 CCR)

The Owner of each Lot in the Property shall have the duty and responsibility, as such Owner's sole cost and expense, to keep that part of the Property so owned, including Improvements, ground and drainage easements or other rights-of-way incident thereto, in accordance with the terms and provisions of the Declaration and in a well-maintained, safe, clean and attractive condition at all times. Such maintenance includes, but is not limited to, the following:

- (1) Prompt removal of all litter, trash, refuse and waste;
- (2) Lawn mowing on a regular basis;
- (3) Tree and shrub pruning;
- (4) Watering by means of a lawn sprinkler system or hand watering as needed;
- (5) Keeping exterior lighting and mechanical facilities in working order;
- (6) Keeping lawn and garden areas alive;
- (7) Removing and replacing any dead plant material;
- (8) Keeping vacant land well-maintained and free of trash and weeds;
- (9) Keeping parking areas and driveways in good repair;
- (10) Complying with all governmental health and police requirements;
- (11) Repainting of Improvements; and Repair of exterior damage to Improvements

Architectural Control Committee

As part of the review process, you are required to submit the attached Architectural Request Form before altering the exterior of your home or landscape. This form asks for detailed information about the project, diagrams, drawings, photos, rooflines, dimensions, colors, plat plans, types of plantings, and for improvements, signatures of your neighbors.

It is preferred that new construction and improvement applications be submitted electronically. However, paper applications are acceptable. Note, if submitting a paper application please ensure that two copies of the application are submitted. The receiving ACC member will sign one of the copies of the request form and return it to you as your proof of receipt.

New Construction applications are to be submitted to both Chris Manning (Brighton Ridge Declarant) manningrealtyllc@gmail.com and the Brighton Ridge ACC Lead brightonridgeacc@gmail.com .

Applications for improvements are to be submitted to the Brighton Ridge ACC Lead brightonridgeacc@gmail.com .

NOTE: ACC application forms can be downloaded from the Brighton Ridge HOA website at www.brightonridgehoa.org also.

The approval of your request does not ensure that your project meets any City, County or State codes, rules, and guidelines. Please contact these agencies to learn what is required of you and to obtain all necessary permits.

After receipt of your request, the ACC will review and respond to you, in writing, with an approval, disapproval or request for additional information within 30 days of receipt of the completed request.

If you disagree with any comments or requests made of the ACC you may contact The Board of Directors and ask for an opportunity to present written appeal of your concerns with them at the next meeting. At this time they will hear and take into consideration your point of view. They will not be required to make a decision without reviewing the legal documents and discussing the matter with the ACC. You will be informed of the appeal decision as quickly as possible.

Whatever you do, or do not do, within your property lines has an effect on your property values as well as the other homeowners in your neighborhood. The Board of Directors hopes that you will participate in this community in a manner that will sustain your community's intrinsic value, add style and beauty, and enhance the comfort level of the community as a whole. .

Rules and Regulations

The Rules of Brighton Ridge were put in place to ensure that each resident would be able to live in this community and feel welcome, safe, and secure. In addition to the CCR's, your Board has approved additional rules and regulations per article VIII, section 1 of the Brighton Ridge CCR's. These rules and regulations do not change or override the Declaration and Bylaws, and may be subject to future change.

The word "screening" is used throughout the Rules and Regulations, Architectural Guidelines and the Declaration of Covenants. The Board of Directors and the ACC have defined "Screening" as: The material (i.e...shrubs, bushes, trees) used to provide screening must conceal from view most of the item being screened. Screening does not require that the item is completely blocked from view but mostly obscured.

Additions / Changes

All external changes to homes and property must have approval from the ACC before any work begins. This includes, but is not limited to the following: changes to doors, windows, landscaping, exterior painting, exterior renovations, color of your home, Shutters, front door, gazebos, walkways, retaining walls, exterior lighting, additional patios, raised gardens, vegetable gardens, tree removal, etc.

Painting projects, not requiring change of color, may be completed without informing the ACC. Reference the Declaration of Covenants Article VII, Section 6 for clarification on the definition of improvements.

Note: Performing any exterior improvement without ACC approval will result in a \$100 fine and all work must cease until the application is submitted and approved. If after submitting the application, the improvement is not approved, anything that was done will have to be removed at the lot owner's expense or face additional fines.

Brighton Ridge Rules and Regulations in addition to the CCR's

Animals

- Dog runs are not allowed.
- Pet owners are responsible for the removal of their animal's waste, on all private and common area property.

Basket Ball Hoops

- Must be a permanent in-ground pole and must be approved by the ACC before installation.
- Backboards and Hoops attached to the home or are not allowed.

Bikes, Toys, and Play Equipment

- Bikes, Toys, and Play equipment must not be left on the street, front and side yards, or common areas. Please ensure that all such equipment is stored out of sight.

Clothes Lines

- Outdoor clothes lines, of all types, are not allowed in the Community.

Conduct

- The applicant must ensure that all contractors etc. control the conduct of their employees while working on your home. Loud music, profanity, and other unbecoming behavior will not be tolerated. Monday – Saturday, work must not begin before 7:00 AM and cleanup will be completed prior to 8:00 PM, Sunday work hours are between 8:00 AM and 8:00 PM.

Decorative Flags / Decorations

- Flags are allowed as long as they are not offensive, in any way, to individuals or specific groups.
- The United States flag is specifically allowed, but must be flown or displayed properly.
- Freestanding flagpoles of any type must be approved by the ACC.
- Only 1 flag may be flown on a freestanding pole.
- Flag poles (of a reasonable size) attached to the side or front of the home are allowed.
- Exterior holiday decorations must be taken down / removed within 3 weeks following the holiday.

Fences

- You must receive ACC approval before building all fences. All structural elements shall face to the inside of the fence.
- Yard fences must not be lower than 3 ft. and not higher than 5 ½ ft. at the highest point and follow the natural grade of the land. All fences must conform to Article VIII, Section 9 of the CCR's.
- Fences may not extend past the middle point of each side of the home unless it is to encompass the air conditioning units.
- Fences must be black and made of cast iron or aluminum. Other alternative materials may be considered by the ACC and require prior approval before installation.
- Chain link fences, Electric fences and Patio and Deck fences are not allowed.
- Please check your recorded plat plan before constructing any fences to identify easements, buffers or other restrictions on your lot. Any fences that are constructed over an easement, buffer or other restriction shall be done at the owner's risk and must be removed upon request by the easement / buffer owner whether or not approved by the ACC.
- Fencing in some locations, especially along roads, will require the installation of additional landscaping. The ACC will address the need for this on an individual basis.

Garbage Cans, ect.

- All garbage cans, hot tubs, spas, and related equipment, and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property.

Gardens/Greenhouses

- Must be of raised construction not exceeding 144 square feet and be located behind the rear corners of the home.
- No wildlife deterrents allowed (ie scarecrows).
- No greenhouses.

Irrigation

- In the event a homeowner purchases multiple lots, the irrigation will be installed along all road frontage of both lots where there is sod installed.

Maple Trees

- In the event a homeowner purchases multiple lots, the maple trees will be installed along all road frontage of both lots as per the CCR's
- Any species of maple (non-dwarf) can be planted as long as the same variety is used on each lot and that ACC approval was required.

Parking

- Single family neighborhoods: On street parking is limited to guests of residents for a maximum of 7 days.
- Personal vehicles must be parked in the garage or driveway.
- Current registration and tags must be visible
- Automobiles may be towed at the owner's expense.

Sheds / Out Buildings / Animal Houses

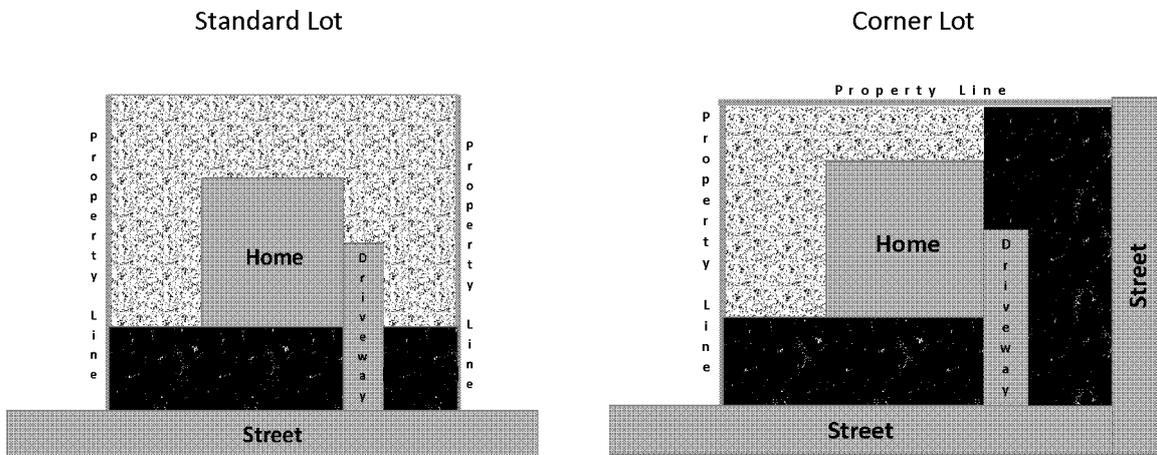
- All such buildings must receive ACC approval before installation, be built in proportion to the yard and primary residence, using the same exterior materials of the house and / or be painted using the same color scheme.
- The building must be placed on a concrete slab or use concrete footings in the corners.
- Such building must be maintained, doors must remain closed when not in use, located in the back yard and screened from view with large shrubs. Any building in disrepair must be removed from the property.

Site Cleanliness

- Work sites must be maintained in a clean and orderly manner at all times.

Sod

- In the event a homeowner purchases multiple lots, the sod will be installed along all road frontage of both lots.
- Sod is required as per the CCR's (Article VII, Section 1). See the diagrams below for areas requiring sod. This requirement is to ensure that the overall landscaping scheme of development is maintained. Bermuda and Zyosia are acceptable species.



Speed Limit

- The speed limit while in the community is as posted or not more than 15 miles per hour.

Storage Tanks

- Above ground propane tanks will be allowed. However, they must be completely screened from view with shrubs at planting or suitable fencing unless they are placed in the rear of the home and not visible from the road.

Vehicles

- Inoperative, abandoned or non-licensed vehicles, of any type, shall not be stored on any lot, common area, or street within the community.
- Only very minor motor vehicle maintenance is permitted on your lot within the community. Repairs may not be made on common area or on any street.
- Any boat, motor home, trailer, or recreational vehicle shall not be parked in the driveway or lot, for longer than 48 hours in a week, without the written permission of the Board of Directors. Without approval the above vehicles will be subject to removal upon written notification from the Association, at the owner's expense.

Enforcement and Fines

The Declarant, ACC, and/or the Board of Directors shall have the specific, nonexclusive right (but not obligation) to enforce the provisions contained in this document and/or to prevent any violation of the provisions contained in this document by a proceeding at law or in equity against the person or persons violating or attempting to violate any such provisions contained in the document. Failure by the ACC or the Board of Directors to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Each unit owner and resident shall comply with the Declaration of Covenants, Conditions and Restrictions for Brighton Ridge Subdivision and the Brighton Ridge Rules and Regulations and Architectural Guidelines voted on by the ACC and Board of Directors. Failure to do so may result in a maximum fine of \$100.00 a day being assessed against the homeowner.

Any improvements started prior to having an approved ACC application will result in an immediate \$100.00 fine and all work will be stopped until such time that an ACC application is approved and the fine is paid. If the application is rejected, all work must be removed and the property returned to its original appearance.

Residents will be notified of violations and advised of the meeting time, date, and location for their opportunity to be heard. The notice shall be deemed to have been received upon deposit in an official depository of the United States mail, addressed to the party to whom it is intended to be delivered, and sent by certified mail, return receipt requested).

If you disagree with any ruling, you may appeal it at the next Board meeting. Please contact your Board president for a hearing date. Note: Until the situation is resolved all fines will remain in place and the decision will be considered final.

Approved and adopted by the Brighton Ridge Declarant, ACC and Board of Directors this 1st day of March, 2010.

dave winspear
dave winspear (Mar 3, 2017)

Dave Winspear, Board President, ACC

Option 1

Date

Mike Greene
Mike Greene (Mar 2, 2017)

Mike Greene, Board Vice President, ACC Member

Date

Shannon Currin
Shannon Currin (Mar 3, 2017)

Shannon Currin , Board Treasurer/Secretary

Option 1

Date

Frank Zolnoski
Frank Zolnoski (Mar 2017)

Frank Zolnoski, ACC Lead Member

Date

Larry Gilchrist
Larry Gilchrist (Mar 1, 2017)

Larry Gilchrist, ACC Member

Option 1

Date

In support of this application the following items must be submitted.

One Set of Plans: The plans will show the following: plot plan, floor plan, exterior elevations, roof design, exterior materials and finishes, (roof design, landscaping plan, where applicable), and other items as may be needed to reflect the character and dimensions of the modifications. Photos and brochures are great additions.

If the application is incomplete, the Architectural Control Committee will notify the applicant and the application will not be further considered until receipt of these materials. The approval process will not begin until all documents have been obtained by the Architectural Control Committee.

It is hereby understood and agreed that approval of this application by the Architectural Control Committee does not constitute approval as to compliance with applicable North Carolina law or Johnston County ordinances.

Note:

Is your plot plan included:	Yes _____	No _____
Is your fence, or floor plan included:	Yes _____	No _____
Is the elevation plan included:	Yes _____	No _____
Are the exterior finish samples included:	Yes _____	No _____
Is a roof plan included:	Yes _____	No _____
Is a landscaping plan included:	Yes _____	No _____

By signing below, the applicant is also agreeing to conformance with the Brighton Ridge Subdivision Restrictive Covenants, Article VII, Architectural and Appearance Control and Article VIII, Use Restrictions and the Brighton Ridge Rules and Regulations and Architectural Guidelines. All of these documents can be downloaded from the Brighton Ridge HOA website at <http://www.brightonridgehoa.org/> For the applicants benefit, most of the major items are listed below:

1. Construction of headwalls. Construction materials are to be brick or stone and must match the exterior construction materials of the home. These headwalls must be indicated on the landscaping plan when submitting the construction application.
2. Installation of Bermuda Sod as specified in the Covenants and ACC guidelines.
3. Installation of an irrigation system for all areas that have had sod installed
4. Installation of 2 ½ inch caliper maples trees, one for every 40 feet of street frontage.
5. All exterior materials must be Brick, Stone, Hardi-Plank or similar Cement based siding.
6. During construction of the dwelling or any other type of construction being carried out on a Lot, any damage caused by such construction must be cleaned up and repaired by the party causing it.
7. During construction on any Lot, the Owner shall keep all construction vehicles off the shoulder of the road.

8. During construction, the Lot Owner may burn trash in trash barrels only if a safe distance from neighboring houses and such burning does not constitute a disregard for any local building or fire codes.
9. Any mud clods or other debris which get into the right-of-way area of a street must be cleaned up within 48 hours.
10. During new construction a 40' gravel area must be installed and maintained throughout the construction process.
11. Monday – Saturday, work must not begin before 7:00 AM and cleanup will be completed prior to 8:00 PM, Sunday work hours are between 8:00 AM and 8:00 PM.
12. Work sites must be maintained in a clean and orderly manner at all times.
13. Mailbox or newspaper tubes shall be only as prescribed by the ACC, please contact the HOA for mailbox vendor information.
14. The Brighton Ridge Subdivision has a 15mph speed limit on all streets. Please ensure all subcontractors are informed of this limit for the safety of our residents.

Signature of Owner (s) _____ Date: _____
 _____ Date: _____
 Signature of Agent: _____ Date: _____

Submit Applications to both:

Chris Manning (Brighton Ridge Declarant) manningrealtyllc@gmail.com
 Brighton Ridge ACC Lead brightonridgeacc@gmail.com .

Paper applications can be submitted to the Brighton Ridge ACC lead at 205 Silverside Dr, Angier NC, 27501. The application will then be scanned and sent to all required parties.

Received By: _____ Date _____

 Chris Manning (ARB/Declarant) Date _____

 Frank Zolnoski, ACC Lead Date _____

Approved: Yes / No Date: _____

Approved / Disapproved as Noted: Date: _____

If the application is incomplete, the Architectural Control Committee will notify the applicant and the application will not be further considered until receipt of these materials. The approval process will not begin until all documents have been obtained by the Architectural Control Committee.

Neighbor Signatures: Your neighbors have the right to know of your future plans. Please obtain signatures from all property owners having common lot lines with your property along with property owners who reasonably view the improvement from their property. Failure to comply with this portion of the application will result in an immediate rejection of the application.

It is hereby understood and agreed that approval of this application by the Architectural Control Committee does not constitute approval as to compliance with applicable North Carolina law or Johnston County ordinances.

Note:

Is your plot plan included:	Yes _____	No _____
Is your fence, or floor plan included:	Yes _____	No _____
Is the elevation plan included:	Yes _____	No _____
Are the exterior finish samples included:	Yes _____	No _____
Is a roof plan included:	Yes _____	No _____
Is a landscaping plan included:	Yes _____	No _____

By signing below, the applicant is also agreeing to conformance with the Brighton Ridge Subdivision Restrictive Covenants, Article VII, Architectural and Appearance Control and Article VIII, Use Restrictions.

Signature of Owner (s) _____ Date: _____

_____ Date: _____

Signature of Neighbors: _____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____

Submit Applications to:

Brighton Ridge ACC Lead brightonridgeacc@gmail.com .

Paper applications can be submitted to the Brighton Ridge ACC lead at 205 Silverside Dr, Angier NC, 27501. The application will then be scanned and sent to all required parties.

Received By: _____

_____ Date

_____ ACC Member

_____ Date

_____ ACC Member

_____ Date

_____ ACC Member

_____ Date

Approved: Yes / No

Date: _____

Approved / Disapproved as Noted:

Date: _____

Additional information is required:

Date: _____

Resubmittal? Yes / No

Received By: _____

Date: _____