

**SARDIS PLANTATION
ARCHITECTURAL CONTROL GUIDELINES**

Effective March 23, 2007

Amended April 21, 2011

Amended September 15, 2016

The purpose of these guidelines to, hopefully, simplify the restrictions of Articles VI and VII of the Sardis Plantation Declarations and Covenants written by William Trotter Company when they were planning our neighborhood. Some of the following are direct quotes from the articles and some are clarifications of a specific section.

I. HOMES:

1. ALL exterior dwelling and/or lot changes or alterations, including paint colors of all exterior surfaces (even when using the “same” color), roofing (including colors), or additions must FIRST BE APPROVED IN WRITING by the ACC Committee and/or the Board of Directors PRIOR to any commencement of work. Failure to submit and obtain prior written approval for exterior changes may result in the Board of Directors levying a daily fine until the acceptable correction is made and may also require the removal of such changes by any legal or equitable remedies at the expense of the homeowner. (Article VI)
2. Owners are required to provide proper and timely exterior maintenance to each lot and house i.e., care and maintenance of all exterior surfaces of the house to include no peeling paint, wood rot or significant visible mold/mildew; well-maintained gutters and down spouts. (Article VI). *House paint colors shall only be of an ACC approved color. **Note:** The painted surfaces on some houses are NOT currently of a color considered acceptable. Paint colors, even when considered “the same color”, must be approved in writing by Architectural Control Committee and/or the Board of Directors prior to beginning the project. Please contact a HOA Board member or an ACC member for the acceptable color chart.* (Article VI).

II. YARDS:

1. Lawns must be established and maintained (fertilized and cut in a timely manner) and weeds shall be controlled. (Architectural Control Article VI).
2. Shrubs and trees shall be maintained and trimmed. (Article VI).
3. No ornamental figurines or artwork, that are intended to be on permanent display, shall be placed or erected in the front of the house (front is defined as from the front backset of the house to the street). (Article VII, Sec. 6). Of course, seasonal decorations – Christmas, Easter, Halloween, etc. are acceptable if removed at the traditional end of that celebration season. **Note:** The Board is aware of ornamental figurines and artwork that were placed in front yards prior to the original writing of these guidelines (March 23,2007) so they are “grandfathered” and can remain but cannot be replaced.
4. No walls shall be erected/placed/built in the front yard, except by approval of the Architectural Committee to control erosion. (Article VI).
5. Yards shall be neat with no equipment or construction materials. (Article VII, Section 6)
6. Play equipment shall be installed only in the rear of the house and be professional in appearance. (Article VII, Section 6).

III. FENCES:

- 1) The installation or repair of any fence must receive prior ACC approval by the ACC Committee or the Board of Directors.
- 2) No fences shall be erected in the front yard. (Article VI).
- 3) No fences shall be erected along the back 10 feet of the property line (Article VII, Section 5).
- 4) Fences are allowed in the rear yard only and MUST start at the rear corner of the house (Article VI).
- 5) Fences shall be built on the homeowner's lot and not on/across the property line. It is recommended that fences be erected at least 6" inside your property line.
- 6) Fences are limited to 6 feet in height. (Article VI).
- 7) Fences shall be of natural wood, brick or approved metal (aluminum or wrought iron) only – NO vinyl, wire or chain link. Two or three rail wood fences with interior wire mesh are acceptable. (Article VI).
- 8) Wooden privacy fences shall be installed so that the frame portion side faces inward toward the owner's property (good side out).

IV. NUISANCES:

Definition: Nuisances shall include, but not be limited to: Maintenance of unsightly outdoor storage of personal property including toys, motorcycles, or other motor vehicles, bicycles, tricycles, wood piles or stacks, or other miscellaneous items on porches, patios, terraces or yards or any similar unsightly activity not in keeping with the general good, favorable looks of the subdivision. (Article VII, Section 6)

V. VEHICLES:

- 1) Cars shall be parked in garages, driveways, or on the street in front of or beside the resident's house and not on the grass portion of the lot.
- 2) Cars should not be parked overnight on the street in front of another resident's house without that resident's permission.
- 3) Unsightly vehicles shall be kept inside garages and not in the driveway or on the street and not visible from the street. (Article VII, Section 8).
- 4) NO recreation vehicles, trailers, boats, ski-mobiles or personal watercraft shall be parked/ stored in the neighborhood. (Article VII, Section 8).
- 5) NO construction or commercial trucks or utility trailers shall be parked overnight in the neighborhood. (Article VII, Section 8).
- 6) Matthews Ordinance 90.18 addresses vehicles that do not display a current license plate.

VI. STORAGE SHEDS:

- 1) Storage sheds shall be constructed of wood (no metal, fiberglass or vinyl materials are allowed). They shall appear professionally constructed not exceeding a base of 10' X 12' and 8' in height and be painted the same color as the resident's house. They cannot be closer than six (6) feet from the boundary line to an adjacent lot. (Article VI).

VII. MISCELLANEOUS:

- 1) Satellite Dishes: When possible, *without affecting the received signal*, satellite dishes should be placed in/on the rear of the house and/or in the most inconspicuous place as possible with minimum visibility from front property line. (Article VII, Section 6).
- 2) Only in-ground pools are allowed and must be located in the rear of the house and must be properly maintained throughout the year, i.e. proper fencing; no unsanitary conditions, etc. (NCGS 154A-77, NCGS 130A-39(a), (Matthews Ordinance 153.054)
- 3) Basketball goals or soccer nets may not be set up/stored/utilized on the tennis courts or the street. Placing them in the street is illegal due to creating a traffic hazard.
- 4) Only for sale, for rent/lease and “construction” signs are allowed in the front yards. Construction signs are allowed only when construction/renovation work is being done and must be removed when construction/ remodeling, etc. is completed.
- 5) The use of temporary storage units (dumpsters, POD type units, etc.) usually require a permit from the Town of Matthews and cannot be on the property for over 90 days. Matthews Ordinance 153.054, D, (6).
- 6) Motorized vehicles are not allowed on the trails (Article VII, Section 6). *It is illegal for vehicles not approved by NCDOT and operated by a permitted driver to be operated on the streets or sidewalks. (N.C.G.S. 20.52)*
- 7) Trash Cans: The Board probably receives the most complaints about the placement of trash cans between pick-up days than any other concern. Trash and recycle containers shall be stored behind the front backset of houses. *The Board believes that if these containers are stored out of sight from the street, it would enhance the overall appearance of the neighborhood.*