

WEDDINGTON RIDGE HOMEOWNERS ASSOCIATION, INC.



Rules & Regulations (Architectural Guidelines)

Volume 3; Issued January 2019

1. Introduction

- 1.1. Applicability** - These Rules and Regulations (also known as the Architectural Guidelines, hereafter referred to as the “Guide”) are adopted pursuant to Weddington Ridge’s *Articles of Incorporation* and the *Declaration of Covenants, Conditions, and Restrictions* (“Declaration” or “CC&Rs”), dated September 18, 2000. Article 3 provides for the establishment of reasonable rules and regulations concerning the use of individual lots (“Lots”) and common areas. The Architectural Review Committee, hereafter referred to as the “ARC,” serves as representatives of the Board of Directors while enforcing the Guide. Compliance with this Guide is required but is not the sole basis for review or approval under Article 8 of the Declaration, nor does it guaranty approval of any application. In reviewing each application, the ARC may consider any factors it deems relevant. Decisions may be based purely on aesthetic considerations. Each owner acknowledges that determinations as to such matters are purely subjective in nature and that opinions may vary as to the desirability and attractiveness of a proposed addition or modification.
- 1.2. Purpose** - This Guide exists to uphold property values, ensure conformity and harmony of the external design of the community and to define and clarify ambiguous or unclear terms, conditions and restrictions defined in the Declaration. This Guide is not intended to replace the Declaration or contradict or change its intent or meaning but exists as a supplement to clarify the process by which homeowners (“Owners”) may customize and modify the exterior presentation of their homes and/or Lots. Furthermore, the intent is to provide consistent guidance to Owners regarding requirements for additions and modifications to property in Weddington Ridge and matters of particular concern to the ARC when considering applications for approval of such conditions and modifications. Additionally, the Guide sets forth various restrictions on other matters relating to community standards and the overall appearance of property in the Weddington Ridge Community.
- 1.3. Application and Review Process** - Unless otherwise specifically exempted by the Declaration or this Guide, **each and every** proposed exterior modification/addition to residential units or Lots in Weddington Ridge requires prior written approval of the ARC. The homeowner/resident **MUST** submit the following in advance:
- 1 copy of the *Request for Architectural Approval* form (“ARC Approval”; see Appendix “A”) to the management company.
 - 1 copy of the Lot survey showing the size and location of the proposed modification or addition.
 - A list and description of the materials to be used, including, but not limited to color samples or any additional information that may assist the ARC in rendering its decision and expedite the review process.

The management company will forward the request to the ARC for consideration and final determination. The ARC may require submission of such additional information as may be reasonably necessary to consider any application. Review of the application and notification to the applicants shall be conducted as described in Article 8 of the Declaration and within 30 days. If there is no response within 2 weeks of a received request, the homeowner/resident should contact management or the ARC Chairman. Permission for modifications/additions that are specifically pre-approved and exempted from the ARC approval process shall only be effective if the Owner complies with every requirement set forth in this Guide. The ARC is not responsible for ensuring structural integrity or compliance with state and local building codes. Homeowners must obtain all necessary building permits and other government approval that may be required for the proposed modification or addition.

2. General Architectural Standards

- 2.1. Antennas, Satellite Dishes (DBS, MDS, DSS)** - Homeowners who wish to place a satellite dish on the exterior of the residence must submit a *Request for Architectural Approval* to the ARC. Freestanding antennas/dishes are not permitted. If installation is required in other than the following approved locations, provide statements from two different installers with the ARC application stating why the signal cannot be reasonably achieved.

Standard, approved placement of a satellite dish is:

- Attached to or mounted on a deck or patio in the rear of the residence and extending no higher than the eaves of that portion of the roof of the dwelling directly in front of such antenna, not to exceed 18" diameter; or,
- Attached to or mounted on the rear wall or rear roof of the residence extending no higher than the ridge line of the residence at a point directly above the position where attached or mounted to the wall, not to exceed 18" diameter.

Pursuant to FCC Section 207 of the Telecommunications Act of 1996, the Association will not require prior approval for antennas/dishes in the attic, crawl space, garage, or other interior space of the dwelling, or another approved structure so as not to be visible from the exterior of the residence.

- 2.2. Awnings** - Awnings are permitted at the rear of the house provided the awning is canvas in a color to match the trim or siding and is a roll-up or retractable model.

Freestanding tents or cover shall **only** be erected for temporary use and shall be removed within 48 hours after an event.

- 2.3. Backyard Play Equipment, Basketball Goals** - Play sets must be constructed of wood, located in an area so as not to be seen from the front street view of the Lot, positioned six feet from any property line and be well maintained (semi-transparent weathered wood stain). No play structures may be erected on the side or front of any residence. No metal play sets are permitted. Trampolines shall not exceed twelve feet (12') in diameter and twelve feet (12') in height, which includes safety enclosure. Enclosure poles shall be of one neutral color. It shall be screened from view of any adjoining properties, the street, and the common open space using evergreen planting (i.e. Leyland Cypress). Screening plants must be a minimum of three feet in height at the time of planting.

Permanent basketball goals cannot be located in front or side yards. Portable goals are permitted subsequent to ARC approval but must be stored when not in use, so they are not visible from the street.

- 2.4. Birdbaths, Birdfeeders, Birdhouses** - Birdbaths require ARC approval. Birdfeeders and birdhouses are pre-approved provided they are no larger than one foot in width, one foot in depth, and one foot in height. Any pole on which a birdhouse or birdfeeder is located may not exceed two inches (2") in diameter, and six feet (6') in height (including the house or feeder). Birdbaths, feeders, and houses will not be placed in the front yard, common areas, or wetlands/marshes.
- 2.5. Containers, Other Outside Storage** - Storage containers, aboveground fuel tanks, woodpiles, and similar items are not permitted. Storage of any materials (such as, but not limited to, lawnmowers, landscaping materials, and lumber) outside shall be in an approved enclosed structure and screened from view. Do not place furniture intended for indoor use on any outside area, including porches.
- 2.6. Decks, Arbors, Gazebos, Pergolas, Patios, Screened Porches, Driveways** - ARC approval is required prior to construction, modification or extension of decks, patio coverings (arbors, gazebos,

pergolas, etc.; whether free-standing or attached to the residence), patios, screened porches, and driveways. Deck footings and patios must stay within the minimum set back of any Lot. No deck or patio shall extend into the side yard beyond the side plane of the residence. Deck waterproofing, sealing, and staining are pre-approved provided that natural wood color is used.

Any addition or expansion to a driveway is limited to poured concrete; broom brushed and shall not extend beyond the side plane of the residence, except in the case of driveways originally constructed by the Declarant. A driveway extension shall not be added to the side of the drive, which intersects with the walkway.

- 2.7. Exterior Materials** - Exterior materials shall be brick, stucco, stone or siding, including vinyl siding. Exterior material changes that conform to the original scheme designed by the builder are permitted provided an ARC Approval Form is submitted, and approved, prior to the change.
- Brick Type: Very light or white colored, orange or Holiday Hills brick are not acceptable.
 - Mortar: All brick veneer on each residential structure shall have standard color mortar joints. Black or weeping mortar joints will not be accepted
 - Stone: Weathered granite or Tennessee fieldstone with natural color mortar joints are acceptable. Black mortar joints will not be accepted.

- 2.8. Exterior Colors** - Exterior color change is permitted provided an ARC Approval Form is submitted, and approved, prior to the change. Exterior colors must conform to the original scheme designed by the builder. Shutters and doors will match, compliment the exterior color scheme, and maintain the original colors intended by the builder (please see Appendix B for examples of colors that are acceptable options). As paint colors can vary widely, when submitting a request for a color change, color chips or siding samples **MUST** be attached to the standard ARC Approval Form.

- 2.9. Exterior Lighting, Seasonal Decorations** - Ground landscaping lights are pre-approved provided they are conservative in design, use white lights, are limited to 2,000 lumens and are directed towards the house or ground.

Holiday decorative lights are pre-approved from November 1st through January 15th. Other seasonal decorations or decorative lights are approved two weeks prior to the event until two weeks after the event.

- 2.10. Fences** - All fences, whether they meet or deviate from the required specifications require an *Application for Architectural Review* form and approval by the ARC **prior to** construction. Fences will be approved only if they meet the required specifications listed below (see Appendix C for examples). Fences must be well maintained (i.e. fence structure cannot be damaged or rotted, pickets must be in good repair, periodic treatment such as staining or sealing may be required to prevent decay and damage).

Required Specifications for Approval:

Height: Maximum five feet (5') with minimum 30% openness.

Material: Must be consistent, treated wood, vinyl, aluminum, or wrought iron.

Style: Vertical pickets with straight, crescent, or scallop top, split rail with min of 3 horizontal boards.

Color: Treated wood: natural wood color, stained with a semi-transparent wood stain.

Aluminum and wrought iron: black.

Vinyl: natural wood color to be selected from the manufacturer's standard color chart.

Post cap: Decorative. Cap size in width and depth not to exceed post size in width and depth

Location: A single fence is permitted between adjacent Lots sharing a common property line and must tie into the structure at the back corners of the dwelling. Under no circumstances may a homeowner erect a fence outside of the property line. In the event of an obstacle, the homeowner must shift the fence inside the boundary line of the Lot.

Fences on corner Lots must be installed parallel to the street. The distance from the fence to the street should match the distance from the street to the rear corner of the dwelling nearest the street (but in no case less than fifteen feet (15') from the back curb) to allow for line-of-sight at the intersection.

Declined Specifications:

Height: Over five feet (5') with less than 30% openness

Material: Chain-link, lattice (wood or vinyl), logs and wire.

Style: Horizontal pickets, shadow box, privacy fencing and invisible fencing

Color: Painted wood

Post Cap: Non-capped wood or vinyl.

Location: Front yard.

- 2.11. Flagpoles, Flags** - Freestanding flagpoles are not permitted. In the Board's judgment, flags, which tend to incite or antagonize are not permitted. Flags meeting the following criteria are preapproved:
- One flagpole, not to exceed two inches in diameter and sixty inches (60") in length, may be mounted on the front of a dwelling.
 - Flags shall not exceed 4' x 6' in size. Flags must be maintained in good condition and shall not be displayed if mildewed, tattered, or faded.
- 2.12. Garage Doors** - Garage doors shall be white in color and should conform to the original scheme designed by the builder.
- 2.13. Garage Sales, Garage Sale Signs, Items For-Sale** - Garage sales are permitted a maximum of two times per year per residence in addition to scheduled community yard sales. Each garage sale may last a maximum of 48 hours. Sale items must be kept in the immediate area of the garage and driveway. Advertising signs may be placed 48 hours in advance at the residence and/or at the entrance of the community. Signs must be removed within 12 hours after the conclusion of the sale. Items for sale such as cars, trailers, boats, ATV's and Jet Ski's may not be included in any garage sale.
- 2.14. Garbage Containers, Recycle Containers, Garbage** - Garbage containers must be stored in one of the following pre-approved locations:
- Inside the garage.
 - Behind the dwelling, not visible from the street, and properly screened from adjacent residence view.
 - At the side of the dwelling provided they are set back at least ten feet (10') from the front facade of the home, ways of screening shall be:
 1. Evergreen planting and must be a minimum of five feet (5') at the time of planting.
 2. Fence-like material matching the residence fence style and material not exceeding five feet (5') in height along with evergreen planting and must be a minimum of three feet (3') in height at the time of planting, placed in front of the screen facing the street or adjacent property.
 - Corner Lot garbage containers will be stored away from the intersection. If stored at the side or rear of the dwelling, further screening is required.
 - ARC approval is required prior to screening process.

- 2.15. Gardens, Landscaping, Trees** - Gardens and additional landscaping are permitted provided the standard *Request for Architectural Approval* form is submitted, and approved, prior to the change. Gardens must be kept weeded and well maintained. Plantings in the front or side yards installed, removed, or replaced require ARC approval if the plant/shrub/hedge will/does exceed six feet (6') in height or the base is greater than six inches (6") in diameter. Seasonal plantings do not require approval. Removal of rear yard trees require approval if the tree is taller than ten feet (10') and/or provided by builder as natural buffer. Owners should remove any storm debris and damaged plants, trees, shrubs, limbs promptly. If the damaged plant/shrub/hedge is in the front or side yards Owners may replace the dead, fallen or damaged item with the same type of planting without ARC approval; any change requires ARC approval.

Trees located in the front or side yard that will/do exceed ten feet (10') in height or with a base that will be/is greater than six inches (6") in diameter require ARC approval *prior* to installation, removal, or replacement. All homes will maintain at least one tree of the minimum aforementioned dimensions in the front yard (unless otherwise approved by the ARC Committee) and should conform to the original scheme designed by the builder. If such a tree is damaged, the owners shall replace the dead, fallen or damaged tree in a timely fashion (Owners may be required to submit a Landscape Improvement Plan – see Appendix D for an example – to ensure the Owner intends to replace the damaged tree with the understanding that many improvements of this type may take several months). All new or replacement trees require ARC approval *prior* to planting and the Owner must provide the intended tree species and size at maturity when submitting the ARC Approval Form (the property Owner is encouraged to use native shade trees not to exceed 50' in height at maturity as replacements when possible). New trees must be a minimum of five feet (5') in height at time of planting. All trees should be well maintained (i.e. yearly pruning to prolong life, removal of dead branches, removal of low hanging branches, etc.).

No landscaping other than grass shall be in the easement between the sidewalk and the street, however, small sections near the mailbox are acceptable. Ground cover in planting beds should be consistent per Lot, such as pine needles or bark mulch. Any non-biodegradable material used as ground cover requires ARC approval. Greenhouses, arbors and other plant-related structures require ARC approval.

Landscaping stone, boulder or retainers used as edging material should be consistent in style and in color on each Lot especially when used in front yard. If various materials are used, they must coordinate and complement each other. ARC approval is required prior to commencing work.

- 2.16. Yard Maintenance** - Residents are required to mow and weed their yard as necessary to present a neat and uniform look to the neighborhood. This includes, during periods of low rainfall when dry patches appear, and weeds tend to overcome the lawn. Owners of corner Lots are responsible for the entire street side perimeter of their Lot. Grass will not be permitted to grow over curbs, sidewalks, or driveways (including expansion joints).

Regular watering to present a lush, green lawn is recommended, but not required. Do not leave hose extended through the yard after watering. Owners may be required to submit a Landscape Improvement Plan to ensure that the Owner intends to make improvements to turf with the understanding that many improvements of this type may take several months. Trimming and edging of lawn is required. Replacement of pine straw and/or mulch required as needed. Mulch not permitted to spill out or over the landscape beds into the street, sidewalk, driveway, or curb. Hedges, bushes and trees are to be maintained as to not become an eyesore.

- 2.17. Grading, Excavation** - Any changes in grading, excavation, alterations to topography, or alterations/redirections of the volume or rate of flow of any storm water runoff of any Lot require ARC approval prior to the commencement of construction.
- 2.18. Home-Based Businesses** - Home-based businesses are permitted provided the following criteria are met:
- It is not evident that home-based business is being conducted.
 - No unusual traffic, other than normal residential traffic, is permitted.
 - Only removable signs are permitted on vehicles and said vehicles must be parked in the garage or the signs may be required to be removed while in Weddington Ridge. Commercial vehicles too large for a garage must be parked in the driveway. No vehicle larger than a pickup truck or standard van (not to exceed 10,000 GVW) is permitted.
 - Any home-based business must comply with local zoning ordinances.
- 2.19. Hot Tubs, Spas, Saunas, Pools** - Hot tubs, spas, and in-ground pools are permitted using the standard ARC request form for approval prior to installation. These items must be located in the rear of the residence screened from view of the street and neighboring properties. Owners are required to install safety features such as locks or covers and comply with all applicable state and local codes. Saunas and above-ground pools are not permitted.
- 2.20. Mailboxes** - Only the original black mailbox, with black ornamental base is permitted. If replacement or repair is required, the mailbox must be restored to the original design specification, including original 2" brass colored numbers. The residence address must be clearly visible on the mailbox (please see Appendix E for a reorder form from Carolina Mailboxes; brass numbers can be purchased via Carolina Mailboxes as well as Amazon).
- Carolina Mailboxes: 2" imperial brass numbers with self-adhesive with 3M backing
 - Amazon: Better Box Mailboxes 2" brass numbers
- 2.21. Outdoor Furniture** - No furniture shall be used, stored, or kept on the exterior of any residence except on porches, patios, and decks. Furniture not enclosed in a room shall be limited to such types as is designed for outdoor use.
- 2.22. Parking, Recreational Vehicles, Campers, Boats, Trailers** - No vehicle, including recreational, camper, boat, trailer, car or truck, will be parked on the grass or sidewalk of any Lot. Except for occasional overflow parking, curbside parking is not permitted. Recreational vehicles, campers, boats, and trailers must be kept in the garage except temporarily in preparation for use or repair, if such period does not exceed 48 hours.
- Parking at the clubhouse is not permitted when the pool is not open unless you are renting the clubhouse.
- 2.23. Pets** - Pets are permitted, providing the owner always maintains control. Pets must be on a leash or restrained in the rear yard by use of chain, or an approved fence. Animal nuisance of any kind will not be tolerated, including noise (i.e. excessive barking), excessive population, improper waste disposal, or any disturbances that interfere with the ordinary use and enjoyment of an Owner's property. While outside the confines of the Owner's property, animal waste will immediately be collected by the Owner and disposed of in an approved waste receptacle. For disease prevention and sanitary reasons violators will be subject to aggressive penalties, including fines, by the Board.

Other than normal household pets, no other animals, livestock, or poultry of any kind shall be raised, bred or kept on the properties. Dogs, cats or other normal household pets may be kept in homes provided that such pets are not kept, bred or maintained for any commercial purpose. As required by the City of Charlotte Animal Control ordinance, to report cruelty, abuse, or an animal at large, please call the Charlotte-Mecklenburg Animal Control Bureau by dialing 311.

- 2.24. Dog Pens, Runs, Dog Houses** - Dog pens and runs are not permitted in Weddington Ridge. Doghouses are permitted provided an ARC Approval Form is submitted, and the following criteria is met: the doghouse must match the color scheme of the existing structure, must be in the backyard at least six feet (6') from any property line, not visible from the street views and not more than four feet (4') high.

- 2.25. Roofs** – Modification or replacement to a rooftop requires an approved *Request for Architectural Approval* form prior to modification. Approved rooftop accessories or equipment must match the existing rooftop accessories in color and finish and shall be mounted on the backside of the roof so as not to be seen from the street. The following restrictions must also be met:
- New roofs should conform to the original scheme designed by the builder (examples of acceptable color options would be dark brown, weathered wood, grey, charcoal, and black) and require ARC approval. As shingle colors can vary widely, when submitting a request for a new roof, color chips or shingle samples **MUST** be attached to the standard ARC Approval Form.
 - All repairs should match the existing roof color scheme.
 - Exposed flashing, gutters and down spouts must match the existing color scheme of the residence.
 - Skylights shall not exceed 3' x 5' in size and shall be mounted on the backside of the roof so as not to be seen from the street.
 - Solar panels are permitted subject to ARC approval. Solar energy equipment will have the appearance of a skylight, have finished trim, and shall not be visible from the street.

- 2.26. Signs** - No signs of any type or kind shall be erected, placed, or permitted to remain on any residence, Lot or common area except:

- A single "For Sale" or "For Rent" sign which shall not exceed 2' x 3' in size.
- A single garage sale sign as described in Section 2.12.
- A single security service sign.
- Such permits as required by legal/government agencies.
- Official Weddington Ridge event signs as approved by the Board.
- Contractor signs will be allowed only during the duration of improvements.
- All other signs must be pre-approved by the ARC.

Political campaign signs, governmental, real estate, and other signs permitted by county and city ordinance are allowed on common areas and individual Lots only after 6:00 p.m. Friday and must be removed by 6:00 p.m. Sunday.

- 2.27. Storage Outbuildings, Accessory Buildings** - A *Request for Architectural Approval* must be submitted for all detached buildings, whether used for storage or other approved purposes, prior to installation. Such buildings may be used for storage, gardening, hobby, wood working, or similar purposes only. They may not be used as residential or commercial spaces. The application should include pictures of the proposed storage shed design, materials of construction and finishing, copies of any appropriate building permits, and a plot plan with location for installation identified.

Preferred Standards for Detached Buildings:

1. Type: Constructed on site to meet Mecklenburg and Charlotte building codes.
2. Preferred maximum dimensions: 12 ft x 12 ft
3. Eave Height: 8 ft
4. Exterior: May be vinyl siding, brick, or wood — metal sheds are discouraged
5. Color: To match main structure — (within the community color schemes)
6. Roof Shingles: To match main structure
7. Location: Must be in rear yard of the main structure set a minimum of 6' inside property lines.
8. Foundation: Poured concrete is preferred with landscaping of natural shrubs. Concrete block foundation is acceptable if screened with lattice under pinning and landscaping.
9. Utilities – All installed utilities must meet Mecklenburg and Charlotte building codes.

- 2.28. Storm Doors, Front Doors** - Storm doors are permitted using the standard *Request for Architectural Approval* form. They must be full-view glass and must match or complement the existing color scheme of the home. Door hardware must also match or complement the existing hardware (i.e. brass handle for brass lights, etc.). Examples of pre-approved doors are:

- Larson Model # 35004032, Full-view Aluminum Standard Storm Door
- Anderson Model # 20FVN-36WH, Full-view Aluminum Storm Door

Front entry doors shall not be replaced with any other door material unless it is the same model and style provided and installed by the builder. Any decorative glass additions or replacements must be approved by the ARC prior to installation. Front door colors may be changed provided the color choice matches the window shutters and must be approved by the ARC as described in Section 2.8.

- 2.29. Window Boxes, Planters, Statues, and Figurines** - Window boxes and planters are pre-approved provided:

- They are of a color and material complimentary to the residence exterior and shall be maintained in a neat and attractive manner.
- Statues in the natural color of stone and not exceeding twelve inches (12") in height may be considered in the front yard. All other conditions must have prior ARC approval.
- Dead and diseased plants and all weeds shall be removed promptly from all planters.

3. Violations

- 3.1.** Inspections will be conducted at least once a month by the management company to verify that all Owners are complying with this Guide. Owners are also encouraged to be vigilant of properties that are not in compliance of this Guide and to report such violations to the management company. If an Owner is found to be in violation of this Guide or the CCRs, the procedures set forth in the *Policy Resolution Relating to Violation Processing and Fines* shall be followed to ensure compliance. Additionally, to ensure compliance, the Board has great flexibility in the fine amount (as detailed in the *Schedule of Fines*) and the ability to include legal action and mortgage lien as allowed by the Declaration and North Carolina Planned Community Act.

4. Summary of Prohibited Actions or Improvements – For detailed information, please refer to Section 9 of the CCRs.

No trailer, camper, shack, tent, freestanding garage, barn, motor homes, motorized vehicles, boats with trailers, boat trailers, jet skis, ATV's, utility trailer or any other temporary structure is permitted to be stored on any Lot, street, or adjoining street, common area or community street in excess of forty-eight (48) continuous hours unless completely contained in a garage or other approved outbuilding.

No noxious, offensive or illegal activity is to be conducted on any Lot or common area, nor shall anything be done thereon which may be or become an annoyance or nuisance to the subdivision (including, but not limited to, excessive noise emitted by security systems). Toys, play equipment, tools, lawn tools, dead plants and other miscellaneous items not to be left about the Lot, in view when not in use.

No aboveground swimming pools shall be erected on any Lot.

No permanent basketball goals shall be allowed in any front yard.

No clotheslines shall be placed on any Lot.

No pets may be kept which are a danger, behave in a manner as to become a nuisance to other Lot Owners' or breed or type that has been identified or designated as "dangerous" or require their Owners to implement special precautionary measures under the direction of local animal control or legal authority.

"**No** garage constructed on any Lot shall be used for living quarters of any kind, either for guests, members of the family or domestic employees, and the construction or maintenance of 'garage-apartment' is expressly prohibited." (Declaration of Covenants, Article 9, Section 9.1)

"**No** portion of any Lot or any dwelling may be rented or leased except for a lease of the entire Lot and all of any dwelling thereon for a term of not less than three (3) months for use as a residence for a single-family unit; provided that said lease shall specifically provide that it is subject to the provisions of this declaration." (Declaration of Covenants, Article 9, Section 9.1)

Appendix A
Request for Architectural Approval Form ("ARC Approval Form")

Weddington Ridge Homeowners Association, Inc.
REQUEST FOR ARCHITECTURAL APPROVAL FORM

APPLICANTS NAME(S): _____	DATE: _____
ADDRESS: _____	LOT NO: _____

PHONE 1: _____	PHONE 2: _____	EMAIL: _____
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REQUEST: ☐ Rear yard fence	☐ Playground	☐ Clearing/Grading
☐ Satellite Dish	☐ Landscape Improvements	☐ Driveway addition
☐ Hot tub	☐ Deck	☐ Basketball goal
☐ Irrigation system	☐ Pool	☐ Other (Please Describe Below)

DESCRIPTION OF WORK/DETAILS: _____

EXPECTED START DATE: _____ EXPECTED COMPLETION DATE: _____

REQUIRED: All applicants **must submit** this ARC form, a written description of their project, a site plan/plot of their lot and any additional information needed to properly review the request. Please indicate on this plan all work to be done and submit any additional plans as needed for review. Check below which items you have included with the request. **Incomplete applications will be automatically denied and will further delay the process.**

☐ Site plan	☐ Landscape plan	☐ Fence layout plan
☐ Pictures	☐ Color Samples	

HAVE YOU REVIEWED THE COVENANTS, CONDITIONS AND RESTRICTIONS and/or THE ARCHITECTURAL GUIDELINES? YES / NO

WILL YOUR PROPOSED IMPROVEMENT HAVE ANY IMPACT ON YOUR NEIGHBORS? YES / NO

IF SO, HAVE YOU DISCUSSED YOUR PROJECT WITH THEM? YES / NO / N/A

CONTRACTOR _____	PHONE _____
TO PERFORM WORK _____	
NAME & ADDRESS _____	
LICENSE NUMBER _____	

NOTES: APPROVAL BY THE ARC DOES NOT IN ANY WAY GUARANTEE APPROVALS BY THE CITY, COUNTY, OR ANY OTHER SUCH AGENCIES, AND ALL SUCH APPROVALS OR PERMITS ARE THE RESPONSIBILITY OF THE APPLICANT.

YOU MUST HAVE WRITTEN APPROVAL FROM THE ARC PRIOR TO BEGINNING YOUR PROJECT.

THE ARC HAS 30 DAYS FROM RECEIPT TO RESPOND TO YOUR REQUEST. THE PROCESS DOES NOT BEGIN UNTIL ALL REQUIRED INFORMATION IS RECEIVED BY THE ARC.

SEND ALL CORRESPONDENCE TO:
Weddington Ridge ARC c/o Cedar Management Group
PO Box 26844
Charlotte NC 28221

Via Email: arc@mycmg.com
Via CMG Portal: <https://web.mycmg.com> > My Profile > Architectural Request Committee Review

Appendix B
Color Options (as described in Section 2.8)



White (001)



Black (002)



Wedgewood Blue (004)



Clay (008)



Burgundy Red (027)



Forest Green (028)



Classic Blue (036)



Wineberry (078)



Federal Brown (009)



Musket Brown (010)



Tuxedo Grey (018)



Wicker (023)



Bright White (117)



Midnight Green (122)



Midnight Blue (166)



Bordeaux (167)

*White & Bright White will ONLY be approved for trim colors. They will NOT be approved for shutters or front doors.

Appendix C
Fence Options (as described in Section 2.10)



Scallop top fence



Crescent top fence



Aluminum or Wrought iron fence

Weddington Ridge Homeowners Association, Inc.
LANDSCAPE IMPROVEMENT PLAN

Appendix E
Carolina Mailboxes Order Form

Weddington Ridge Mailbox Order Form

Weddington Ridge HOA uses the Somerset model + a number plate. Somerset mailbox: \$252 + tax Number plate: \$51 + tax Install fee: \$60 + tax Total: \$389.32

To be completed by Homeowner or resident

Fill in information below and mail directly to:

Carolina Mailboxes
3428 Vane Court Ste C
Charlotte, NC 28206
Phone: 704-334-3393 Fax: 704-334-3363

Include Check for \$389.32 payable to Carolina Mailboxes *(price verified on 8/17/2017)*.

Name:	
Community:	
Address:	
Phone #:	
<i>I have enclosed a check, made payable to Carolina Mailboxes for \$389.32. My signature below gives permission for the removal and replacement of my existing pole, mailbox, and newspaper box with the standard Somerset + number plate as designated by the HOA. I understand that I do not have to be home for the installation. I also understand that the contractor will dispose of my current pole, mailbox, and newspaper box unless otherwise noted below. If I have a Charlotte Observer newspaper box the contractor will leave it at the foot of the new mailbox for pickup by the Observer carrier.</i>	
Signature:	
Date:	
Notes:	