

**WEDDINGTON RIDGE
HOMEOWNERS ASSOCIATION, INC.**



**Rules & Regulations
(Architectural Guidelines)**

Volume 5; Effective April 1, 2023

NO WORK SHALL BEGIN OR MATERIALS DEPOSITED AT SITE PRIOR
TO OWNER RECEIVING WRITTEN ARC APPROVAL

THIS DOCUMENT REGULATES OR PROHIBITS THE DISPLAY OF POLITICAL SIGNS

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, decisions or approval under Article 8 of the Declaration, nor does it guarantee approval of any application. The Association hereby provides notice of its intention to enforce the provisions of the Declaration and this Guide and all Owners of Lots shall be subject to enforcement of these Rules and Regulations in the future notwithstanding any prior inaction or waiver thereof. In reviewing each application, the ARC shall have the sole and absolute discretion to consider any factors it deems relevant. Decisions may be based purely on aesthetic considerations and any approvals may be subject to such conditions as the ARC determines in its sole and absolute discretion. Each homeowner acknowledges that decisions and determinations as to such matters are purely subjective in nature, that decisions and determinations may vary from Lot to Lot, and that opinions may vary as to the desirability and attractiveness of a proposed addition, modification or other improvement.
- 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 the Architectural Guidelines under Article 8 of the Declaration and 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 homes, residential units, Lots and 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 homes, residential units, Lots and property in the Weddington Ridge Community.
- 1.3. Application and Review Process** - Unless otherwise specifically and expressly exempted by the Declaration or this Guide, ***all plans and materials and every*** proposed exterior modification/addition, Improvement (as defined in the Declaration), decorations, reconstructions, and similar items visible from the exterior to residential units or Lots in Weddington Ridge must have prior written approval of the ARC. The Owner MUST submit the following as part of a complete ARC Request to the management company for review in addition to any specific requirements related to their specific Improvement:
- 1 copy of the *Request for Architectural Approval* form (“ARC Approval”; see Appendix “A”).
 - 1 copy of the Lot survey drawn to scale showing the size and location of all proposed modifications or additions, Improvements, and dimensioned to properly locate them for the dwelling or residential unit and property lines, setbacks, existing trees and landscaping.
 - A list and description of the materials to be used, including, but not limited to finishes and color samples or any additional information that may assist the ARC in rendering its decision and expedite the review process including appropriate construction details, drawings showing changes in exterior building elevations, a landscape plan showing placement, number of species and size of proposed landscape additions or modifications,

and, if applicable, existing and proposed Lot grading and/or drainage and drainage structures.

Plans submitted to the ARC must comply with all applicable building codes, zoning regulations and the requirements of all agencies and municipalities having jurisdictions over the subject Lot. It is the responsibility of the applicant to obtain all necessary permits, inspections, and other government approval that may be required for the proposed modification/addition or Improvements. Regulatory approval does not constitute review and approval under these requirements of the Declaration and this Guide and approval under the Declaration and this Guide does not constitute review and approval by regulatory authorities. The ARC is not responsible for ensuring structural integrity or compliance with state and local building codes. Owners are responsible for locating all underground cables, wires and utilities prior to any modification/addition or Improvement requiring any digging or grading. An applicant is responsible for ensuring that all of applicant's architects, engineers, contractors, subcontractors and their agents, employees are aware of the Guidelines and all requirements imposed by the ARC as a condition for approval.

The management company will forward the request to the ARC for consideration and final determination. The ARC may require submission of 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. Permission for modifications/additions or Improvements 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.

2. General Architectural Standards

- 2.1. Exterior Maintenance** - Each Owner shall keep their Lot in a well maintained, orderly condition and shall keep the improvements thereon in a suitable state of repair. Items that should be promptly addressed include, but are not limited to, mildew or stains on home, damaged trim or pediments (paint or structure), damaged doors (front or garage) or shutters, faded paint on doors or shutters, damaged roof shingles, siding, gutters, or fascia, and damaged window treatments or screens.
- 2.2. Antennas, Satellite Dishes (DBS, MDS, DSS)** - Owners 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.

- 2.3. 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.

- 2.4. 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.

Portable goals are permitted subsequent to ARC approval.

- 2.5. 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.

- 2.6. Containers, Other Outside Storage, Rubbish** - 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. No trash, rubbish, or similar unsightly items will be allowed to remain on any Lot.

- 2.7. Decks, Arbors, Gazebos, Pergolas, Patios, Screened Porches, Driveways, Walkways** - 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, driveways, and walkways. 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 must be approved by the ARC, is limited to poured concrete (broom brushed to match existing community driveway materials) and shall not extend beyond the side plane of the residence without express written approval of the ARC (expansion applications will be considered on a case-by-case basis and must include design and layout). A driveway extension shall not be added to the side of the drive, which intersects with the walkway. Walkways must be poured concrete (broom-brushed) or pavers.

- 2.8. 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.

2.9. 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 complement the exterior color scheme and maintain the original colors intended by the builder (please see Appendix B for examples of colors that are approved options). For clarity, complementary colors mean that colors must be a similar brightness, hue, sheen, and tone, and they must complement the home's siding color. Additionally, all color combinations chosen for shutters, doors, and siding must be established, normal combinations (i.e., a red door and green shutters will not be approved and, if different colors are chosen for doors and shutters, **one of the two colors MUST be Black-002 or Tuxedo Gray-018**. Any other color combination will be considered on a case-by-case basis, but there is no guarantee of approval), cannot go beyond the spectrum of colors options listed in Appendix B, and are ultimately subject to approval by the ARC. When submitting a request for a color change, color chips (see Sherwin Williams exact color matches in Appendix B) or siding samples **MUST** be attached to the standard ARC Approval Form along with a current photo of the home to confirm the overall color palette.

2.10. 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.

2.11. 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 an Owner erect a fence outside of the property line. In the event of an obstacle, the Owner 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.

Examples of Declined Specifications (not exhaustive):

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, white
Post Cap:	Non-capped wood or vinyl.
Location:	Front yard.

- 2.12. Flagpoles, Flags** - Freestanding flagpoles are not permitted. 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.

- 2.13. Garage Doors** - Garage doors shall be white in color and should conform to the original scheme designed by the builder.

- 2.14. 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, ATVs, and Jet Skis may not be included in any garage sale.

- 2.15. Garbage Containers, Recycle Containers, Garbage** - Garbage containers must be stored in one of the following pre-approved locations:

- Inside the garage.
- Behind the home, not visible from the street, and properly screened from adjacent residence view.
- At the side of the home provided they are set back at least ten feet (10') from the front facade of the home and screened from view.
- 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.

Acceptable ways of screening shall be:

1. Evergreen planting and must be a minimum of five feet (5') at the time of planting
 2. Fence or fence-like material matching the residence fence style and not exceeding five feet (5') in height
 3. Combination of evergreen plantings and fence-like material
- ARC approval is required prior to screening process.

- 2.16. 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. Hedges, shrubs, bushes, or any other similar plantings ("planting") are to be trimmed and well maintained. Plantings in the front or side yards installed, removed, or replaced require ARC approval if it 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. Owners should remove any storm debris and damaged plants, trees, shrubs, limbs promptly. If the

damaged planting 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. Removal of rear yard trees require approval if the tree is taller than ten feet (10') and/or provided by builder as natural buffer. All homes will maintain at least one tree of the minimum aforementioned dimensions (10' in height, 6" in diameter at maturity) in the front yard (unless otherwise approved by the ARC on a case-by-case basis for reasons such as the builder never originally planted a tree in the front yard or cul-de-sac lots with very small front yards) 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, size at maturity, and anticipated planting location when submitting the ARC Approval Form (the property Owner is required to use native shade trees not to exceed 50' in height at maturity as replacements when possible; examples of species that may be approved are Flowering Dogwood, Cherry Blossom, Crape Myrtle, or October Glory Red Maple). 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.). Stumps of removed trees must be removed.

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 mulch. Replacement of pine straw and/or mulch is required as needed. Mulch is not permitted to spill out or over the landscape beds into the street, sidewalk, driveway, or curb. Any non-biodegradable material used as ground cover requires ARC approval. Greenhouses, arbors, and other plant-related structures require ARC approval and are only allowed in the rear yard.

Landscaping stone, boulder or retainers used as edging material should be consistent in style and in color on each Lot especially when used in the front yard. If various materials are used, they must coordinate and complement each other and requires ARC approval prior to installation. Edging material should be well maintained and level.

- 2.17. Lawn Maintenance** - Residents are required to mow and weed their lawn 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. Regular watering to present a lush, green lawn is recommended, but not required. Do not leave hoses extended through the yard after watering. Bare spots are required to be aerated and overseeded to maintain a lush, green lawn. Trimming and edging of lawn is required. Grass will not be permitted to grow over curbs, sidewalks, or driveways (including expansion joints).

Owners of corner Lots are responsible for the entire street side perimeter of their Lot. 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.

- 2.18. 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 the written consent of the Owner(s) of the affected Lot or other property and ARC approval prior to the commencement of construction.

2.19. Parking, Recreational Vehicles, Campers, Boats, Trailers, Commercial Vehicles – Except for occasional overflow parking, street parking is not permitted. No vehicle shall be parked on the grass or sidewalk of any Lot. Motorized vehicles, motor homes, trailers, or boats with trailers, including but not limited to recreational vehicles, campers, semi-trucks, trailers, boat trailers, food trucks, jet skis, ATVs, or any other similar vehicle, boat or trailer (“prohibited vehicles”) are not allowed or permitted to be stored or kept on any Lot, or on the street or streets adjoining such Lot, in excess of seventy-two (72) continuous hours unless completely contained in a garage or other approved outbuilding. If a prohibited vehicle that is typically stored in the garage is being prepared for temporary use or repair (i.e. a boat that is stored in the garage is being loaded for a day on the lake), it must be parked in the driveway and for a time period not to exceed seventy-two (72) hours (moving a prohibited vehicle and continually re-parking within 72 hours will *not* be considered temporary preparation for use or repair). No vehicle larger than a single rear wheel drive (as contrasted to a dual rear wheel drive) pickup truck or standard cargo van (not to exceed 11,400 GVWR and 8’ in height including roof racks and roof accessories/structures) is permitted on any Lot or street at any time.

Commercial Vehicles (herein defined as allowed vehicles -including but not limited to car, truck, or standard van- used for business purposes) are allowed if they meet *all* the aforementioned criteria. No inoperable vehicles will be allowed to remain on any Lot.

Parking at the clubhouse is not permitted when the pool is closed unless you are renting the clubhouse.

2.20. Home-Offices – Subject to all of the covenants, conditions and restrictions set forth in the Declaration and in this Guide, home-offices incidental to an Owner’s home-based business, off-site based business or commercial activity are permitted provided the following criteria are met:

- The Lot shall be used for residential non-commercial purposes and it is not evident that any off-site based business or commercial purpose or activity connected to the home-office is using or being conducted on the Lot.
- No unusual traffic, other than normal residential traffic, is permitted.
- Any Commercial Vehicle used in relation to any on- or off-site based business must comply with all of the GVWR limitations and parking & vehicle guidelines defined in Section 2.19 herein and the covenants, conditions and restrictions of the Declaration.
- Any home-office must comply with local zoning and other applicable ordinances and laws.

2.21. Hot Tubs, Spas, Saunas, Pools - Hot tubs, spas, and in-ground pools are permitted using the standard ARC Approval 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.

2.22. Mailboxes - Only the original black mailbox, with black ornamental base is permitted (please see Appendix E for a reorder form from Carolina Mailboxes). If replacement or repair is required, the mailbox must be restored to the original design specification, including the original 2” brass-colored numbers (brass numbers can be purchased via Carolina Mailboxes and Amazon via the products listed below). The residence address numbers must be clearly visible on the mailbox.

- Carolina Mailboxes: 2” imperial brass numbers with self-adhesive with 3M backing
- Amazon: Addresses of Distinction 2-Inch Brass Mailbox (Williamsburg Font)

2.23. 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.

2.24. Pets - No person may keep any animal or poultry upon any part of a Lot except that any Lot Owner then occupying a residence upon a Lot may keep customary household pets upon such Lot; provided, that such pets (i) are not kept, bred or maintained for any commercial purposes, (ii) that such pets are not kept in such numbers, or of such a nature, or in such a manner as to become a nuisance to the other Lot Owners or residents of the Subdivision, and (iii) are not of a breed or type that has been identified or designated as “dangerous” or otherwise require their owners to implement special precautionary measure under the provisions of any local animal control or other applicable law, regulation or ordinance. Pets must be on a leash or restrained in the rear yard by use of a chain or an approved fence. Dog leashes and chains must be in compliance with the Mecklenburg dog tethering ordinance and leash law. 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.

Subject to the foregoing restrictions and limitations (i) other than normal household pets, no other animals, livestock, or poultry of any kind shall be raised, bred, or kept on the properties; (ii) 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.

2.25. 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.

2.26. 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, dark 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 (i.e., white).
- 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 finished trim, shall not be visible from the street, and comply with all city and county ordinances and North Carolina laws.

2.27. Signs – Pursuant to CC&R Section 9.6, no signboard, billboard, or advertising sign 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.
- Such permits as required by legal/government agencies.
- Official Weddington Ridge event or informational signs as approved by the Board.
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- All other signs must be pre-approved by the ARC.

Signs that advocate for political action are allowed 30 days before the day of “one stop early voting” and no later than ten days after the primary or election day. Governmental, real estate, and other signs permitted by county and city ordinance are allowed on individual Lots only after 6:00 p.m. Friday and must be removed by 6:00 p.m. Sunday.

2.28. 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.

2.29. Storm Doors, Front Doors - Storm doors are permitted using the standard *Request for Architectural Approval* form. Full-view glass storm doors are preferred 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 deviation from the basic door model, decorative glass additions or replacements must be approved by the ARC prior to installation. Front door colors may be changed provided the color choice complies with the guidelines detailed in Section 2.9 and must be approved by the ARC.

2.30. Window Boxes, Planters, Statues, and Figurines - Window boxes and planters are pre-approved provided they meet the following criteria. All others require ARC approval:

- 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.

2.31. AC Units, Generators – Window mounted AC units or fans are not permitted. Generator installation requires ARC approval.

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 with this Guide and to report such violations to the management company (especially if the violations occur in the rear yard). 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 and additional use restrictions, please refer to Section 9 of the CCRs.

No trailer, camper or other structure of a temporary nature shall be erected upon any Lot and no trailer, camper, shack, tent, freestanding garage, barn, motor homes, or any other structure of a similar nature or any other temporary structure shall be used as a residence either temporarily or permanently upon any Lot. No motor homes, motorized vehicles, trailers, boats, boats with trailers, boat trailers, jet skis, ATVs or any other similar vehicle shall be allowed or permitted to be stored or kept on any Lot, or on the street or streets adjoining such Lot, common area or community street in excess of seventy-two (72) 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 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: _____

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 2.9)



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)



Sage



Midnight Green (122)



Midnight Blue (166)



Bordeaux (167)

Sherwin Williams color matches provided on next page.

Shutter Color #	Color Name	Sherwin Williams Color Match
001	White*	SW 7012 Creamy
002	Black	SW 6258 Tricorn Black
004	Wedgewood Blue	SW 6222 Riverway
008	Clay	SW 2845 Bunglehouse Gray
009	Federal Brown	SW 2838 Polished Mahogany
010	Musket Brown	SW 7069 Iron Ore
018	Tuxedo Grey	SW 7674 Peppercorn
023	Wicker	SW 7534 Outerbanks
027	Burgundy Red	SW 2839 Roycroft Copper Red
028	Forest Green	SW 2847 Roycroft Bottle Green
036	Classic Blue	SW 6230 Rainstorm
078	Wineberry	SW 6307 Fine Wine
117	Bright White*	SW 7005 Pure White
122	Midnight Green	SW 2809 Rookwood Shutter Green
166	Midnight Blue	SW 6237 Dark Night
167	Bordeaux	SW 7595 Sommelier
N/A	Sage	SW 6178 Clary Sage

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

Appendix C
Fence Option Examples (as described in Section 2.11)



Scallop top fence



Crescent top fence



Aluminum or Wrought iron fence

Appendix D
Landscape Improvement Plan

Weddington Ridge Homeowners Association, Inc.
LANDSCAPE IMPROVEMENT PLAN

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

PHONE 1: _____ PHONE 2: _____ EMAIL: _____

AREA OF IMPROVEMENT: Lawn/Turf Trees Other landscaping (describe below)

PLEASE DESCRIBE YOUR INTENDED LANDSCAPE IMPROVEMENT PLAN DETAILS AND THE ASSOCIATED
TIMELINE: _____

EXPECTED START DATE: _____ EXPECTED COMPLETION DATE: _____

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: THE ARC UNDERSTANDS THAT LANDSCAPE IMPROVEMENTS MAY TAKE SEVERAL
MONTHS. HOWEVER, THE ARC RESERVES THE RIGHT TO REQUEST THE ACCELERATION
OF IMPROVEMENTS IN ORDER TO RETURN A PROPERTY TO COMPLIANCE UNDER THE
ARCHITECTURAL GUIDELINES AND CCRS.

THE ARC HAS 30 DAYS FROM RECEIPT TO REVIEW AND RESPOND TO SUBMITTED PLANS.

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 E
Carolina Mailboxes Order Form

Weddington Ridge Mailbox Order Form

<p>Weddington Ridge HOA uses the Somerset model + number plate with 2" brass numbers. Somerset mailbox: \$315 + tax Number plate: \$59 + tax Install fee: \$65 + tax Total: \$468.63</p>
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To be completed by Homeowner or resident

<p>Fill in information below and mail directly to:</p> <p>Carolina Mailboxes 3428 Vane Court - Ste C Charlotte, NC 28206 Phone: 704-334-3393 Fax: 704-334-3363</p> <p>Include Check for \$468.63 payable to Carolina Mailboxes (<i>price verified on 1/26/2022</i>). <i>Prices are subject to change. Please verify pricing by phone before mailing check.</i></p>	
Name:	
Community:	
Address:	
Phone #:	
<p><i>I have enclosed a check, made payable to Carolina Mailboxes for \$468.63. 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></p>	
Signature:	
Date:	
Notes:	

Updated: 01.26.2022