Uniform Standards for Fox Grove Owners Association

***Note that these are subject to change at the discretion of the Declarant/ARC or Declarant's assignee

FENCING

- All fencing structure and layout must be approved in writing by Declarant/ARC or Declarant designee
- The only fencing allowed in the community is 3 split rail fences up to 4 feet tall and wooden privacy fences up to 6 feet high as measured from the finished grade of the Lot. If pet containment is necessary "chicken or box wire) may be installed on the inside portion of the 3 rail split rail fencing. No vinyl fencing is allowed.
- Farm (split rail) fencing can be installed from the front corner of the home extending straight out toward side boundary Lot lines and then back to rear property line.
- Wooden privacy fencing cannot come farther forward than THE REAR CORNERS OF THE HOME extending straight out from that point toward the side boundry Lot lines then straight back to the rear property line.
- ALL FENCES ARE TO BE INSTALLED AT LEAST SIX (6) INCHES FROM THE PROPERTY LINES. ALL SPACES BETWEEN NEIGHBORING FENCES MUST BE MAINTAINED SO BE MINDFUL OF THAT UPON PLACEMENT.
- No decorative fencing of any type allowed on front side of the home between street and front of home or between front corner of home and rear corner of home.
- Corner Lot fencing is determined on a case by case basis upon homeowner request. Such items that are considered are the visual impact on the overall community and the impact of such fencing will have on neighboring homesites and homes.
- All local zoning and construction ordinances must be adhered to.
- Placement of all fencing on a homesite is the responsibility of the Lot owner and the fencing contractor.

OUTBUILDINGS/ACCESSORY STRUCTURES

- All covered structures not attached to the primary dwelling shall be considered outbuildings/accessory structures. must be approved in writing by Declarant/ARC or Declarant designee
- Accessory structures' eaves shall be located at least three (3) feet from any property line, and shall also be subject to the same architectural standards as the primary dwelling.
- Siding material of all outbuildings MUST be the same material and color as that used on the residence and also incorporate the same roof pitch, doors, window styles and landscaping.
- Open air foundation types must be obscured by broadleaf evergreen landscaping

- Slab foundations are strongly encouraged to be obscured by broadleaf evergreen landscaping.
- The TOTAL ALLOWABLE SQUARE FOOTAGE of any AND ALL outbuildings and accessory structures TOGETHER may not exceed 144 square feet.
- Roof covering shingles MUST be the same color as the residence. Roofing material may be asphalt shingles or "standing seam" type metal. No corrugated tin.
- All structures must comply with local zoning and construction ordinances
- No structure can be placed in any easements
- Location should be as close to the rear of the property line as possible allowing for local setback requirements.

LANDSCAPE STANDARDS

- Each Lot shall be maintained in a neat condition by the Owner or Tenant
- Each Lot MUST have grass lawns; NO gravel or other similar type lawns are permitted
- Lawns must be cut and fertilized regularly and kept free of weeds
- Lawns shall not exceed 6 Inches in height as measured from ground surface
- Lawns shall be treated for weeds on a regular basis and Owner/Tenant shall make every effort to keep lawns free of unsightly weeds
- Any and All mulched/pine-strawed areas shall be regularly re-mulched or re-strawed regularly AND kept free of weeds
- Owner/Tenant shall keep all concrete surfaces (driveways and walkways) free of weeds
- Shrubs should be pruned on a regular basis.
- Taller shrubs that do not obstruct windows should not scrape the home nor rooflines
- If these guidelines are not adhered to the Association has the right to perform needed maintenance so as to bring the lawn and shrubbery maintenance into compliance and to bill the lot owner for cost of said maintenance. The Association may also obtain a lien against any lot owner who fails to timely pay any bill for maintenance work done by the Association.

GENERAL ARCHITECTURAL CONTROL STANDARDS

- No Improvements (including, without limitation, replacement of any previously existing Improvements) shall be commenced, erected or maintained upon the Properties , nor shall any exterior addition to or change or alteration thereof be made (including, without limitation, changing materials or color of any exterior portion of any such Improvements or change be applied for or obtained, until plans and specifications showing the nature, kind, shape, heights, materials, color and location of same shall have been submitted to and approved in writing by the Declarant, his/her designee, or by an "Architectural Review Committee" (if a such committee is in place).

- The Declarant, his/her designee or ARC (if existing), as the case may be, shall have the sole and absolute right to determine the style and appearance of any and all Structures, including but not limited to, flag staffs, fences, walls, outbuildings, buildings, garages, storage sheds, mailboxes, lawn decorations, structures of any type or color thereof, grading, landscaping, patio covers and trellises, plans for off-street parking of vehicles and any other improvements to be built or constructed on any lot. Refusal or approval of proposed plans and specifications may be based on any grounds, including purely aesthetic grounds, which, in the sole and uncontrolled discretion of the Declarant, Board or ARC, as case may be, may deem sufficient.
- Submission for any/all Improvements should be submitted on the properties plot plan showing the location of the desired improvement. There should also be a detailed description of the materials being used for the improvement (fences, outbuildings, flag staffs, etc).
- For Fencing refer to Fencing Guidelines above
- General guidelines for all outbuildings/buildings, storage shed, etc. see above. VINYL SIDED AND METAL SIDED OUTBUILDINGS NOT ALLOWED.
- No mailbox contained in or supported by brick, cement, concrete, steel or any other immovable or non-breakaway material or of a design unacceptable to the NC Department of Transportation shall be erected or allowed to remain within the Right of Way of any street in the subdivision. If community incorporates cluster mailboxes then no Lot should have an individual mailbox.
- All trash, garbage and debris shall be properly containerized and disposed of properly.
- No household items awaiting disposal as trash (i.e. furniture, mattresses or appliances) shall be placed in front of the dwelling or in open carports awaiting disposal.
- **All trash cans are to be removed promptly from the street the evening after trash pick-up day and be hidden from community view by either being placed in the garage or with landscape screening or approved screening on the side of the home.
- **The Declarant, his/her designee and/or ARC (whichever applies) may from time to time, in its sole discretion (ARC MUST report to Board or Declarant), adopt, promulgate, amend and repeal rules and regulations interpreting and implementing these Architectural standards.
- Nothing should be placed within the DOT street right of way inclusive of basketball goals, signs, decorative concrete driveway markers, any type of guardrail and/or 4x4 posts. The DOT right of way extends into the homesite's front yard.

Board Adopted without Meeting: 07/072020