

THE NOLES

at Irving Park

Architectural Guidelines

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Why are Architectural Guidelines Important?

Restrictive Covenants and Architectural guidelines ensure that your home, your neighbors' homes and your community will remain in the condition that they were intended.

We are all individuals and as such have our own likes and dislikes. Architectural guidelines are not designed to be overly restrictive but instead protect what is likely your biggest asset –

Your home.

What Defines an Exterior Change?

Any change you make to the front, side or rear of your property is considered an exterior change to the existing structure and lot. Exterior changes consist of *but not limited to*:

- Fences
- Outbuildings
- Porches
- Decks, Trellis, Gazebo
- Exterior fireplaces & outdoor kitchens
- Landscaping
- Basketball goals, Trampolines, Swing sets (treehouses are prohibited)
- Lighting
- Pathways
- Shutters (if changing style or color)
- Front door (if changing style or color)
- In ground swimming pools
- Modification to drainage easements
- Driveway modifications
- Painting of exterior of home (a change from the original color scheme)
- Yard art
- Mailboxes

If you are in any doubt, please contact the Management Company for clarification.

Architectural approval is not required when repairing or replacing an existing feature on your house / lot if no changes will be made to the look, materials or footprint (i.e. replacing decks or porches due to wear, damage or rotting/warped materials).

How Do I Submit a Request?

Requests are to be submitted to the Management Company in writing using an Architectural Request form (contact Management Company for form). This form may also be obtained from the Community's website. In addition the location of the exterior change is to be marked on a copy of your plot map. This is to ensure your exterior change is completely upon your lot and not interfering with marked easements or right of ways. Additional information such as pictures and architectural drawings are encouraged as this aides the committee greatly during the review process.

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Who Approves or Denys Requests?

The Noles at Irving Park Architectural Committee (ARC) is appointed by the Board of Directors. The ARC has the right to approve or deny a request.

How Long Does the Approval Process Take?

The ARC will conclude its formal review and convey its decision to the Management Company, whom in turn will advise the owner, all within 30 days of receipt of a complete application.

What if my Request is Denied?

If the request is denied, the ARC will explain its rationale and, where feasible, suggest possible areas of plan revision (unless the request is strictly prohibited by the documents). Applicants are always free to resubmit modified proposals or appeal the decision to the Board of Directors.

Past Precedent

Past precedent is no guarantee of present ARC or Board approval or disapproval. Each application will be evaluated on its own merits. The placement of your lot verses another lot may significantly affect a request.

Conditions

At the discretion of the ARC, approval of a project may be contingent on specified conditions which, if unfulfilled, will void the approval. Violation of agreed conditions may result in an immediate halt work order and/or other enforcement action as detailed in the Covenants.

Permits / City / County Approval

The ARC approves exterior changes on their aesthetic merit only. Compliance with local and state governing bodies in regards to regulations and permits such as building codes and municipality requirements are the responsibility of the owner.

Fencing

The style of fencing should match the style/architecture and where possible, the color scheme of the home, i.e.; a house with beige trim should have a beige colored fence.

Each fencing application will be assessed individually.

The finished side of the fence should face the street and adjoining lots. Chain link and split rail fences with wire backing are prohibited.

Fences cannot extend nearer to the front street than the front building line of the home.

Outbuildings

One accessory building is permitted. The building must be placed on a permanent foundation constructed of materials comparable to or compatible with the home. Metal storage buildings are prohibited. It is encouraged to place the building behind the home so it cannot easily be viewed from the street.

Landscaping

The planting of shrubs and flowers within existing beds do not require ARC approval. Changes to the location of beds, creation of new beds, planting of trees, creation of pathways etc. do need to be approved prior to work starting.

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Tree removal is to be first approved by the ARC except for dead/fallen or diseased trees. Dead trees are those that have not leaved/blossomed or still have dead leaves that have not dropped. Due to the close proximity of homes, dead trees are to be removed immediately to ensure the safety of all residents.

When planting shrubs or trees near to the property line, take into account the size of the mature plant/tree and leave at least 5ft clear of the property line to allow you to maintain the landscaping without trespassing on your neighbor's property.

Lighting

Decorative exterior lighting must first be approved by the ARC to ensure that the placement of the lights do not interfere with the neighboring homes.

Mailboxes

Decorative or seasonal mailbox covers are not permitted.

Yard Art

Excessive yard art is discouraged in consideration of neighboring homes and the community aesthetics.

Trash Cans

Refuse containers are to be stored so as not to be visible from the street or neighboring homes. As such it is the homeowner's responsibility to ensure the proper storage of trash cans. Trash cans should not be placed curbside for pick-up until Sunday evening. Trash cans must be placed out of sight by 10pm after collection on Monday.

What Happens if I Make a Change Without Architectural Approval?

Failure to submit a request prior to making a change could result in:

- Fine(s) being imposed
- Required changes to the exterior change
- Removal of the exterior change

Questions? We are here to help. Contact:

The Noles at Irving Park HOA – Managed by Slatter Management Services, Inc

4125-G Walker Avenue

Greensboro, NC 27407

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Community Association Manager – Jeremy Albers

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****The Board of Directors acts on behalf of the Architectural Control Committee.
Throughout this document anywhere that state ARC, is now the Board of Directors.**