

NORTHWOODS @ COULWOOD

Community Standards & Guidance Information

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The Northwoods Community Standards & Guidance Information is periodically published by the Board of Directors in order to provide general guidance and information related to the community standards. This document is not intended to replace or conflict with the community's recorded governing documents (Declaration of Covenants, Conditions, and Restrictions, CCRs, Bylaws, etc.) but rather to provide a clear and general explanation of the community's standards and expectations regarding the exterior appearance of the individual homes and landscape.

ARCHITECTURAL REVIEW PROCEDURE

Homeowners are asked to complete and submit a written request for architectural review and approval by the association for any exterior changes to the property. This process is designed to ensure that the owner's proposed changes comply with the community restrictions but also to maintain an attractive streetscape and exterior appearance within the community thereby protecting everyone's significant investment in property values. ***Just a few of the most common changes are:*** fences, decks, exterior color changes, landscape changes (removal or plantings,) new roof or siding, driveway addition and satellite dishes.

A standardized form has been established and included with this document. Please complete the form and include the information requested when submitting a request for review.

SATELLITE DISHES

No freestanding radio or television transmission or reception towers, antennas, dishes or discs shall be erected on a lot. Radio and television antennas not exceeding 15 feet in height above the roofline of the residence and dishes or disks not exceeding 4 feet in diameter and not visible from the street in front of the residence shall be allowed to be attached to the roof structure.

GARBAGE CANS

When not placed at the street for pick up, all garbage, recycling and yard waste containers should be stored out of sight. Trash cans should only be moved to the street on the night before pick up and the promptly moved back and stored that night after pick up. Containers stored beside the home and not visible from the street should be kept in a neat, organized line without materials spilling out over the tops. Owners on corner lots are asked to store the containers out of sight from both the street in front of the home and the street beside the home. Any bulk trash items, e.g., furniture, carpeting, boxes etc; should be stored out of sight and can only be on the street curb the night before the pick up.

CLOTHESLINES/STORED MATERIAL/BASKETBALL GOALS

No clotheslines may be erected or maintained on any lot other than a clothesline located directly behind the residence. Please limit to one clothesline only. No lot shall be used in whole or in part for storage of rubbish, of any character whatsoever and no trash, rubbish, stored materials, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any lot outside an enclosed structure. Basketball goals should not be placed, stored or even temporarily used along the city street right of way.

VEHICLES/PARKING

No vehicle of any type which is abandoned or inoperative shall be stored or kept on any lot within the subdivision in such manner as to be seen from any other lot or any street. No automobiles or mechanical equipment may be dismantled or allowed to accumulate on any lot. This includes those vehicles that do not have an issued license tag. Vehicles shall not be parked on the sidewalk or within the dedicated street right of way, nor shall vehicles be parked or stored on any part of the lot not improved for that purpose, i.e., garage, driveway, carport or parking pad. Occasional overflow parking for guests or other reasonable purpose is an exception.

SIGNS

No signboards of any description shall be displayed on any lot with the exception of sign "For Rent" or "For Sale" which should not exceed two by three feet in size. No sign should be placed on any common HOA property; however, a moving or yard sale sign can be placed detailing the address on the front of the sign and it must be removed the same day of the sale.

EXTERIOR LIGHTING

Security Lights or floodlights designed to illuminate large areas should not be installed on homeowner's property. Spot-lights of low wattage are allowed so as not to be directed towards neighboring property or residences.

FENCES

CHAIN LINK OR OTHER METAL FENCING IS NOT PERMITTED. 2" X 4" mesh may be used with split rail fencing to contain animals within the yard. Except for a wall constructed of brick or stone masonry, perimeter fencing shall not have more than fifty (50%) percent of any of its surface closed. Fencing of a more solid or privacy nature may be used only around patios, wood decks or pools as privacy screens. No fence or wall shall be erected on any building lot close to any street line then the building setback lines shown upon the recorded map. No solid fence, wall, hedge, mass planting or other similar obstruction exceeding two and one-half feet in height shall be permitted within the building setback lines shown on the recorded maps. The association's approval does not in any way relate to other City or County approval or permitting.

PLAYGROUND EQUIPMENT/SHEDS/GARDENS

Typical, smaller playground equipment such as standard swing sets do not require approval. Such equipment should be placed in the rear yard behind the home. Owners should submit plans for any larger playground or playhouse (prefabricated or built on site; ground level or installed in a tree) should be submitted for review. No metal carports, metal garages, metal buildings or metal accessory structures shall be erected on any lot or attached to any residence building. No mass planting, including gardens, exceeding two and one-half feet in height shall be permitted within the building setback lines shown on the recorded maps.

RECREATIONAL & COMMERCIAL VEHICLES

Mobile house trailers on or off wheels, campers, commercial vehicles of any kind, and any boats and boat trailers shall not be parked on the street or within the front or side street setback lines.

EXTERIOR MAINTENANCE

Each owner shall keep his lot in an orderly condition. Any grass should be mowed, trimmed and edged along sidewalks and driveways on a regular basis to maintain a neat and attractive appearance and prevent tall, unsightly grass greater than 6-8 inches tall. All planting or shrub beds containing ground

cover or mulch/pine needles should be kept free of weeds, grass, fallen braches or dead plants, replenished periodically with new, fresh ground cover and maintained to a neat and attractive condition. All plants, bushes and shrubs should be pruned and trimmed regularly. Each owner shall keep improvements and exterior surfaces in a suitable state of repair; including but not limited to, maintenance of wood rot, dirt/mildew , peeling paint, missing trim and vinyl, etc.

MAILBOXES

All mailbox structures must be repaired, repainted and or replaced by the homeowner if damaged or deteriorated.

PETS

No animals, livestock, or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that dogs, cats or other household pets may be kept or maintained provided that they are not kept or maintained for commercial purposes. The number of dogs, cats, etc., shall not exceed **three** in number except for newborn offspring of such household pets which are under (9) months in age. It is the responsibility of each pet owner to clean up any waste that their pets may have left during a routine walk in the community. Please carry a disposable bag with you when walking and dispose of the bag in a suitable container and location. Each homeowner will be responsible for the behavior of their pet regarding applicable laws. Violations should be promptly reported to Charlotte Animal Control. **Chapter 3 of the Charlotte City Code describes all of the City codes and rules regarding pets.**

Additional Information

A homeowner in violation of the Community Covenants, Conditions and Restrictions (CC&R's), will receive a one and only warning notice to correct the violation. If the violation is not corrected the Board of Directors can call the homeowner to a hearing at which time the board can determine fines of up to \$100 per day, per incident for non-compliance.

You can obtain documents for the community, including the CC&R's and the architectural review form through the Hawthorne Management Company website at www.hawthornemgmt.com; click on the "obtain documents" link. If you would like to report a violation, please click on the "report a violation" link.

The Board of Directors invites you to stay in touch with the community by signing up for the e-newsletter. To join, please find us at www.northwoods-hoa.org; click on the "Newsletter" link and enter your email address. It's a great way to stay connected with your neighbors, community events and activities.

Thank you for helping to make Northwoods a great community to live in!