

BECKETT'S RIDGE

**ARCHITECTURAL GUIDELINES AND
APPEARANCE STANDARDS**

Revised 11/13/22

Effective 1/25/23

BECKETT’S RIDGE

ARCHITECTURAL GUIDELINES AND APPEARANCE STANDARDS

TABLE OF CONTENTS

TABLE OF CONTENTS	1
ARCHITECTURAL AUTHORITY	3
ARCHITECTURAL REVIEW COMMITTEE PROCESS	3
ARCHITECTURAL GUIDELINES	4
Attic Turbines	4
Awnings	4
Basketball Goals	5
Dog Houses and Pens	5
Driveway Extensions and Parking Pads	5
Façade on Exterior (siding, trim)	5
Fences	5
Flags	6
Gutter Down-Spout Extensions in Front or Side of Home	6
Hose Caddies	6
Hot Tubs, Swim Spas, and In-Ground Swimming Pools	6
Irrigation Systems	6
Landscaping/Trees	6
Lighting, Year-Round, Exterior (front of home)	7
Mailboxes and Posts	7
Outdoor Fireplaces, Firepits, Fire bowls, Contained Fires, and Grills	7
Outdoor Recreational Equipment (includes swing sets, jungle gyms, slides, sandboxes, trampolines, horseshoe pits, etc.)	7
Painting of Shutters, Front Doors, and Other Home Exterior (visible from the street)	8
Patios and Decks	8
	1

Rain Barrels	8
Roof Repair/Replacement	8
Satellite Dishes	8
Seasonal Decorations, Exterior	8
Solar Panels	9
Storage Sheds	9
Storm Doors	9
Trash/Recycle Bin Enclosures and Screens	10
Tree Houses	10
Tree Planting and Removal	10
Vegetable Gardens at Ground Level (see “Exterior Freestanding Structures” below for raised gardens)	10
Windows	10
Exterior Freestanding Structures Not Already Listed (e.g. gazebos, greenhouses, and raised gardens)	10
APPEARANCE STANDARDS*	11
REVISION HISTORY	13

ARCHITECTURAL AUTHORITY

The Architectural Review Committee (“ARC”) is established as a requirement of the Association’s “Declaration of Covenants, Conditions, and Restrictions for Beckett’s Ridge.” All homeowners are expected to be familiar with its contents and abide by the regulations stated within. A copy of the document can be found on our management company’s website.

The purpose of the Architectural Review Committee is not to stifle or prevent property improvement, but to encourage homeowners to make changes and improvements in a manner that preserves and enhances the architectural integrity and appearance of the community. Approval from the Architectural Review Committee does not substitute for approval by the town if/when that applies, and homeowners are expected to abide by all applicable codes in any new construction.

ARCHITECTURAL REVIEW COMMITTEE PROCESS

1. Homeowner downloads the “Architectural Request” form from the management company website and follows the instructions on the form.
 - a. Note that some forms of external modifications may require site photos, color-matching to existing structures, or other specific items that need to be included with the request form.
 - b. Forms submitted without the supporting materials required for the type of modification to be performed will be returned to the homeowner for the required information.
2. Homeowner submits the form to the management company.
3. The management company aggregates forms and submits to the Architectural Review Committee. The application, noted with the date of receipt by the management company, is turned over to the Architectural Review Committee within two working days, provided all information necessary for review is received. The management company will make a cursory review of the application and request of the homeowner any additional information needed. The committee may still require additional information, as detailed below.
4. As per the Covenants (Article VIII, section 5), the Architectural Review Committee has thirty (30) days to review the application and render its decision. The thirty-day timetable begins when the application is deemed complete and appropriate for review.
5. Applications are generally reviewed and decided upon at Board of Directors meetings.
6. The committee’s decision will be returned to the management company and the management company will inform the homeowner of the decision, which can be any of the following:
 - a. **APPROVAL:** The application is approved as submitted.
 - b. **APPROVAL WITH CONDITIONS:** The proposal is accepted, but with certain specified changes, limitations, or requirements that must be followed.
 - c. **DISAPPROVAL:** The application is denied. The homeowner can appeal the Architectural Review Committee decision to the Board of Directors. The appeal must be submitted in writing within 30 days and sent to the Board of Directors via the management company.
 - d. **ADDITIONAL INFORMATION REQUIRED:** The Committee has determined that additional information is needed for appropriate review of the application. In this case, the entire process begins again once the management company receives the additional information. The homeowner should follow the same submission procedure. The Architectural Review Committee will attempt to act swiftly on all re- submissions.
7. Architectural Review Committee inspection: The Architectural Review Committee reserves the

right to visit your property and inspect the improvement. This will be done for two specific reasons:

- a. To ensure that the application details were followed and to note problems encountered which might help other residents on similar projects; and
 - b. To learn any “pointers” that other residents may employ in more easily completing an improvement project.
8. Work must commence and be completed within 1 year of the Architectural Review Committee approval. If work is not completed within 1 year of the approval date, a new Architectural request application must be submitted.

Note: The Committee has the right to disapprove any proposed plans which, in its sole discretion, are not suitable or desirable per Article VIII, section 5 and 6 of the covenants. The covenants can be found in the homeowner portal of the management company website.

Per the Covenants (Article VIII, section 1), the Committee is "charged with using its best efforts to promote and ensure a high level of design, quality, harmony and conformity throughout the Properties consistent with this Declaration." ***Homeowners who wish to discuss requests before submission or appeal a board decision are encouraged to attend the Homeowners Forum of the monthly Board of Directors meetings for discussion.***

ARCHITECTURAL GUIDELINES

The following specific site criteria shall apply to all home exteriors within the community unless the Architectural Review Committee or Board grants a variance. Some items/situations do not require approval and are noted as such below.

Note: All architectural requests are considered on a case-by-case basis by the Architectural Review Committee. Items not specifically listed in this section REQUIRE approval.

Attic Turbines

These **DO NOT** require approval providing:

- They are mounted on the rear of the house roof.
- They extend no higher than the roof peak and are no more than 12 inches above the roof surface.

Awnings

The installation of awnings on the front or side of the home is prohibited. Other instances **DO** require approval.

Banners and Signs

Banners displayed in the front of the home for special occasions do **NOT** require approval providing:

- They are constructed of soft material or fabric, such as vinyl.
- They are displayed for a period not to exceed 2 weeks.

Banners and signs that do not meet these requirements are highly regulated by the covenants. See “Signs” under the “Appearance Standards” section of this document for details.

Basketball Goals

Permanent basketball goals **DO** require approval.

Portable basketball goals **DO NOT** require approval, but must follow these guidelines:

- Goal must be kept within 10' from the home.
- Goal must always remain upright, except during storm preparation.
- Goal must be maintained and kept in good repair.
- Goal is not allowed on the streets, including in cul-de-sacs.

Dog Houses and Pens

These **DO NOT** require approval providing:

- Doghouse is placed behind the home and is not visible from the street.
- Doghouse is at least 10 feet from adjacent properties.

Driveway Extensions and Parking Pads

These **DO** require approval and may only be constructed of asphalt, concrete, or brick pavers. Materials such as mulch, pebbles and pine straw are **NOT** allowed. Driveway modifications must not impact water flow or drainage in the ditch.

Façade on Exterior (siding, trim)

Refurbishing the façade (siding, trim) with the same color and building material **DOES NOT** require approval.

Changing the color or type of building material **DOES** require approval.

Fences

These **DO** require approval.

Guidelines are:

- Fences along the side yard are not to extend farther than 10 feet forward from the back of the house.
- The height must not exceed 6 feet.
- For homes on corner lots, the segment of the fence facing the street must be landscaped with shrubs or plantings that provide coverage.
- Preferences:
 - Upward or downward scallop
 - Wood material
 - Natural wood stain color
 - Open stockade design with one open board width between boards
 - Split rail design with or without metal mesh
 - Solid privacy design

Note: Fences constructed solely of metal chain-link are prohibited.

Flags

The following **DO NOT** require approval:

- Flags (no larger than 3'x5') displayed using a bracket or other device mounted to the home.
- Decorative garden flags (no larger than 13"x18") displayed from ground stands.

Note: Flag poles are prohibited.

Gutter Down-Spout Extensions in Front or Side of Home

These **DO NOT** require approval providing any length greater than 5 feet is not visible from the street (it must be buried below ground level).

Hose Caddies

Stand alone or affixed to the home, these **DO NOT** require approval.

Hot Tubs, Swim Spas, and In-Ground Swimming Pools

These **DO** require approval.

- Plans and specifications showing the nature, kind, shape, height, depth, and materials must be submitted, along with a plot plan/survey map showing the location of the hot tub, spa, or pool.
- They must be located behind the home and not be visible from the street.
- They must be at least 10' away from adjacent properties.

Note: Permanent above-ground swimming pools are prohibited.

Irrigation Systems

These **DO NOT** require approval, providing:

- All removed grass is replaced.
- Landscaping is returned to its original state, and proper drainage is achieved after installation of the underground watering system.

Note: If there is any change in the drainage pattern or water flow, causing neighboring properties to receive water run-off as a result of the irrigation system, the HOA Board reserves the right to require removal of the system or grading of the property to correct the problem.

Landscaping/Trees

The following items **DO NOT** require approval:

- Replacement, removal, or addition of plants, shrubs and flowers within four feet of the front of your home, around trees, and within established plant beds. Note: Invasive plants (e.g. bamboo) are prohibited. Refer to the NC State Extension website (ces.ncsu.edu) for other invasive species.
- Removal of dead trees and shrubs. Note: Stumps visible from the street must be removed.
- Borders on existing beds, if constructed of common landscaping border materials not to exceed 8 inches in height.

The following items **DO** require approval (per Article X, section 18 of the Covenants):

- Planting of trees in the front or sides of the home visible from the street.
- Removal of a living tree larger than 3” in diameter at a point measured 3’ off the ground in the front or sides of the home visible from the street.
- Landscape Redesigns: Landscape redesigns can affect the draining between neighboring yards. A comprehensive landscape plan must be included with the architectural request form. The plan must show the scheme for decorative plantings, planned site improvements and modifications, including, but not limited to, major topographic changes and plans for revegetation and stabilization. All landscaping designs must maintain proper drainage on the site.

Note: Replacing grass areas with mulch beds qualifies as a landscaping redesign and must include vegetation.

Lighting, Year-Round, Exterior (front of home)

The following items **DO NOT** require approval providing bulbs/light color are clear or white:

- Low voltage accent lighting in planting beds, along walkways, and around decks.
- Decorative lighting used to accent garage door or front porch.
- Flood lights attached to the home (e.g. motion sensor lights).
- Flood lights in the ground illuminating the home.

Note: Light strings in bushes and trees in the front or side of the home are only allowed as seasonal decorations (see “Seasonal Decorations, Exterior”).

Mailboxes and Posts

These **DO NOT** require approval providing:

- Mailbox placement, shape, and size comply with the US Postal Service guidelines for mailboxes: <https://www.usps.com/manage/mailboxes.htm>
- The community has the following additional aesthetic requirements:
 - Mailboxes are black.
 - Posts are wooden and color is natural or stained/painted in any shade of brown.
 - Newspaper boxes are black and attached to the mailbox post.

Outdoor Fireplaces, Firepits, Fire bowls, Contained Fires, and Grills

These **DO NOT** require approval providing:

- Fires are kept within a device specifically designed to hold and contain a fire.
- Devices are in the rear yard of the home and utilized in a safe manner.
- Local protocols from the Fire Marshall are followed.

Outdoor Recreational Equipment (includes swing sets, jungle gyms, slides, sandboxes, trampolines, horseshoe pits, etc.)

These **DO NOT** require approval providing:

- Equipment is placed behind the home and not visible from the street.
 - If visible, equipment is aesthetically pleasing and kept in good repair

- Equipment is placed at least 10 feet from adjacent properties.

Note: Basketball goals are listed separately in this document. Temporary recreational equipment, such as volleyball and badminton nets can be utilized in the front or side yard but must be removed after use.

Note: As with all construction, it is up to the owner to ensure equipment is properly installed and maintained.

Painting of Shutters, Front Doors, and Other Home Exterior (visible from the street)

- Painting the front porch and handrails in the same original color **DOES NOT** require approval.
- All other exterior painting (including shutters, front doors and garage doors) **DOES** require approval. On the application, you must specify the type and color of paint you will use and include a color sample.

Patios and Decks

These **DO** require approval. Guidelines are:

- They must not extend beyond the side corners of the house.
- They must not pose drainage problems for you or your neighbors.
- The materials to be used must be specifically made for patio and/or deck designs.
- The color is neutral.

Rain Barrels

These **DO NOT** require approval providing:

- They are located on the side or back of home.
- The color is gray, black, brown, or green.

Roof Repair/Replacement

These **DO** require approval. On the application, you must specify the type and color of shingles that you will use and include a color sample.

Satellite Dishes

These **DO NOT** require approval providing:

- The dish is not more than 2 feet in diameter and the cable is hidden.
- Placement is located on the back or side of the lot; if on side, screening of satellite dish is necessary.

Seasonal Decorations, Exterior

These **DO NOT** require approval. Outdoor seasonal decorations may be displayed up to 4 weeks prior to the holiday event and must be taken down within 2 weeks afterwards.

Solar Panels

Solar panels and associated equipment **DO** require approval. Roof mounted systems on permanent structures are allowed within the community. Ground mounted systems or those affixed to non-permanent structures are not allowed.

The following documents/annotation must be included as part of the Architectural Request application:

- Plans showing visibility of the system (panels, conduits and batteries) from areas open to common or public access (including streets, association properties and common areas)
- A drawing (including dimensions) showing the proposed location of the system and relevant mountings and visible auxiliary equipment (conduits and batteries)
 - A specific annotation of where the conduit will be laid from the panels to the meter is needed
- Photographs/Manufacturers literature for proposed components including specifications, colors, materials, etc.

Requirements for proposals:

- Panels must be black on black systems (Monocrystalline panels on a black frame with a black backface).
- Conduits are to be minimally visible (i.e., down a non-street visible wall and through the crawlspace/internal spaces where possible). Where conduits are visible from the street, they must be painted to match existing house/siding colors.
- Batteries must be kept in an interior space or behind the home.

Note: To the maximum extent possible, a roof-mounted solar energy system shall be installed to minimize its exposure when viewed from areas open to common or public access.

Storage Sheds

These **DO** require approval. Guidelines are:

- They must not exceed 10' x 14' in size and 10' in height.
- They must be placed on the property behind your home and not be visible from the street.
- They must be at least 10 feet from adjacent properties.
- Siding material must be similar in color to the home.
- Roof must be pitched and similar in color to the roof on the home.

Note: Metal siding and flat roofs are prohibited.

Storm Doors

These **DO** require approval and must be:

- White or the same color as your existing trim.
- "Full view" design
- Constructed of anodized aluminum (including baked-on enamel)

Trash/Recycle Bin Enclosures and Screens

These **DO** require approval. Guidelines are :

- They must be located on the side or rear of the home.
- They must be constructed to *fully* obscure all bins from view from the street.
- They are white or a neutral color.

Tree Houses

These **DO** require approval. Guidelines are:

- They must be placed behind the home and not be visible from the street.
- They must be at least 10 feet from adjacent properties.

Tree Planting and Removal

See “Landscaping/Trees.”

Vegetable Gardens at Ground Level (see “Exterior Freestanding Structures” below for raised gardens)

These **DO NOT** require approval providing:

- Garden is in the rear yard and not visible from the street.
- Plants do not exceed allowed fence heights or grow into the neighbor’s yard.

Windows

- The replacement of windows **DOES** require approval.

Exterior Freestanding Structures Not Already Listed (e.g. gazebos, greenhouses, and raised gardens)

These **DO** require approval.

APPEARANCE STANDARDS*

The HOA Board is committed to making this the best neighborhood we can for the residents of Beckett's Ridge. The appearance standards are provided to complement the architectural request guidelines. Note that homes that do not adhere to these standards will be issued a violation per the process defined in the covenants.

- **Animals, Livestock, and Poultry:** of any kind are NOT allowed to be kept on any property or inside homes except for dogs, cats, and other household pets. Pets must not become an annoyance or nuisance to any homeowner of any other home.
- **Boat and/or Boat Trailers:** may be parked or kept on a property if it is parked or kept in such a manner that the vehicle is screened from the street.
- **Campers and Mobile House Trailers:** (whether on or off wheels) are NOT allowed to be parked or kept on any property or parked on the street.
- **Clotheslines:** may NOT be erected or maintained on any property.
- **Clutter:** Items such as toys, bikes, garden equipment and pots/containers, wood, boxes, etc. may NOT be left in the front or side yards if not in use.
- **Commercial Vehicles:** (commercial trucks, commercial buses, or other commercial vehicles) may NOT be parked or kept overnight upon any portion of the properties or on the street.
- **Debris:** Properties must be kept free of debris.
- **Drainage Ditch and Swale:** Homeowners are responsible for maintaining these areas keeping them free of debris, weeds, and trees. Drainage ditches and swales must be kept neat in appearance, and plantings in the ditches must NOT grow over adjacent sidewalks (where applicable). Drainage ditch landscaping standards are grass or creeping juniper with riprap. Deviation from standards requires HOA approval.
- **Area Between Drainage Ditch (or Sidewalk) and Street:** Homeowners are responsible for maintaining the area in front of their home that lies between the drainage ditch (or the sidewalk) and the street (commonly known as "the devil's strip"). This area is to be covered by grass. Mulch and other substances or vegetation are NOT allowed.
- **Fences:** Structures must be properly maintained.
- **Gutter Down-Spout Extensions:** Extensions visible from the street must not exceed 5' feet in length.
- **Lawns:** must be well kept with uniform ground coverage. Grass is to be kept no more than 4" high. Brown spots, bare patches, ruts and excessive weeds are NOT allowed. Mulch beds must contain vegetation and be maintained and weeded.
- **Outdoor Seasonal Decorations:** may be displayed up to 4 weeks prior to the holiday event and must be taken down within 2 weeks afterwards.
- **Paint and Stain:** must be maintained in uniform and good repair (with no peeling, chipping, cracking, discoloration, or mold/mildew) on the house trim, rails on porch and steps, mailbox posts, front doors, and shutters.
- **Parking:** Homeowners should, as far as practical, make sure that household vehicles and those driven by homeowner's visitors are parked in the driveway or on parking pads. Habitual parking of vehicles on the grass by either the owner or their visitors is prohibited.
- **Signs:** may NOT be displayed to the public view on any property *except* for signs used to advertise homes for sale or rent, and signs expressing support of, or opposition to, political candidates or other issues which will appear on the ballot of an election. Such political signs may NOT be placed on the property earlier than sixty (60) days before the election and must be removed within two (2) days after the election. More information can be found in Article X, Section 14 of the covenants.

- **Solar Panels:** Damaged solar panels must be replaced within 60 days.
- **Trash/Recycle Bins:** are not to be visible from the street. Preferred storage locations are behind the home or inside the garage. See “Trash Bin Enclosures and Screens” in the Architectural Guidelines for approved structures. Structures must be properly maintained.
- **Trash/Recycle Pickup:** Bins may be moved to the street on the night before the scheduled pickup, but all bins must be returned to the approved enclosure the night of the scheduled pickup. Bulk items to be picked up by the Town can be placed at the curb for pick-up up to 7 days prior to the designated pick up date. Collection is the second full week of the month with the week starting on Sunday. See the garbage collection page on the Town of Hillsborough website for more information.
- **Trees:** Dead trees and shrubs are to be removed. Stumps must also be removed if visible from the street.
- **Vinyl Siding:** must be kept in good repair and remain free of mold and mildew.
- **Window Air Conditioning Units:** are not allowed.
- **Window Treatments:** shall consist of drapery, blinds, decorative panels, or other tasteful window coverings. Newspaper, bed sheets, reflective materials such as foil, or other temporary window treatments are not permitted. All window treatments must be maintained in good repair.

*** Additional information and details regarding appearance standards may be found in the “Declaration of Covenants, Conditions and Restrictions for Beckett’s Ridge” (available on our management company’s website).**

REVISION HISTORY

Revision	ARC Members	Description of Changes
November 2020	Audrey Gill Keith Chnupa Karen Doll Bret O'Neill Chris Austin	Major revisions to previous version (2013).
November 2022	Audrey Gill Keith Chnupa Leandra Bedini Martin Ferris Brad Bower	Addition of table of contents, gutter down-spouts, rain barrels; updates to banners/signs, trash/recycle bins; minor updates throughout; move to version tracking system.