

# Hollyhock ARC Review Checklist

## 4.1 Setbacks

\_\_\_\_\_ Home meets the setback requirements, as set forth in the recorded plat, deed restrictions, AGHOA documentation and government regulations.

## 4.2 Construction Fencing

\_\_\_\_\_ Before construction begins, black silt fencing, minimum of 36" high was installed along the edge of the street pavement, across the entire width of the lot

\_\_\_\_\_ Prior to installing the fence, a ribbon was placed along the proposed location prior to site staking

\_\_\_\_\_ The fence was maintained throughout the construction period and removed at the time of the final review

## 4.3 Sewer and Water Caps and Siphon Breaks

\_\_\_\_\_ The sewage and water caps were protected during construction

\_\_\_\_\_ A siphon break was installed on faucets used for providing water to the construction site

## 4.4 Construction Entrance and Parking

\_\_\_\_\_ A stone driveway has been placed and maintained

\_\_\_\_\_ The driveway is comprised of a minimum of five (5")inch deep by twenty (20') feet wide by fifty (50') feet long 3-4" Coarse Aggregate, or as needed to assure mud is not tracked onto roadways

\_\_\_\_\_ The stone is placed in a manner to provide off street parking for construction vehicles

\_\_\_\_\_ No materials or heavy equipment of any nature was unloaded or stored in the road or road rights of way

\_\_\_\_\_ This driveway was used before and during construction to minimize damage to roads and road shoulders

\_\_\_\_\_ All vehicles were parked so as not to impede traffic or damage vegetation

\_\_\_\_\_ Cul-de-sac parking was done in such a way to allow room for construction and delivery vehicles to pass

## 4.5 Material Storage

\_\_\_\_\_ All construction materials were kept within property lines and street rights-of-way were kept open for vehicle access to all sites

\_\_\_\_\_ Temporary storage structures received approval prior to use

\_\_\_\_\_ Storage structures were not used as living or office quarters.

\_\_\_\_\_ Adjacent properties are not used in any manner, including vehicle parking, without written permission of that lot owner and a copy submitted to the HARC.

\_\_\_\_\_ Any damage to an adjacent property was repaired by the homeowner of the home under construction

\_\_\_\_\_ Turf areas disturbed were restored.

\_\_\_\_\_ Restoration included raking the area clean to remove all debris, tilling the soil to a depth of three inches minimum, seeding and stabilizing with sterilized straw

## 4.6 Vegetation Protection

\_\_\_\_\_ All existing trees or other vegetation shown on plans, or required by the HARC, to be preserved was left undisturbed during construction

\_\_\_\_\_ Prior to beginning contraction, a wire or plastic environmental barrier was erected to protect these natural areas

## 4.7 Dumpster

\_\_\_\_\_ A commercial dumpster was on site to keep a neat and clean construction site

\_\_\_\_\_ No dumpster was placed on neighboring properties without written permission of that property Owner and a copy submitted to the HARC

\_\_\_\_\_ No fabricated wood or wire bins are permitted

\_\_\_\_\_ Builder is encouraged to use the services of a disposal company that uses recycling and composting

\_\_\_\_\_ Cleanup Rules :

\_\_\_\_\_ • At the end of each day on which work occurred, all construction materials were neatly stored and all lightweight construction debris, such as roofing paper, insulation bags and polyethylene or sheathing was placed in the dumpster

\_\_\_\_\_ • At the end of day on Fridays, all construction debris was picked up and scraps such as shingles, wood,

drywall, bricks, etc. was put in the trash containers

- Dumpsters were emptied when full

#### **4.8 Toilet Facilities**

The construction site has a job toilet that is placed within the lot boundary and the side yards and setbacks, with the door facing away from the street

#### **4.9 Fires and Blasting**

No fires or blasting is permitted

No use of any explosive materials

#### **4.10 Drainage**

All areas are adequately sloped so that water runoff from each building is directed to natural drainage areas or storm drainage facilities of each lot

#### **4.11 Mailbox**

The mailbox is of the type, size, and color approved by the HARC and is installed according to US Postal regulations.

No additional mailboxes are permitted

No driveway reflectors or markers permitted

#### **4.12 Driveways/Walkways**

Driveway is constructed of brick, stamped concrete, non-tinted concrete with a broom finish, pavers made of cast concrete or natural materials

Driveway is a minimum of twelve (12') feet wide

No asphalt, gravel, or plain poured (smooth finish) concrete driveways permitted

A concrete culvert is installed where the driveway crosses the drainage swale

Walkways or patios are constructed of concrete, brick, flagstone, stepping stones, or pavers made of cast concrete, or pavers made from natural materials

Walkways or patio materials must be selected to match the appearance and style of the residence

Semi-pervious pavers are encouraged where practical and is maintained at all times

Community sidewalks were repaired to the same standards and appearance of the original installation

#### **4.13 Exterior Lighting**

HARC approval is not required if installed in accordance with the following guidelines:

Exterior lights are conservative in design and small in size as reasonably possible

Exterior lighting is directed toward the house and is of low voltage (limited to 2,000 lumens) to minimize glare sources to neighbors

Walkway lighting is directed toward the ground

Lighting fixtures are dark in color and are less obtrusive

Low voltage (12 volts) lighting is preferable

Any deviation from the above or use of high-wattage spotlights, floodlights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires HARC approval

Light fixtures complement the architectural style of Hollyhock and the home and the landscaping

Lighting of walls were achieved by the use of eave and ground recessed fixtures

Landscape lighting is concealed where possible by ground recessing or placing in shrub beds

No colored lights are permitted (except temporary holiday)

Post mounted light fixtures have been approved by the HARC

No spillover of light onto neighboring property

#### **4.14 Flags and Flagpoles**

No yard mounted flagpoles

One USA flag and/or one NC flag is permitted to be attached to the home, providing they do not exceed 4'X6'

#### **4.15 Fountains**

HARC 'minor project' approval is required for all fountains

Fountains may be located behind a privacy wall in the rear yard or front entry

\_\_\_\_\_  
\_\_\_\_\_  
Site plan was uploaded to review site showing location, height, width and a digital photo of the proposed

#### **4.16 Hot Tubs and Saunas**

\_\_\_\_\_  
\_\_\_\_\_  
HARC 'minor project' approval is required for installation of any hot tub, Jacuzzi, sauna or spa  
\_\_\_\_\_  
\_\_\_\_\_  
The hot tub, Jacuzzi, or spa is an integral part of the deck or patio area and/or rear yard landscaping  
\_\_\_\_\_  
\_\_\_\_\_  
The hot tub, Jacuzzi, or spa is located in the rear or side yard and is not visible to adjacent properties or  
the street and does not create an unreasonable level of noise  
\_\_\_\_\_  
\_\_\_\_\_  
All mechanical equipment necessary for operation must be located in the rear or side yard and is screened  
from the street and neighboring properties by a masonry wall complementing the architecture  
of the house  
\_\_\_\_\_  
\_\_\_\_\_  
Screening was shown on the plans and approval was obtained from the HARC  
\_\_\_\_\_  
\_\_\_\_\_  
Application was submitted accompanied by a screen or fence plan and a plot of the property with  
improvements indicated

#### **4.17 Pools**

\_\_\_\_\_  
\_\_\_\_\_  
HARC 'major project' approval is required for any pool construction or installation  
\_\_\_\_\_  
\_\_\_\_\_  
The pool is located in the rear yard and is an integral part of the residence and landscape  
\_\_\_\_\_  
\_\_\_\_\_  
Landscaping was provided around any retaining wall and is a integral part of the overall landscape plan  
\_\_\_\_\_  
\_\_\_\_\_  
All mechanical equipment necessary for operation must be located in the rear or side yard and is screened  
from the street and neighboring properties by a masonry wall complementing the architecture  
of the house  
\_\_\_\_\_  
\_\_\_\_\_  
Screening was shown on the plans and approval was obtained from the HARC  
\_\_\_\_\_  
\_\_\_\_\_  
No above ground pools permitted

#### **4.18 Ornaments and Statues**

\_\_\_\_\_  
\_\_\_\_\_  
HARC 'minor project' approval is required for installation of any lawn ornaments, statuary or sculptures  
\_\_\_\_\_  
\_\_\_\_\_  
Front and side yard installations are prohibited unless concealed behind a privacy wall  
\_\_\_\_\_  
\_\_\_\_\_  
Approved ornaments for rear yard areas or behind a privacy wall are not visible from adjacent lots

#### **4.19 Antennae & Satellite Dishes**

\_\_\_\_\_  
\_\_\_\_\_  
No exterior antennae  
\_\_\_\_\_  
\_\_\_\_\_  
One small inconspicuous Satellite dish with a diameter of twenty-four inches (24") or less which is installed  
upon or adjacent to any residence, and is not visible from adjacent properties or the street, and is  
integrated with the structure and landscaping does not require HARC approval  
\_\_\_\_\_  
\_\_\_\_\_  
Equipment is located only in the side or rear yard and is not adjacent to the street  
\_\_\_\_\_  
\_\_\_\_\_  
Larger dishes or placement other than above require the HARC 'minor project' approval

#### **4.20 Exterior Wires and Cables**

\_\_\_\_\_  
\_\_\_\_\_  
No exposed exterior wires, cables or meters of any kind are permitted

#### **4.21 Propane Tanks**

\_\_\_\_\_  
\_\_\_\_\_  
Propane tank is installed underground or if less than 25 gallon is placed behind a screen wall

#### **4.22 Garbage Containers**

\_\_\_\_\_  
\_\_\_\_\_  
Garbage containers are sorted inside the garage or screened so as not visible from the street or adjacent  
properties

#### **4.23 Walls & Fencing**            See Article 5.24

#### **4.24 Patios and Decks**

\_\_\_\_\_  
\_\_\_\_\_  
Patios, decks, deck railings and deck supports are substantial in appearance  
\_\_\_\_\_  
\_\_\_\_\_  
Reflects the style and architectural detail of the residence  
\_\_\_\_\_  
\_\_\_\_\_  
Constructed of materials complementary to the residence  
\_\_\_\_\_  
\_\_\_\_\_  
Decks and patios are designed and installed as an integral part of the residence or patio area  
\_\_\_\_\_  
\_\_\_\_\_  
Does not obstruct or diminish the view or create an unreasonable level of noise to adjacent properties  
\_\_\_\_\_  
\_\_\_\_\_  
No construction over easements unless approved by the utility company and comply with applicable  
government requirements

\_\_\_\_\_ Minor project' approval required from HARC if added after the CO has been issued for the home

#### **4.25 Accessory Buildings**

\_\_\_\_\_ Minor project' approval is required by the HARC for playhouses, doghouses, gazebos, green houses etc. whether built during initial construction or after.

- \_\_\_\_\_ 1) Accessory building is of same or complementary color, material and architectural style as the main residence  
\_\_\_\_\_ Accessory building roof material matches those of the residence
- \_\_\_\_\_ 2) Utility servicing accessory buildings are installed underground
- \_\_\_\_\_ 3) Accessory building is located in the rear of 1/3 of the yard and does not front onto a street  
\_\_\_\_\_ Is incorporated as an integral part of the landscape plan  
\_\_\_\_\_ Does not obstruct any adjacent neighbor's views of ponds, open areas or other amenities  
\_\_\_\_\_ Is screened by a fence or vegetation
- \_\_\_\_\_ 4) No freestanding metal utility sheds or storage sheds
- \_\_\_\_\_ 5) Playhouses or Playground Equipment Considered as an Accessory if it measures more than 30 SF, is more than 6 ft. high from peak to ground or is constructed on a concrete slab or footing  
\_\_\_\_\_ Is located in the rear yard and is screened from view from adjacent properties and street  
\_\_\_\_\_ Playground equipment is constructed with natural colors (no primary colors unless fully screened)  
\_\_\_\_\_ No Tree houses
- \_\_\_\_\_ 6) Dog houses are not visible from the street or adjacent properties and are placed inside the setbacks  
\_\_\_\_\_ Dog houses are of a muted or natural color  
\_\_\_\_\_ Screening or landscaping approved by ARC  
\_\_\_\_\_ No dog runs, dog lots or dog kennels

#### **4.26 Recreational Equipment**

- \_\_\_\_\_ Recreational equipment, including but no limited to, tennis courts, and playgrounds etc. are minor project' pre-approved by the HARC
- \_\_\_\_\_ Recreational equipment is not located forward of the front set back
- \_\_\_\_\_ Equipment is not closer than 25 ft. from any property line unless screened from adjacent property view
- \_\_\_\_\_ Unscreened portable equipment must be stored away nightly in the garage
- \_\_\_\_\_ Permanent basketball goals have a professional looking metal pole and tempered fiberglass or Plexiglas backboard
- \_\_\_\_\_ Application for placement of the equipment include a detailed plan including dimensions and equipment specifications

#### **4.27 Recreational and Commercial Vehicles**

\_\_\_\_\_ No outside storage of boats, commercial vehicles or recreational vehicles (campers, motor homes etc.)

#### **4.28 Birdbaths, Birdhouses and Bird Feeders**

- \_\_\_\_\_ Placement in front or side yard approved by HARC
- \_\_\_\_\_ Rear yard installation has been approved if birdhouse or bird feeder is over 1 ft. wide X 1.5 ft. tall
- \_\_\_\_\_ Rear yard installation approval not required if bird bath is less than 3 ft. tall or less including pedestal

#### **4.29 Clotheslines**

\_\_\_\_\_ No clotheslines attached to the home exterior

#### **4.30 Signs**

- \_\_\_\_\_ All signs are in accordance with the Hollyhock Signage Guidelines and CCRs
- \_\_\_\_\_ Only one security sign in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling
- \_\_\_\_\_ One builder construction sign permitted and was removed following receipt of the Certificate of Occupancy. No subcontractor signs permitted
- \_\_\_\_\_ One "For Sale" sign is permitted and has the Hollyhock Logo.

#### **4.31 Street Cleaning**

\_\_\_\_\_ To uphold the aesthetic integrity of the community, roadways adjacent to construction are cleaned from time to time.

Builder is expected to know when their work results in mud and excessive dirt is on the street

#### 4.32 **Permitted Hours of Construction**

Construction was limited to the following hours:

- Monday - Friday 7:00 AM to 7:00 PM
- Saturday 7:00 AM to 5:00 PM
- Sundays or any Holiday officially observed by the State of NC : 7:00 AM to 5:00 PM with no construction that results in noise heard on the exterior of the dwelling, or physical construction activity of any nature on the exterior of the dwelling

### **BUILDING REQUIREMENTS**

#### 5.1 **Architectural Standards**

**Exteriors** are designed to be compatible with the natural site features and landscaping of the residence

The landforms, natural contours, local climate, vegetation, and views dictates the building location, the building form, and architectural style

Design of all structures meet the massing, architectural style, rooflines, exterior materials, colors and other features of the building meet Hollyhock guidelines

No factory built modular or mobile home type of construction

No slab-on-grade construction or the appearance of slab-on-grade

Materials on the **interior of the home** reflects the high standards typical of a custom home in a premier neighborhood

Examples of material used include hardwood, ceramic tile or stone flooring in common areas with high quality carpeting for flooring in bedrooms; deep baseboard and cornice trim on all walls where they intersect floors and ceilings; solid core and/or paneled doors with wide casings around doors and windows throughout; high quality door hardware; solid wood kitchen cabinets with granite countertops in kitchens and bathrooms; custom stairs; energy efficient appliances and hot water system; energy efficient lighting and mechanical HVAC systems

#### 5.2 **Minimum Area Requirement**

##### **Single Story**

The minimum area requirement for the residence of 2,600 heated sq. ft. and 3,200 sq. ft.. under roof for single story is met

##### **One and One Half or Two Stories**

The minimum area requirement for the residence of 3,000 heated sq. ft. with 1,800 sq. ft.. 1,800 heated sq. ft.. on the main level and 3,600 under roof for one and one half and two story dwellings

#### 5.3 **Maximum Height**

Residence does not exceed three stories above ground level

#### 5.4 **Roof Slope**

Minimum roof slope over main residence is at least 8 vertical to 12 horizontal inches

Minimum roof slope for accessory areas such as porches and dormers is equal to or greater than 4:12

Is consistent with historical and architectural style of the home

There is a minimum overhang of 12 inches

#### 5.5 **Exterior Wall Treatments**

Materials used are acceptable exterior wall treatments for vertical and horizontal surfaces

When used in combination, transitions from one material to another is made in an aesthetically sensitive manner such that the appearance and style is consistent on all sides

On front elevations, rear elevations facing public areas and street facing elevations, no more than 75% of the exterior wall material of each elevation(excluding windows and trim) are of any one material

##### **Materials**

Traditional Portland cement stucco in muted colors, natural, tinted or painted

Cast stone, stone or brick veneer

Composite material such as Hardi-shakes. Hardi siding is prohibited

Anodized, copper or paint finishes on all metal surfaces including windows,

flashing, drips, and caps in colors matching approved trim colors

Soffits are made of wood, stucco, wood cementitious material

Aluminum fascia is heavy gauge to prevent ripples ( oil canning)

No synthetic or foam products (EFIS)

Gutters and downspouts are used at all eave lines (unless inappropriate) are either aluminum or copper

No Galvanized gutter material

Gutter color, if aluminum, closely matches the trim

No Vinyl, Aluminum and Composite Wood (Masonite)

Use of wood is limited to trim and accent materials only

## 5.6 Exterior Colors

Exterior colors are limited to warm earth tones

No pure whites or primary colors are permitted

Digital photos of color samples for all exterior surfaces have been submitted to and approved by the HARC

## 5.7 Roofing

Roof pitches and overhangs are designed for compatibility with adjacent roof profiles in front, side and rear elevation, and varies as opposed to being a single roof line

### Materials:

Natural or synthetic slate, copper, dimensional architectural asphalt shingles (minimum 260# density), cedar shingles, standing seam metal, clay or concrete tile in a barrel, flat profile

Asphalt impregnated fiberglass shingles meets the Guideline Requirements and are equal to: Owens Corning: Berkshire; GAF Timberline HD; CertainTeed Landmark Premium or Independence

## 5.8 Roof Accessories and Equipment

The HARC has given approval for the rooftop equipment and accessories

Rooftop equipment matches the roofing colors or is a color that complements the house

Rooftop equipment is placed as inconspicuously as possible

Exposed flashing, other than copper, is painted to match the fascia and trim of the structure

No exposed attachment straps

## 5.9 Windows, Doors Shutters and Trim

### Materials:

No full vinyl windows

Vinyl or aluminum clad wood windows are permitted

No single hung windows

Multiples of double hung windows have a mullion separating each

Windows with screens have full screens

Windows have real grills, simulated divided lites (SDLs) or Grill between the Glass (GBG) are on all sections in the front and street facing side windows. (Grill patterns are illustrated on the elevation drawings)

Windows are of clear glass or a low-e glass with a tint.

Tinted glass gray or smoke glass colors were submitted for approval to the HARC

Windows are trimmed/banded on the front and at the rear elevations

Windows have prominent headers and sills. No window opening is devoid of featured trim.

Alternatives to the window styles proposed was submitted to the HARC for approval

Window screen fabrics are dark bronze or charcoal

Security treatments for doors and windows have been approved by ARC

No "burglar bars", steel or wrought iron bars, or similar fixtures have been installed on the exterior of any windows or doors

No black out windows

Curtain fabric or other interior window treatment exposed to the exterior is of a neutral color

Window opening conforms to the window configuration. No infill material was used such as stucco between the window head and the head of the opening

Main Entry Doors are substantial in appearance and have a high quality and style matching the architecture of the home and were submitted for HARC approval

Side or rear entry doors are not plain panel. Finish was submitted for approval

\_\_\_\_\_  
\_\_\_\_\_  
Trim is below the soffit and consists of a frieze of no less than 8" in depth

#### **5.10 Screen Doors**

\_\_\_\_\_  
\_\_\_\_\_  
No front screened doors  
No screening at the garage doors.  
\_\_\_\_\_  
All other screened door applications have been approved by HARC  
\_\_\_\_\_  
Screen door design and color matches and is generally accepted as complementary to the entry doors

#### **5.11 Vents**

\_\_\_\_\_  
\_\_\_\_\_  
Plumbing vents, mechanical vents and fans, turbine type attic vents and similar vents are painted to match the roof/wall.  
\_\_\_\_\_  
No vents are located on the front elevation

#### **5.12 Skylights and Solar Collectors**

\_\_\_\_\_  
\_\_\_\_\_  
Skylight trim is painted and glass complements or matches the roof color  
Solar collectors require approval by the HARC  
\_\_\_\_\_  
Solar collectors lie flat against the supporting roof and is consistent with the architecture of the home  
\_\_\_\_\_  
Solar collectors are appropriate to residential use and are not recreational vehicle grade or capacity (HARC may require specifics as to the design and construction of the collectors prior to granting approval)

#### **5.13 Ceiling Height**

\_\_\_\_\_  
The minimum ceiling height on all floors is 9'-0"

#### **5.14 Utilities**

\_\_\_\_\_  
Meter boxes, gas regulator, conduit, electrical panels, etc. are painted to match the building exterior

#### **5.15 HVAC Units**

\_\_\_\_\_  
\_\_\_\_\_  
HVAC units are located to minimize noise to adjacent properties and are screened  
HVAC is screened with evergreen landscape trees or shrubs  
\_\_\_\_\_  
Pool equipment is screened from sound and view from the street and neighboring homes with masonry or stone construction matching the materials of the home  
\_\_\_\_\_  
Evergreen shrubs screen the wall as if it were a foundation wall  
\_\_\_\_\_  
No window air conditioning units or through-the-wall units

#### **5.16 Awnings and Overhangs**

\_\_\_\_\_  
\_\_\_\_\_  
Installation has been approved by the AG ARC  
Awning or overhang color is the same or complementary to the exterior of the residence  
\_\_\_\_\_  
No metal awnings

#### **5.17 Glass Block**

\_\_\_\_\_  
\_\_\_\_\_  
Glass block on the exterior of the dwelling has been approved by the HARC  
Glass block is not a dominant feature for the dwelling or elevation  
\_\_\_\_\_  
All glass block on the dwelling is treated similar to the windows with banding and/or architectural trim  
\_\_\_\_\_  
Glass block at the front and/or rear of the dwelling has a privacy wall and sufficient landscaping simulating a wall to diminish the impact on the elevation

#### **5.18 Screen Porches/Patios & Other Enclosures**

\_\_\_\_\_  
\_\_\_\_\_  
HARC approval has been obtained for the construction of covered porches, patios and other enclosures  
Such structures and their supports are substantial in appearance and reflect the style and architectural detail of the residence  
\_\_\_\_\_  
Such structures are of materials that are complementary to the residence and are designed and installed to be an integral part of the residence with rooflines that complement that of the principle structure  
\_\_\_\_\_  
Such structures are located so as not to obstruct or diminish the view or create an unreasonable level of noise for adjacent property owners  
\_\_\_\_\_  
Such structures are not located on the street façade  
\_\_\_\_\_  
Structures are not constructed over easements unless specifically approved by the utility company having jurisdiction and complies with applicable government requirements

\_\_\_\_\_ Screens are dark bronze or charcoal

### **5.19 Garages**

- \_\_\_\_\_ The residence has a fully enclosed garage designed to accommodate at least two vehicles
- \_\_\_\_\_ Garage is compatible with and complementary to the main residence in architectural style, material and color
- \_\_\_\_\_ Garage and specifically the doors are not the main focus of the main front façade
- \_\_\_\_\_ No front entry garages except where a single forward facing garage door is integrated into a design having a motor court or porte-cochere
- \_\_\_\_\_ In the case of a motor court, it is defined by substantial masonry, stucco or stone piers matching the materials on the home at the entry
- \_\_\_\_\_ Sides of the motor court are masonry to match the home, masonry piers with wrought iron or simulated wrought iron aluminum fencing between, or landscaped screening wall with evergreen trees a minimum of 4-6 feet tall planted close enough to one another in a row so that branches touch at the time of planting
- \_\_\_\_\_ Garage is finished on the inside
- \_\_\_\_\_ Garage door combinations having more than two doors may have at least one door forward facing of the other doors to break up the long façade
- \_\_\_\_\_ Garage doors may be wood or wood composite, fiberglass or metal.

### **5.20 Additions, Modifications & Expansions**

- \_\_\_\_\_ Additions, Modifications & Expansions including color scheme changes are HARC approved whether before or after the initial construction

### **5.21 Propane Tanks**                      See Section 4.12

### **5.22 Shutters**

- \_\_\_\_\_ Where used the shutters match the configuration and dimension of the window they serve, even if only decorative
- \_\_\_\_\_ Shutter colors have been submitted for review

### **5.23 Chimneys**

- \_\_\_\_\_ Chimneys are constructed for all active fireplaces
- \_\_\_\_\_ No Ventless fireplaces in an enclosed area but may be used on outside decks
- \_\_\_\_\_ Chimneys are constructed of brick, stone or stucco, using one of the two most predominant material used on the exterior of the home
- \_\_\_\_\_ All chimneys have an ornamental chimney cap or pot
- \_\_\_\_\_ No exposed spark arrestors

### **5.24 Landscape Walls, Screen Walls and Fences**

- \_\_\_\_\_ Landscape walls are used to retain earth and are constructed of the following:
  - \_\_\_\_\_ Keystone block, concrete faced with stone, stone, brick or other permanent non-organic material approved by the HARC
- \_\_\_\_\_ Screened walls are attached to the home to screen areas as required by the HARC or Guidelines such as HVAC and pool equipment and in some instances garage doors
- \_\_\_\_\_ Fences are barriers around pools or yards to provide for privacy
- \_\_\_\_\_ Fences are not erected in yards forward of the front plane of the home
- \_\_\_\_\_ Fences are of iron, aluminum rail, or masonry
- \_\_\_\_\_ No wood or plastic fences
- \_\_\_\_\_ Fences are not higher than five feet
- \_\_\_\_\_ Retaining walls may be no higher that six feet above the exiting grade on the lower side
- \_\_\_\_\_ No barbed wire, razor wire or be electrified
- \_\_\_\_\_ No chain linked or welded wire fences
- \_\_\_\_\_ No double fencing
- \_\_\_\_\_ Fencing is placed either along the property line or a minimum of 2.5 feet off the property line when used as a pool surround and not intended to be a full yard fence
- \_\_\_\_\_ Fences and wall are installed in full compliance with laws and regulations of authorities having jurisdiction

## LANDSCAPING REQUIREMENTS

### 6.1 Purpose

- \_\_\_\_\_ Maintains the high standards of Hollyhock and reflects the community's emphasis regarding the value of open spaces, natural land forms, and landscapes
- \_\_\_\_\_ Consultation with a licensed landscape architect is recommended
- \_\_\_\_\_ Plantings are placed in accordance with the guidelines provided by the NC State University Horticulture Information Leaflet 8601

### 6.2 Qualifying Hardwood Canopy Trees

- \_\_\_\_\_ Trees in open areas and revegetation of wooded home site is required to restore the natural canopy
- \_\_\_\_\_ Two Qualifying Hardwood Canopy trees are in the front yard and one in the rear yard  
(Existing Qualifying Hardwood trees over 6" caliper may be counted in the total)
- \_\_\_\_\_ Trees added have a caliper of 2.5" or better at the base and a minimum of 10 ft. tall at time of planting
- \_\_\_\_\_ Qualifying Hardwood trees include many varieties of Oak, Walnut, Hickory, Elm, American Chestnut  
(Other hardwoods may be present or added but will be counted in the required total)
- \_\_\_\_\_ ARC may require additional pre-existing trees saved where prominent

### 6.3 Evergreen Foundation and Vegetable Gardens

- \_\_\_\_\_ Evergreen foundation plantings provide year 'round accents and softening of foundations and provide a backdrop for ornamental and flowering plants
- \_\_\_\_\_ \* A minimum of 30" tall shrubs planted 36" on center are in areas along foundations and under windows with exception for walk off areas of porches
- \_\_\_\_\_ \* In areas where the foundations materials are an important architectural accent, quantities will be decided on an individual basis
- \_\_\_\_\_ \* **Front of the home and on sides facing the street**  
Planting beds along the foundation is layered in that smaller plants are in front of primary foundation plants  
Plants are spread as follows: 1 gallon: 12-18" spread; 3 gallon: 18-24" spread
- \_\_\_\_\_ \* Other plants or trees are used to create a third layer in corner locations or breaks in the planes
- \_\_\_\_\_ \* Deer and drought resistant plants are given strong consideration
- \_\_\_\_\_ \* Foundation plants are placed along the screen walls of HVAC and pool equipment areas
- \_\_\_\_\_ \* Vegetable garden is placed in the rear yard and no closer than 10 ft. to a pond  
Pond water is not used for irrigation
- \_\_\_\_\_ \* Fertilizer is not permitted to run off into ponds

### 6.4 Flowering Trees

- \_\_\_\_\_ In order to reforest the community, at least 2 flowering trees are planted in front and side yards visible from the street
- \_\_\_\_\_ Magnolias, Dogwoods and Redbuds are most common, but fruit trees may qualify
- \_\_\_\_\_ Trees are 8-10 ft. tall at the time of planting

### 6.5 Evergreen Trees and Evergreen Screening

- \_\_\_\_\_ Evergreen trees and shrubs are used to conceal service and utility areas and to restore the appearance of Carolina Forest
  - \_\_\_\_\_ \* Screening shrubs or trees are 4'-6' minimum at the time of planting and fully screen the equipment within two seasons
  - \_\_\_\_\_ \* Exposed garage doors are screened to varying extents from neighboring properties and the street  
Where screening is required there is a minimum of 2 screening trees per garage door  
Screening does not appear as a full wall, but is placed to reduce any visual dominance of the garage doors  
Screening trees are 6-8' minimum height  
Lower level shrubs are used as accents
  - \_\_\_\_\_ \* There are a minimum of 2 evergreen trees 8-10' tall at the time of planting placed on the site either in the front yard or visible from the front yard
- Visually permeable screening methods required:
- \_\_\_\_\_ Where field of views from neighboring properties to common amenities such as ponds or common areas are impacted

\_\_\_\_\_ The protected area of view is taken as an angle of 135 degrees off rear plane of home or covered deck, at the outside corner of each side

**6.6 Lawn and Groundcover**

\_\_\_\_\_ Areas are established to control erosion in compliance with all Environmental Rules & Regs of the Community, County and State

\_\_\_\_\_ Front and side lawn areas that are adjacent to roads receive Sod

\_\_\_\_\_ Other areas not in planting beds are seeded and maintained in accordance with the NC State University Guidelines for turf grass in "high profile home lawns" for Union County, NC

**6.7 Irrigation**

\_\_\_\_\_ All turf areas and shrubs are covered by a professionally installed automatic irrigation system

\_\_\_\_\_ Rain sensors are considered in order to conserve water usage and prevent excessive runoff

\_\_\_\_\_ If serviced by a well, the well location is pre-approved by the ARC

\_\_\_\_\_ Wells in front yards or street facing side yards have sub-grade well heads