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CAMERON POND ARCHITECTURAL GUIDELINES AND ARCHITECTURAL REVIEW BOARD PROCEDURES



Revised September 2017

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ARCHITECTURAL REVIEW BOARD PROCEDURES

Architectural Guidelines Introduction

The following Architectural Guidelines (Guidelines) embody the preceding description of what Cameron Pond is and should continue to be in the future. These Guidelines will be the primary vehicle for establishing and maintaining the architectural character for any and all residential development that is unique to Cameron Pond. The Guidelines may be periodically updated as required. The ARB has full authority over the Guidelines and Review Procedures and has the right to alter, change, overrule, etc. these Guidelines and ARB decisions at its discretion and at any time.

Architectural Review Board (“ARB”) Procedures for Alterations and Additions

1. After homeowners have closed on their property, the procedures of this section must be followed and completed for any alterations and additions.
2. The Architectural Request Form must be completed and submitted for ARB review prior to making any exterior changes or additions to your residence or property. The list of changes, alterations or additions includes, but is certainly not limited to, the following: attached or detached structures, additions to existing dwelling, awnings, decks / front or side entrance porches, exterior color changes, fencing, landscaping projects, patios, retaining walls, screened porches, storage sheds / playhouses, satellite TV dishes, etc.
3. All Request Forms and questions must be submitted to the Omega Association Management, Inc. office located at 160 NE Maynard Road, Suite 210, Cary, NC, 27513 or email info@omegamgmt.com or call 919-461-0102 or fax 919-461-0106.
4. The Guidelines are in total effect concerning any alteration or addition. The Guidelines can be found on the Omega website <http://omega.cincweb.com/?stp=1&a=CP> or a copy can be emailed to you by submitting a request to the Omega Association Management, Inc. office by emailing info@omegamgmt.com.
5. In order for any and all improvement requests to be reviewed by the ARB, the request form MUST be completed in its entirety.
6. All submittals shall be one copy, 8-1/2” x 11”, one-side only format.
7. The ARB meets on a monthly basis or as needed. Omega Association Management, Inc. as the homeowner’s representative will present all requests in person at ARB meetings. The ARB will review each request and determine if the request is either approved, approved with conditions, disapproved, or incomplete. Applications received after the submission deadline (ARB meeting time) will not be processed until the following meeting. Incomplete applications, those with insufficient detail or improper format will be returned for revision. The ARB has 60 days to review requests.

- 8. Results of each request will be relayed to each homeowner by Omega within seven days after the ARB Meetings. An official letter will be mailed to the homeowner and a copy of this letter will be filed in the Omega office.
- 9. Additional information required for ARB decisions (i.e. approved with exceptions and re-submittals) shall be re-submitted to the ARB for final review, approval and record prior to proceeding with construction.
- 10. No project may be started without formal ARB review and approval. It is the sole responsibility of the applicant to ensure complete compliance with all relevant building practices, code permits, and licensing requirements.
- 11. Failure to comply with ARB requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc. solely at the homeowner's expense.
- 12. Major additions often have an impact on neighboring property. Plans must be well thought out to minimize any adverse impact on neighboring properties or impair the view of neighbors. Changes in grade or drainage must not adversely affect adjacent properties. Applicants should consult with neighbors while making plans (see application).
- 13. The design must be compatible in scale, massing, character, materials, and color with the original house. New windows and doors should match, and be located to relate well with existing windows. The roof pitch should match the original roof.
- 14. Additions or alternations should be located to minimize the removal of trees and the destruction of natural areas. The ARB may require supplemental landscape treatment to compensate for the removal of vegetation, or to soften the addition or alternation visually.

ARCHITECTURAL GUIDELINES

Architecture

1. Architectural diversity and correctness is very important to Cameron Pond. Local historically compatible architectural styles such as Colonial Revival, Greek Revival, Victorian, Neo-classical, Craftsman, Tudor, Old World, etc. are strongly encouraged. This detailing along with other acceptable traditional style architectural styles helps achieve the diversity and classic older neighborhood features which are the highest priority at Cameron Pond.
2. Architectural correctness is strongly encouraged and required with all architectural applications.
3. Diverse roof styles, building massing and materials are emphasized. Appropriately scaled overhangs (1'-0" to 2'-0" depending on massing and architectural style) are strongly encouraged.
4. Textured finish materials such as shakes or a different width and orientation (i.e. board and batten, etc.) siding is emphasized at gable ends of roofs and around dormers. The emphasis also applies to trim detailing at gable ends and dormers.
5. Various muntin configurations may be used in windows (i.e. no muntins in lower sashes, 2 over 1, 4 over 1, 6 over 1, 6 over 6, 9 over 9, Victorian / prairie style muntins, etc.). Various shaped windows are encouraged (i.e. cottage style windows, special shape windows such as rounds, ovals, etc.) but shall be appropriate for the architectural style. Various special window configurations are encouraged (i.e. triple window including one 6 over 1 center window with 4 over 1 side windows). Half glass doors (with various muntin configurations matching the window muntins) and doors with sidelights contribute to the architectural correctness of the community.
6. Shutters are not allowed on Craftsman style architecture. Shutters are allowed on other styles of architecture where appropriate and as approved by the ARB. However, shutters are strongly recommended to be located only on single windows and shall be sized appropriately to the size of the window. Shutters allowed on double windows shall be sized wider than the typical single window shutter. Shutters are not allowed under any condition on triple windows, paladian windows, most circlehead windows and other special shaped windows as determined by the ARB. Shutters shall be painted wood, vinyl or fiberglass.
7. Vinyl siding and trim, aluminum siding and trim, concrete masonry block units and prefabricated metal buildings and similar siding materials are not allowed.
8. Framed chimneys are not allowed. Masonry chimneys are encouraged. Direct vented units are allowed, however, they must be integrated into the architecture (i.e. gable or shed roofs over fireplace boxes). Exposed spark arrestors are not allowed.
9. Synthetic stone veneer, natural stone veneer, synthetic stucco and hard coat stucco are allowed where architecturally appropriate.

10. All exterior siding shall be finished, painted, stained or otherwise protected from the elements of nature.
11. Flat roofs are not permitted except on porch and stoop roofs.
12. Roof top mechanical equipment must be so located to reduce or eliminate its visibility from streets, sidewalks of adjacent public and private properties. Any roof mounted equipment that changes the exterior of the roof must be approved by the ARB.
13. Windows shall be double paned insulated glass. True divided lites are encouraged.
14. Cantilevered bays and bay windows are not allowed.
15. Entrance doors shall be compatible with the house design. Doors with upper glazed panels and sidelights are strongly encouraged. Door material shall be solid wood, fiberglass or metal insulated exterior. Screen or storm doors are allowed and shall be compatible with the design and color of the house.
16. No screened or greenhouse type enclosures shall be permitted on the front of the house. Patio or pool enclosures are permitted as reviewed and approved by the ARB on a case by case basis. All detailing shall be consistent with the main house (i.e. match siding, trim and roof detailing, match colors, etc.). Exterior attached or detached enclosures which obstruct the view of natural areas by adjacent properties are not allowed.
17. No window or wall air conditioning units will be allowed on elevations visible from the street or adjacent public properties and is subject to ARB approval on a case by case basis.
18. All solar collectors require ARB approval. A drawing showing location of the unit on the roof showing visibility from streets and neighboring lots must be submitted to the ARB. Solar collectors shall be located as inconspicuously as possible. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure. Collectors should be attached only to the roof, not free standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the collectors. This camouflage may require completely encasing the collectors. All metal parts should be painted to match the roof color. There should be a minimum exposure of piping with no piping running down the side of the dwelling. The ideal installation is one that is laid flat on the roof. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines. No topping or removal of trees on association common areas shall be allowed.

Porches and Decks

1. Porches are recommended on all lots. Porches shall be functional with the main area of the porch to have a minimum of 6'-0" minimum (7'-0" recommended) clear floor space between the face of the house and the inside face of the porch column and / or handrail (whichever is most critical). The intention here is to provide ample space for furnishings (swing, glider, chairs, etc.) and circulation. Porch space that is used for circulation only may be smaller and will be reviewed on a case by case basis.
2. Houses on corner lots shall be designed to architecturally address the corner and both street frontages. Therefore, houses on corner lots shall have porches that wrap the house corner (facing the intersection) at least 8'-0" around the side elevation. It is suggested that additional doors be located on the wrapped porch where appropriate (i.e. private door from a living, dining or bedroom area).
3. If applicable, lattice used under porches and decks may be either a horizontal or diagonal pattern. Lattice shall be wood and painted or stained to match the trim color. Vinyl lattice is also allowed however shall have similar appearance to wood lattice (i.e. no "flat" vinyl lattice) and as approved by the ARB. Lattice must be framed between structural members and trimmed out. Lattice may be held off ground approximately 4" maximum to prevent staining from soil.
4. All exposed vertical wood trim, risers, stringers, etc. must be painted to match the trim color or stained to complement the trim and house color.
5. All rear decks and porches visible from a street including but not limited to corner lots and lots with rear property lines adjoining a street or public commons area must be finished to match the front porch detailing (handrails, horizontal lattice, etc.) and colors. If applicable, lattice is not required on porches where the finished floor level is less than 4'-0" above finished grade and if additional landscape screening is provided for a solid screen to provide a visual barrier below the deck or porch. Evergreen shrubs are required for decks over 4'-0" above grade. See photographic examples in Appendix.
6. Various porch column and handrail detailing is strongly encouraged (i.e. brick piers with concrete cap and tapered wood columns, tapered round columns, triple and double square columns at corners and major elements such as steps, etc.) and in some highly visible locations and conditions (i.e. corner lots) may be required by the ARB.
7. Exposed vertical pickets attached directly to deck framing are not allowed. Horizontal trim is required to cover such conditions.
8. Metal porch roofs are encouraged and shall be consistent with the house's design detailing.

Patios

1. Where grades allow, patios are recommended in lieu of decks, however the impervious surface limitations may limit such patio requests. See additional notes concerning visible and other decks in the previous porch section.
2. Size of patio should be consistent with the size of the house and yard. All patios will be reviewed with respect to their visual impact on adjacent property.
3. Brick pavers, brick edges, textured concrete, detailed / patterned concrete control and expansion joints, curvilinear shapes and edges, etc. surfaces and materials are encouraged at all sidewalks and patios.

Garages and Storage Buildings

1. Elevations must be designed to subordinate garages to the house to the greatest extent possible.
2. Front load projecting garages are not suggested however are allowed within these guidelines. Front load garages may project in front of house façade no more than 14'-0" and 7'-0" from front edge of porch. The "front of house façade" is defined as the main heated area of the house and does not imply the porch, bay windows or other element. It is strongly recommended that front load garages be located a minimum of 2'-0" back from the front façade of the house (the porch or stoop is not considered the front façade of the house in this recommendation). Projecting front load garages shall not exceed 30% of the total number of houses built in the MF-1 section. Projecting front load garages shall not be built within 2 houses each side of street unless approved by the ARB. Projecting front load garages shall have additional architectural detailing such as inset doors, column elements each side of doors, roof / trellis / shade elements over doors, etc. to de-emphasize garage doors.
3. Garages shall be located opposite the main direction of vehicular traffic where possible as determined and approved by the ARB.
4. Side-load garages are required where feasible.
5. Side load garages are strongly encouraged may be required in some cases (corner lots, etc.).

- 6. All front load garages, garages facing street on corner lots and where highly visible as determined by the ARB shall have single car width doors in lieu of a double width door. Double width garage doors are allowed as approved on a case-by-case basis in the Shires section where the garage / house size is inappropriate for two single width garage doors. However, when a double door is approved by the ARB, additional architectural detailing is required including but not limited to an architectural style door with glass panels, roof or trellis element over door, recessed door opening, column elements adjacent garage door, etc. Single car width doors are recommended on side load garages where the garage has high visibility from the street. Single width garage doors shall be 9'-0" wide. Doors less than 9'-0" are only allowed as approved by the ARB on a case-by-case basis.
- 7. Glass panes in upper garage door panels are required on front load garage doors and encouraged on all others.
- 8. Garages shall be designed and constructed properly for sufficient space for storage of vehicles and comfortable circulation around vehicles into the house. Steps, mechanical equipment, storage shelving, etc. shall not prohibit vehicle storage and circulation.
- 9. Garage finished floor elevations shall be coordinated with the main house finished floor elevation a maximum of 2'-0" difference to minimize amount of steps (3 risers maximum) from garage to main house and minimize the amount of siding and trim above the garage doors. Finished floor elevations on lots with questionable (i.e. moderate to severe) topography shall be reviewed and approved on site by the ARB on a case by case basis prior to beginning construction.
- 10. All detached structures (e.g. storage building, etc.) ("Detached Structures") will be reviewed and approved by the ARB on a case by case basis. If approved, Detached Structures shall be finished to match the main house detailing and colors. Detached structures are not allowed in front or side yards or locations which obstruct the view of public commons areas and other natural areas by adjacent properties.

Exterior Colors and Materials (see Recommended Color Schemes page 23-26)

- 1. All exterior color changes must be submitted to the ARB for review and approval prior to painting house. Any and all exterior color changes must fit within the existing color pallet of the Community. No submittal is needed for repainting with existing colors.
- 2. All recommended color schemes can be found in the "Recommended Color Schemes" section on pages 23-26.
- 3. Color schemes outside of the recommended color spectrum will be considered on a case by case basis and must be submitted with color chip samples (minimum 2" square in size) for ARB review and approval.
- 4. Various exterior colors are encouraged on the same house (i.e. siding, siding in gable ends, dormers, doors, shutters, window sashes, etc.)

- 5. Brick colors shall be submitted for preliminary ARB review and approval prior to proceeding with formal lot submittals / proposals. Painted brick will be reviewed on a case by case basis.
- 6. Garage doors shall be painted to match the trim or siding color as directed and approved by the ARB to minimize the impact of the garage doors on the streetscape. The garage color shall be designated / requested on the Color Selection Form.
- 7. Fences in side and rear yards may remain unfinished if approved by the ARB. However, fences in front yards and locations visible from street and public commons areas (i.e. side yard fences facing street, corner lot fences facing and visible from streets, lots adjacent the Swim Club, etc.) shall be painted to match the house trim color or accent (or stained) as approved by the ARB.
- 8. Asphalt shingles and metal roof materials are allowed and the color and texture shall be consistent with the house's design and detailing. Shingles colors other than the black, gray or brown range shall be submitted to the ARB for review and approval prior to beginning construction.
- 9. All roof mounted equipment and penetrations (i.e. plumbing vents, HVAC vents, ridge vents, skylights, attic fans, etc.) shall be painted or finished to match the roof color.
- 10. Gutters and downspouts may be exposed only if painted to match the color of the adjacent trim, wall, column, etc. color.
- 11. Accent colors on doors, window sashes, upper gable ends and dormers, etc. are strongly encouraged.
- 12. All decks on corner lots, visible from public spaces or other streets, adjacent the Swim Club, etc. shall be painted to match trim color or stained as directed and approved by the ARB.

Roof Additions

- 1. Solar Panels – The panels must be installed flat/flush against roof (not angled in any way) and must be black with black frames. The Board will consider applications inconsistent with this provision on a case by case basis, in accordance with N.C.G.S. Section 22B-20.
- 2. Skylights – The skylights must be installed flat/flush against the roof (not angled, protruding or “bubble” in any way) and must have back frames.

Walls and Fences

1. Fencing can detract from the open character of Cameron Pond property and may have both a visual and a physical impact on adjoining property. Careful consideration must be given to the fencing concept and execution. In Cameron Pond, the only acceptable reason for yard fencing is to restrict the movement of children or pets to or from their property. Privacy is not a given reason for fencing. If the desired end is privacy, this should be addressed with landscaping. **Black aluminum fencing is preferred.** All fencing proposals will be reviewed and approved by the ARB on a case-by-case basis. See acceptable fence types and details in the Appendix.
2. Whenever possible, alternatives to hard fencing should be used. The use of landscaping and plant material or combinations of plants and short segments of fencing, or fencing hidden in plant material may achieve the sought-after goal.
3. All fences visible from streets (front, side and rear yards) shall have additional landscape screening as directed by the ARB and, if applicable, shall be painted to match the house trim color.
4. Certain lots, due to street grades, may require masonry or other type material retaining walls to accommodate the grades.
5. Solid fences are allowed however a minimum of 1” spacing between pickets is strongly recommended.
6. Fence height shall not exceed 5’-0” (4’-0” recommended) or as allowed and required by local codes and Town of Cary. The lower section may be “solid” (i.e. 1” spacing between pickets strongly recommended) up to approximately 4’-0” and the upper remaining section shall be horizontal or diagonal lattice, vertical pickets, or other approval open screening detailing.
7. Front yard fences are not allowed.
8. Fences shall not project in front of the front edge of house and shall be set back a minimum of 10’-0” from front face of house or align with a major element or the rear of house. Fences in side yards of corner lots shall not project any closer to street than the face of the house or a major element (i.e. porch, deck, etc.) or as approved by the ARB on a case-by-case basis.
9. All fences that run parallel to the street or sidewalk must be accompanied with landscape screening on the outside of the fence and are subject to the following setback requirements from the street or sidewalk: (a) 3’-5’ for aluminum fencing and (b) 5’ for wooden fences. All submittals for street or sidewalk facing fences must be accompanied with the applicable landscape plan. Landscape plantings must be kept pruned maintained in good condition by the owner. Please specify the distance from the fence to the street and/or sidewalk in the submittal.

- 10. All wood fences that run parallel to the street or sidewalk require at a minimum 3' evergreen plantings between the fence and the street or sidewalk. Evergreens must be planted down the length of the fence at 6' increments (center to center).
- 11. In addition to other setback requirements set forth in the Guidelines, fences on corner lots must be set back from the street as determined by the Town of Cary and Department of Transportation setback requirements.
- 12. Fencing shall be a visual extension of a building and should relate to the materials, colors, and architectural style of the building.
- 13. Fencing finished on only one side must be constructed with the finished side facing out.
- 14. Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the ARB on an individual basis and heights / details as required by applicable codes.
- 15. Property owners are cautioned that building a fence that infringes on easements, buffers, or access of right-of-ways may result in destruction or removal of fence at the owners' expense.
- 16. Fences shall be constructed inside the property line and lawn and landscaping space maintained by that property owner to their respective property line.
- 17. Existing topography, drainage, and landscaping shall not be disturbed for the construction of a fence except with the approval of the ARB.
- 18. Wherever possible, fences should be located so that trees do not have to be removed.
- 19. Black aluminum or other metal type open picket fences shall not exceed 5'-0" in height.
- 20. Lots adjacent the Swim Club shall not exceed 4'-0" in height. Open picket black metal fences are strongly suggested in lieu of wood, vinyl, etc. fences.
- 21. Chain-link fences, split rail or horse farm type horizontal railing fences are not allowed.
- 22. All fence details and locations must be reviewed and approved by the ARB on a lot-by-lot and case-by-case basis.
- 23. Town of Cary must approve any fence installed in a buffer or streetscape.

Driveways and Walkways

1. "Carolina" driveways are encouraged to give visual relief to longer driveways. The dimensions for the Carolina drive shall be 2' - 6" wide concrete on each side of a 2' - 0" wide sod strip for a total width of 7' - 0". Carolina drives should begin and end allowing required turning radius to avoid driving on center sod strip. Brick pavers, textured concrete, stone, etc. are encouraged as an alternative infill in the sod strip area.
2. Parking will not be permitted on areas where the subdivision's drainage flow may be interrupted.
3. Driveways and vehicle parking pads shall be paved with a hard surface material such as concrete, exposed aggregate in concrete, concrete pavers or brick pavers. Any type of pad other than naturally colored concrete shall be reviewed and approved by the ARB on a case by case basis. Asphalt driveways are not permitted. The aggregate base, thickness, reinforcement, etc. should comply with good construction practices. Close attention must be paid to driveway, garage, carport, etc. placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots.
4. Reduce width of drive at the street to single car dimension. Note there may be additional drive restrictions per each specific lot location in regard to three car garage drives.
5. Additional driveways will not be permitted for parking purposes except in front of the garage or as approved by the ARB on a case-by-case basis if the impervious SF limitations allow and they do not have a visual adverse effect from the street, other public spaces and other homes.
6. Walkways (minimum of 36" in width) are required to extend from the front door to the street / sidewalk (where street sidewalk is present and strongly recommended at all other locations) in a perpendicular or curvilinear fashion. This may be waived on lots that require the house be set back a substantial distance from the street, where existing trees prohibit and where insufficient space is not present (i.e. cul-de-sac lots). Where the grade and length allow, steps in the walkway to street are encouraged. Stringers, brick paver detailing, textured concrete, etc. are also encouraged on all walkway steps. Walks shall be constructed of poured-in-place concrete, brick pavers, concrete pavers or stone. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the principal structure and design detailing. Any material other than naturally colored concrete shall be reviewed and approved by the ARB on a case by case basis.

Exterior Lighting

1. Post lights are encouraged and must be approved prior to installation.
2. Site lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not desired, or allowed by Town of Cary Code. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings.

- 3. Exterior lighting shall be shielded from adjacent properties. Exterior lighting fixtures shall be proportioned per the scale of use and coordinated with the architectural style of the house.

Mailboxes

- 1. All single family homes built at Cameron Pond are required to have a standardized mailbox and pedestal. The mailbox structure shall be installed at the front of the lot at the edge of the road pavement. A standardized mailbox design has been selected. Contact the Developer for mailbox details and authorized suppliers. Homeowners are responsible for maintenance of their mailbox (repainting, repairs, etc.)

Dog Houses and Runs

- 1. Dog houses should be located so as not to be obtrusive. They should be built and painted to blend with their immediate surroundings and match the existing house.
- 2. Landscaping may be required to soften the structures visually.
- 3. Dog runs must generally follow the guidelines for fencing. Pre-fab chain-link dog runs generally will not be approved unless totally screened by wood fencing or located in a heavily planted area and black or dark green in color.

Play Equipment

- 1. Play equipment shall be placed in rear yards. Consideration should be given to lot size, equipment size, material, design, amount of visual screening, and relationship to neighboring property.
- 2. Equipment constructed from natural materials is encouraged.
- 3. Painted metal play equipment, not including wearing surfaces (e.g. slides, sliding poles, and climbing rungs) shall be painted dark green or brown to blend with natural areas.
- 4. Tree houses are generally discouraged because of their visibility from neighboring property and are reviewed on a case by case basis. If approved, detailing shall be consistent with the house's design, detailing and colors.
- 5. Playhouses must be placed in rear yards and must be in scale with the size of the yard and existing buildings. The playhouse must be painted to blend with the natural open space or with the colors of the house if the house is located nearby. Playhouses, as well as play equipment, should be screened by natural vegetation or additional landscaping.
- 6. Skateboard, bike, and other type ramps are not allowed.

- 7. Above-ground swimming pools will not be approved. In ground swimming pools are allowed and will be reviewed on a case by case basis prior to beginning construction. Pools shall comply with all local, state, etc. safety codes and requirements.
- 8. No basketball goals shall be erected on any property without prior written consent of the ARB. All basketball submittals will be reviewed and approved on a case-by-case and lot-by-lot basis. Permanent and / or mobile basketball goals (and other similar equipment) are not allowed to be mounted on the house. Basketball goals, fixed or portable, shall not be placed near the street, where the street is intended as the playing surface. Posts shall be black or dark green in color and shall have clear plexiglass type backboards. Lighting fixtures attached to goal posts and backboards are not allowed. Permanent and/or mobile basketball goals must be maintained in good condition. Failure to maintain a basketball goal will require removal or repair of such goal at the Board of Directors request at the homeowner's sole cost and expense.
- 9. Play/sports courts are generally discouraged because of lot size, court size, design and/or visibility from neighboring properties and are reviewed on a case by case basis.

Retaining and Screen Walls

- 1. Retaining walls shall be unobtrusive as possible and built to the minimum height needed to serve their function.
- 2. Materials may be brick, natural stone, square corner timbers, or decorative concrete, depending on location and contextual relationship. Generally, rounded landscape timbers will not be approved due to their lack of stability when used to retain earth, the strong horizontal lines created by the juxtaposition of the timbers, and their appearance.
- 3. The ends of the walls should be tapered into the ground rather than abruptly ending in space. If the height of the wall would require a railing to comply with county building codes, the applicant should consider stepping the wall in a terracing effect.
- 4. Mechanical equipment should be concealed and located so as not to have an adverse effect on the use of adjacent property. Mechanical equipment should not be located in side yards due to the high visibility, size / clearances and acoustical issues of such equipment.
- 5. Landscaping will usually be required to soften the visual impact of retaining walls, screen walls, and other exposed structures.
- 6. All garbage and recycle containment and receptacles shall be located inside the house or garage or totally screened from view. Garbage and recycle receptacles may remain outside near street as required for pick-up, however, they shall be returned to their concealed locations at the end of such days.

Tree Removal

1. Please, protect and preserve the trees in Cameron Pond.
2. No live ornamental trees (e.g. holly, dogwood, and redbud) may be removed without specific written approval.
3. No live deciduous or evergreen trees the trunks of which are six or more inches in diameter may be removed without specific written approval.
4. Removal of live trees will be approved if their continued existence would be detrimental. In many cases, the ARB may require replacements. “Detrimental” conditions include physical intrusion by trees, roots, and branches on buildings or other structures in a way that could cause damage, excessive shade, or could block paths and sight lines from vehicles. Overgrowth may also be considered detrimental.
5. Trees damaged by storms or other events may be removed without approval.

Awnings

1. Awnings may be appropriate for rear or side-yard patios and decks, or even exposed rear entrances and will be approved on a case by case basis.
2. Awnings must be consistent with the architectural style and scale of the house. The color of the fabric must be compatible with the existing house colors. Any exposed frames must be painted to match the trim or the dominant color of the house.

Satellite Dishes

1. Provide specifications on size and color of dish and proposed location. It is recommended that all dishes are installed on the roof in the rear of the home. The ARB reserves the right to deny the request if it is determined that the location of the dish would make it unsightly from the street. Dishes larger than 1 meter in diameter are not allowed. Dishes shall be painted to match house color as determined by the ARB. Landscape screening is required around ground mounted dishes where visible from street or public areas.

Landscaping

1. Sod is required for all homes whether original new construction or changing / upgrading lawn areas on homeowner lots (i.e. current established lots shall also be sodded and maintain such sod). Fescue, hybrid Zoysia or hybrid Bermuda sod may be used. This must be installed prior to closing and shall extend from the back of curb to the front of the house along the side yards. Corner lots must also sod side yards adjacent to the street. However, mulched natural areas are permitted on up to 60% of the side yard. Note where different species of sod are adjacent each other, planting beds are recommended where feasible alongside yard property lines to separate such different grasses from lot to lot. Note also that if grass selected is a “warm weather” grass that the rear yard shall also be sodded.

2. Included below is a list of the minimum amount of landscape material required for each lot. Many situations will require additional large evergreen shrubs to soften the impact of blank walks and/or garage entries. Evergreen shrubs may also be required to create privacy between homes.
3. Screening may be required by the ARB to soften visual impacts. Screening shall consist of one or more of the following methods: A planting screen consisting of a minimum of two staggered rows of evergreen shrubs with a minimum height of four feet installed and spacing that will form an effective visual screen or a wall or fence of a material specifically approved by the ARB.
4. No fence, wall, hedge, shrub planting or grades, which may obstruct vehicular sight distance, shall be permitted at any driveway turnout or intersection. No fence, wall, hedge, shrub or trees may be planted on any street right of way except as approved by the ARB.
5. Ground Cover for Landscape Beds – Some materials are not acceptable (for example, but not limited to, lava rock, white pebbles, stones or rock). Natural mulch includes pine straw, hardwood, or bark mulch. All mulched areas are to use the following natural mulch materials: pine straw, hardwood, or bark mulch. Pebbles and stones are not allowed in landscaping, except in particular areas requiring rock or pebbles for drainage. All changes to landscaping installations will be considered on a case by case basis.
6. Permanent exterior clotheslines are not allowed.
7. Per the Town of Cary regulations (which may be updated from time to time), no tree shall be located within a roadway right-of-way or within 5’ of a sidewalk.
8. Lawn ornaments, freestanding flagpoles, lantern poles, flood lights, security lights, fishponds, bird baths, signs (unless otherwise set forth below), etc. also require approval of the ARB. Items not requiring approval of the ARB include holiday decorations, for sale / for rent signage, garage / yard sale signage and political campaign signs provided that such signs are in accordance with standards set forth by the ARB and the Town of Cary. On the items which don’t require approval, the ARB reserves the right to request a homeowner to remove an item if surrounding homeowners complain and if, upon inspection, the ARB considers the item unsightly or a nuisance.
9. Per the Town of Cary, all above ground utility equipment and facilities must be screened to the maximum extent possible, with evergreen plantings. Plantings shall allow for a minimum of 5’ clearance around the structure. For any side of the structure having a door or lock, the plantings shall allow for a 10’ clearance. The amount of clearance shall account for the size of the plant material at maturity.

Minimum Landscape Requirements
(Including final Town of Cary approved requirements)

Foundation		Shrubs-Low		Growing
Quantity	Size	Spacing	Notes	
12 (more if needed)	18"-24"	30" o.c. Max	Azalea, Laurel, Holley, Boxwood, Hawthorn, Abelia, Euonymus, Dwarf Buford, Nandina, etc.	
Foundation:		Accent	Shrubs-Medium	Growing
8 (more if needed)	3'-4'	5'-0"	Holly Boxwood, Acuba, Camella, Ligustrum, screen is Clevera, Elaeagnus, Juniper, Wax Myrtle, Ogmanthus, Pyracantha, etc.	
Large	Evergreen	Screen	or	Accent
2	7'-8'	8'-0" to -10'-0" O.C.	Magnolia, Wax Myrtle, Ligustrum, Osmanthus, Pines, Pyracantha, Viburum, etc.	
Flowering Accent Shrubs				
4	24"-30"	N.A.	Quince, Hydrangea, Jasmine, Rhododendron, Rose, Spirea, Azelea, Camellia, Forsythia, etc.	
Flowering or Accent Tree				
1	1.5"-2" (7-8)	N.A.	Dogwood, Plum, Cherry, Serviceberry, Redbud, Japanese Maple, etc.	
Street Tree			Placement to be determined by the ARB	
1	2.5"-3"	N.A.		

Maintenance and Miscellaneous

1. It is the primary responsibility of each homeowner to maintain his property in a way that it does not detract from the overall beauty of the Cameron Pond Community. Following is a list of areas that should be reviewed on a regular basis to ensure that your home is in good repair:
 - a. Shrubbery, trees, and lawns
 - b. Driveways and sidewalks
 - c. Decks
 - d. Fences
 - e. Play equipment
 - f. Roofing
 - g. Wood
 - h. Paint and stain
 - i. Garbage can storage
2. If at any time the ARB or the Cameron Pond Property Owners' Association is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the Cameron Pond Community, representatives of the Association will make a site inspection. Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Association may be forced to take more strenuous action and all related costs will be charged to the homebuilder or the homeowner.
3. There are many changes and additions that property owners can make to their property. The ones described in these Guidelines are the most common. If the project is not included in the Guidelines, refer to the one that is closest in concept to your project and use it as a guide for preparing an application to the ARB.
4. Most of all, in all that is proposed, consider the neighbors and neighborhood to provide the best aesthetic and quality project possible.

ARCHITECTURAL EXAMPLES



GARAGE DOOR EXAMPLES



DETAILS



Column Details – Square tapered, single and double columns, round tapered, etc.



Porches and stoops – Functional, wide inviting entries, uncovered stoops, diversity, etc.



Shutters on single windows strongly suggested, however are allowed on other windows if properly proportioned to size of window.

Finish and paint rear visible decks.

APPROVED FENCES AND EXAMPLES

REAR YARD FENCES



Rear yard fences shall not exceed 5'-0" in height. Rear yard fences may be "solid" (or 1" spacing between pickets most preferred) up to 4'-0" and the upper remaining 1'-0" section shall be horizontal or diagonal lattice, vertical pickets, or other approval open screening detailing. Diversity of materials including wood (painted, stained and natural), vinyl, metal, etc. may be allowed, though black alumni fencing is preferred. Open picket fencing, a maximum of 4'-0" high, is the maximum allowed adjacent the Swim Club. Landscape screening is strongly encouraged in lieu of fencing if a more solid type screening is desired. Rear-yard fences are strongly recommended on all corner lots to allow privacy of rear yard. See *Fencing* section of Architectural Guidelines for additional requirements.

Recommended Color Schemes:

1. Siding: SW 2843 Roycroft Brass
Trim: SW 6119 Antique White
Accent: SW 2809 Rookwood Shutter Green
2. Siding: SW 7016 Mindful Gray
Trim: SW 7013 Ivory Lace
Accent: SW 6200 Link Gray
3. Siding: SW 2820 Downing Earth
Trim: SW 6106 Kilim Beige
Accent: SW 2837 Aurora Brown
4. Siding: SW 2835 Craftsman Brown
Trim: SW 6119 Antique White
Accent: SW 2816 Rookwood Dark Green
(Similar to Color Scheme 18)
5. Siding: SW 7031 Mega Greige
Trim: SW 7013 Ivory Lace
Accent: SW 6264 Midnight
(Similar to Color Scheme 33)
6. Lower Siding: SW 2826 Colonial Revival Green Stone
Upper Siding: SW 2861 Avocado
Trim: SW 6119 Antique White
Accent: SW 2837 Aurora Brown
7. Lower Siding: SW 6400 Lucent Yellow
Upper Siding: SW 2845 Bungalow Gray
Trim: SW 7005 Pure White
Accent: SW 6272 Plum Brown
(Same as Color Scheme 43)
8. Siding: SW 7032 Warm Stone
Trim: SW 6119 Antique White
Accent: SW 6005 Folkstone
9. Siding: SW 6087 Trusty Tan
Trim: SW 6119 Antique White
Accent: SW 7069 Iron Ore
10. Siding: SW 6163 Grassland
Trim: SW 7005 Pure White
Accent: SW 6188 Shade-Grown
Accent: SW 6166 Eclipse
11. Lower Siding: SW 2842 Roycroft Suede
Upper Siding: SW 2843 Roycroft Brass
Trim: SW 6119 Antique White
Accent: SW 2838 Polished Mahogany
12. Siding: SW 6223 Still Water
Trim: SW 7005 Pure White
Accent: SW 7069 Iron Ore
13. Siding: SW 2848 Roycroft Pewter
Trim: SW 7005 Pure White
Accent: SW 2844 Roycroft Mist Gray
14. Siding: SW 2822 Downing Sand
Trim: SW 2820 Downing Earth
Accent: SW 2809 Rookwood Shutter Green
(Similar to Color Scheme 40)
15. Siding: SW 6207 Retreat
Trim: SW 6119 Antique White
Accent: SW 2810 Rookwood Sash Green
16. Siding: SW 2833 Roycroft Vellum

	Trim:	SW 7005 Pure White				
	Accent:	SW 2847 Roycroft Bottle Green				
17.	Siding:	SW 6199 Rare Gray				
	Trim:	SW 7005 Pure White				
	Accent:	SW	6200		Link	Gray
	(Similar to Color Scheme 42)					
18.	Siding:	SW 2835 Craftsman Brown				
	Trim:	SW 6119 Antique White				
	Accent:	SW	6034		Arresting	Auburn
	(Similar to Color Scheme 4)					
19.	Siding:	SW 6027 Cordovan				
	Trim:	SW 6119 Antique White				
	Accent:	SW 2842 Roycroft Suede				
20.	Siding:	SW 7056 Reserved White				
	Trim:	SW 7005 Pure White				
	Accent:	SW 6222 Riverway				
21.	Siding:	SW 6072 Versatile Gray				
	Trim:	SW 7005 Pure White				
	Accent:	SW 6020 Marooned				
	Accent:	SW 2810 Rookwood Sash Green				
22.	Siding:	SW 7037 Balanced Beige				
	Trim:	SW 7005 Pure White				
	Accent:	SW 6481 Green Bay				
23.	Siding:	SW 6693 Lily				
	Trim:	SW 7005 Pure White				
	Accent:	SW 2809 Rookwood Shutter Green				
24.	Siding:	SW 2832 Colonial Revival Gray				
	Trim:	SW 7005 Pure White				
	Accent:	SW 2848 Roycroft Pewter				
25.	Siding:	SW 2844 Roycroft Mist Gray				
	Trim:	SW 7005 Pure White				
	Accent:	SW 2811 Rookwood Blue Green				
26.	Siding:	SW 2827 Colonial Revival Stone				
	Trim:	SW 2822 Downing Sand				
	Accent:	SW 2837 Aurora Brown				
27.	Siding:	SW 6105 Divine White				
	Trim:	SW 7005 Pure White				
	Accent:	SW 2819 Downing Slate				
28.	Siding:	SW 7066 Gray Matters				
	Trim:	SW 7005 Pure White				
	Accent:	SW 6257 Gibraltar				
	Accent:	SW 6034 Arresting Auburn				
29.	Siding:	SW 6256 Serious Gray				
	Trim:	SW 7005 Pure White				
	Accent:	SW 6265 Quixotic Plum				
30.	Lower Siding:	SW 6156 Ramie				
	Upper Siding:	SW 2845 Bungalow Gray				
	Trim:	SW 6119 Antique White				
	Accent:	SW 2839 Roycroft Copper Red				
31.	Siding:	SW 6150 Universal Khaki				
	Trim:	SW 6119 Antique White				
	Accent:	SW 6222 Riverway				
	Accent:	SW 6237 Dark Night				
32.	Lower Siding:	SW 7043 Wordly Gray				
	Upper Siding:	SW 7031 Mega Greige				
	Trim:	SW 6119 Antique White				
	Accent:	SW 6034 Arresting Auburn				

33.	Siding: Trim: Accent: (Similar to Color Scheme 5)	SW 7031 Mega Greige SW 7005 Pure White SW	6244			Naval
34.	Siding: Trim: Accent:	SW 7018 Dovetail SW 7005 Pure White SW 7062 Rock Bottom				
35.	Siding: Trim: Accent:	SW 2829 Classical White SW 7005 Pure White SW 6172 Hardware				
36.	Siding: Trim: Accent:	SW 6161 Nonchalant White SW 7005 Pure White SW 7058 Magnetic Gray				
37.	Siding: Trim: Accent: (Or any other Accent color)	SW 7005 Pure White SW 7005 Pure White SW	6265		Quixotic	Plum
38.	Lower Siding: Upper Siding: Trim: Accent:	SW 6113 Interactive Green SW 7017 Dorian Gray SW 7005 Pure White SW 2802 Rookwood Red				
39.	Lower Siding: Upper Siding: Trim: Accent:	SW 7038 Tony Taupe SW 6200 Link Gray SW 6119 Antique White SW 6020 Marooned				
40.	Lower Siding: Upper Siding: Trim: Accent: (Similar to Color Scheme 14)	SW 2822 Downing Sand SW 2820 Downing Earth SW 7005 Pure White SW	2809	Rookwood	Shutter	Green
41.	Lower Siding: Upper Siding: Trim: Accent:	SW 6100 Practical Beige SW 6122 Camelback SW 7005 Pure White SW 6020 Marooned				
42.	Siding: Trim: Accent: (Similar to Color Scheme 17)	SW 6199 Rare Gray SW 7005 Pure White SW	7062		Rock	Bottom
43.	Lower Siding: Upper Siding: Trim: Accent: (Same as Color Scheme 7)	SW 6400 Lucent Yellow SW 2845 Bunglehouse Gray SW 7005 Pure White SW	6272		Plum	Brown
44.	Lower Siding: Upper Siding: Trim: Accent:	SW 2822 Downing Sand SW 2827 Colonial Revival Stone SW 6119 Antique White SW 7069 Iron Ore				
45.	Lower Siding: Upper Siding: Trim: Accent:	SW 6163 Grassland SW 6166 Eclipse SW 7005 Pure White SW 6167 Garden Gate				
46.	Siding: Trim: Accent: Accent:	SW 2846 Roycroft Bronze Green SW 6119 Antique White SW 2845 Bunglehouse Gray SW 2839 Roycroft Copper Red				
47.	Lower Siding: Upper Siding: Trim:	SW 2815 Renwick Olive SW 2808 Rookwood Dark Brown SW 6119 Antique White				

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	Accent:	SW 2824 Renwick Golden Oak
48.	Siding:	SW 6179 Artichoke
	Trim:	SW 6154 Nacre
	Accent:	SW 6237 Dark Night
49.	Siding:	SW 6003 Proper Gray
	Trim:	SW 7005 Pure White
	Accent:	SW 2942 Liberty Blue
Porch Ceiling		SW 6478 Watery