

# Golder's Green

## Architectural Guidelines

Architectural regulations and procedures address any modifications (change, deletion, or addition) that affect the exterior of your townhome.

Research has shown that property values are best maintained in developments where appearance standards are most effectively upheld. To accomplish this in a community where residents are densely located, it is necessary to maintain some degree of consistency of appearance. In implementing these guidelines, we also intend to consider the individual's need for self-expression.

As you study these regulations, you will notice that the individual homeowner is responsible for maintain modifications made to a unit, and that maintenance responsibility is passed on to subsequent owners. The individual is also responsible for any damage these modifications incur on original property.

The following sections list architectural features for Golder's Green and explain procedures for homeowner to follow if they wish to make modifications to their property. If you have any questions concerning this document or a proposed modification, please contact the Board of Directors, the Architectural Committee or the management company.

Attachment – Form

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## Architectural Regulations

### Written Approval Required

- 1) Owners **MUST** obtain written approval from the Golder's Green Architectural Committee before making any modifications to the exterior of their unit. Modifications to townhomes or lots must not detract from the quality of life of the neighborhood and must be compatible with the design character of the original structure and landscaping. This ensures conformity to the overall design of Golder's Green and compliance with the Declaration of Covenants.
- 2) Applicants will be notified in writing of the Committee's decision within forty-five (45) days after receipt of the submittal form.
- 3) Approval of plans, or parts of plans, does not ensure acceptance of similar subsequent proposals from any other homeowner.
- 4) Please be sure any submittal is completed in its entirety before submission. Please use the form attached to this document. The Architectural Committee will consider the following examples in its decision making process:
  - a. The nature of the change
  - b. Design
  - c. Dimensions
  - d. Location
  - e. Materials
  - f. Impact on neighbors
  - g. Compatibility with original structure
  - h. Color

Please include as much of the previous information as possible on the request form.

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## **Appeals**

To appeal an application that has been denied approval, applicants are encouraged to attend the next Board of Directors Meeting. Meetings are held every third Wednesday of the month, 7:00 pm, in the Haddon Hall clubhouse.

## **Construction and Maintenance**

- 1) Completed modifications must not inhibit access to the lot where construction occurred or create difficulties for anyone with authorized business on the lot.
- 2) Modifications that create a potential additional maintenance expense for the association will not be approved.
- 3) The expense of maintenance of modifications will be the responsibility of the homeowner and future purchasers of the unit.

## **Materials and Colors**

- 1) Only exterior materials comparable to those existing structures and compatible with the architectural character of the community will be approved.
- 2) The Association shall maintain exterior painting of all units in Golder's Green, not by the individual homeowners. The paint colors shall not be changed from the original colors and painting shall be performed as set forth by the Board of Directors.

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## Landscaping

Golder's Green Homeowner's Association encourages its homeowners to accent their homes with landscaping elements. Landscaping around the home can add a personal touch and increase the value of one's home. Several commonly requested landscape elements, which need prior approval before building/installing on the property, include, but are not limited to:

Flower Gardens

Patios

Shrubs and Trees

Vegetable Gardens

Water Gardens

Tree Removal

In general, when planning landscaping for any element, (including those above), one should limit the change in grading of the property to insure proper drainage away from the foundation as well as away from the neighboring properties. Additionally, planting of shrubs and trees should be made in such a manner that they would not impede the vision of motorists on the street.

**Flower Gardens:** Flower gardens are highly encouraged but if building a new garden, design, layout and materials used must be submitted for Committee approval.

**Patios:** Patios should be consistent with the grading of property and located in the rear yard. The materials must be of natural color concrete, flagstone, slate, brick or pressure treated lumber. The patio size, design and set back distances to neighboring property lines should be kept in proportion to the home and property. The view of the patio should be softened from the neighbors, possibly accented with shrubs/flowers.

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**Shrubs and trees:** The placement of, the size of, and types of shrubs and trees must be noted to the committee.

**Vegetable Gardens:** Vegetable gardens must be kept clean and clear of high growing weeds when in the off-season and dead plants and vegetables must be removed. Materials and location need to be submitted.

**Water Gardens:** Water gardens must be planned in such a manner as to limit the potential for accidents (electrocution or drowning).

**Tree Removal:** Golder's Green would like everyone to preserve and protect the trees on the properties in the subdivision. However, there may be circumstances when tree removal is necessary. When that is the case, the homeowner needs to contact a member of the Grounds Committee. The Grounds Committee will then review the situation and act accordingly.

## **Doors**

Nameplates for doors are to be brass and need to be approved by the committee.

## **Screened in Porches**

If planning a screened in porch that has not been built by the original builder at the time of construction, a detailed diagram of size, materials, colors, etc. is needed before final approval will be considered.

## **Sun Room Additions**

If you are requesting to have a sunroom built onto your patio area, then you will need to have a reputable sun room installation company produce a "to-scale" drawing of the sun room, showing overall length, width, depth, and height dimensions. Also, the type of materials to be used as well as the color of materials and type of glass will need to be specified. A building permit may need to be obtained for this type of construction; check with your local building inspector for verification. All of this must be in order and

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submitted to the committee for approval before the addition will even be considered.

## **Awnings**

The request to have an awning installed must state size, color, and company doing the installation. Please attach a company brochure to the request. No front awnings allowed.

**\*\*ALL ABOVE CHANGES REQUIRE  
ARCHITECTURAL CONTROL COMMITTEE  
APPROVAL\*\***

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## Landscaping Accents

Everyone loves to accent their home; it adds a little personal touch to the community. However there are a few things we need to keep in mind before we proceed. All of the following items may be done without prior approval but are subject to opinion of Board of Directors and Architectural Committee. **If the item is deemed inappropriate by the board or committee, they may ask to have the item removed or altered.** If there is any question in what you are planning on adding, the best thing to do is submit the request to avoid any future inconveniences.

*Window box planters* are acceptable as long as they fill the following criteria. The homeowner is responsible for any and all damage done by installation or leaks created after installation. They must be of a neutral color, the color of the townhome or black (shutter color).

*Statuary/Birdbaths* are encouraged but there is a limit of one per home in front. If more are desired a request needs to be submitted to the committee.

*Hanging flower baskets* are acceptable.

*Decorative flags* are acceptable, but limited to only one flag in front of the home and one in the rear.

*Lattice* under the deck is acceptable but must be natural in color or the color of deck.

*Decks should be stained* to preserve wood from rotting. The stain **MUST** be either CLEAR STAIN or BROWN TRANSLUCENT STAIN. **NO OPAQUE STAINS IS EXCEPTABLE.** Any other color must be approved before application. On and below decks must not be cluttered with boxes, garbage, ect. Appearance to the neighborhood is important as well as keeping unwanted pests away.

*Low voltage lights* are very common and add attractive finishes to the landscaping. However, they must be black in color with white lights and no

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larger than a foot in height above the ground. The lights are only permitted in the pine straw area. Lights in the grass and along the pavement in the grass can hinder landscaper's duties. Also too many look bad. Security lights are also acceptable but should be turned away from neighboring houses.

*Garden hoses*, if kept in front of the building, should be kept hidden as much as possible (behind shrub, in vent well, etc.)

The planting of *annual flowers* for ornamental color impact is encouraged. No approval is needed if the annual flowers grow to a height less than 18" (begonia, marigold, mums, vinca, salvia, petunia, pansy, impatiens, etc.), as long as planted in existing garden or in preexisting, non-grass shrub area. Remember, if planning on building a garden, that it must be approved beforehand.

*Wind chimes* are acceptable as long as they are acceptable to neighbors.

## **Storm/Screen Doors**

*Storm/Screen doors* are acceptable in the front and back to the community if the following criteria are met: Doors must be **full view window** (no half windows are acceptable) with **white or black frame**, brass or black accessories (Door handle, spring, etc.) are acceptable. There is no approval necessary, however, please keep in mind that any damage done to frame or original door during or after installation is the responsibility of the homeowner. In no way will the association be held responsible for any scratches or dents to doors, frames, or rails. The association is also not responsible for any replacement of broken windows or ripped screens on installed storm/screen doors.

## **Door Accents**



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The following door accents are deemed acceptable as long as listed criteria are met. Association is not responsible for damage or theft of these items:

*Kick plates* must be brass or brass in color.

*Peepholes* should be vertically centered in door.

*Knockers* should be small and brass in color. They should also be centered in the door.

*House numbers* on doors are acceptable. They should be brass, similar in style to the existing number on the banister, and centered level with the doorknob.

## **Satellite Dishes**

*Satellite dishes*, up to 18", are acceptable. They **must** be placed in rear of townhome. Anything larger must be submitted to the committee. Dishes must be of an appropriate color (subject to committee and/or board approval).

**Children's play equipment** is not permitted on common grounds. If it is used it **MUST** be removed the same day and stored in a location unseen by neighbors and/or along the road. No equipment is permitted in front of townhomes ever. Small portable wading pools are acceptable as long as removed after each use. Golders Green/Haddon Hall provides a nice children's playground down near the pool and tennis courts. Parents are encouraged to take their children there to provide their fun. Of course, please supervise your children at all times at the playground; the equipment is used at their own risk.

**For sale and lease signs** are permitted in front of the home. Signs must be no larger than the standard realty sign. Only one sign per household is acceptable. Signs are permitted in front of the home in the pine straw area or along the curb.

**Clotheslines** are not permitted at all in the community.

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**Fences**, unless built by the builder during the construction phase of the unit, are not permitted. The Architectural Control committee will review natural vegetative “fencing” plans that do not create a “stockade” appearance, but rather make creative use of plants and trees to create “privacy” and visual screening.

## **Garbage Cans and Recycle Bins**

a) Must be stored behind or inside the garage. No trashcans or bins permitted beside or in front of townhomes. Ideally trashcans/bins should not be seen from the road. Cans and bins are to be set out no sooner than 1-day prior to pickup and must be removed by 9:00 AM the following day. Per town of Apex law: Cans/bins can never be out on the weekend

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**PLEASE NOTE:**

**All of the above items that are not in need of prior approval are still subject to the Golder's Green Board of Director and Architectural Control Committee's opinion. If deemed inappropriate, by the board or committee, they may ask to have the item removed or altered. If the homeowner has any question on what is being planned, please submit for approval. This will avoid any future inconveniences if asked to remove or alter the item in question.**