

Golders Green

Architectural Guidelines & Community Rules

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 maintaining 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 homeowners 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

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 with 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.

Appeal

To appeal an application that has been denied approval, applicants are encouraged to contact the HOA manager to setup a meeting with the board.

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 potential additional maintenance expense for the association will not be approved.
- 3) The expense of maintenance of the 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.

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 ensure proper drainage away from the foundation as well as away from the neighboring properties. Additionally, planting 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.

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.

Screened in Porches

If planning a screened in porch detailed diagram of size, materials, colors, etc. is needed before final approval will be considered.

Sunroom Additions

If you are requesting to have a sunroom built onto your patio area, then you will need to have a sunroom installation company produce a "to- scale drawing" of the sunroom, showing overall length, width, depth, and height dimensions. A plot plan showing proposed addition with dimensions in respect to property. Also, the type of materials to be used as well as the color of materials and type of glass will need to be specified and a building permit All of this must be in order and 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 and side awnings are allowed.

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

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 the following items may be done without prior approval but are subject to the opinion of the 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

Window box planters are acceptable as long as they fulfil 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

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

Hanging flower baskets are acceptable.

Decorative flags

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

Holiday Decorations

Holiday decorations are restricted to period between 30-day prior and 30-day after the holiday. Decorations should not impede the maintenance of the neighborhood, such as landscaping, power washing, etc.)

Lattice

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

Decks

Decks should be stained to preserve wood from rotting. On and below decks must not be cluttered with boxes, garbage, etc. Appearance to the neighborhood is important as well as keeping unwanted pests away. No interior upholstered furniture is permitted on decks or porches

Low voltage lights

Low voltage lights are very common and add attractive finishes to the landscaping. No color landscape lights are permitted. The lights are only permitted in the mulched 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

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

Annual flowers

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. No vines (ivy, etc..) are permitted in the community.

Remember, if planning on building a garden, that it must be approved beforehand.

Wind chimes

Wind chimes are acceptable.

Storm/Screen Doors

Storm/Screen doors are acceptable in the front and back to the community if the following criteria are met. Door must be

- **full view window** (no half windows are acceptable)
- **white or black frame.**

There is no approval necessary, however, please keep in mind that any damage done to the frame or original door during or after installation is the responsibility of the homeowner.

Door accents

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

- *Peepholes* should be vertically centered in door.
- *Knockers* should be centered in the door.
- *House numbers* on doors are acceptable. No stickers of any kind permitted on doors
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Satellite Dishes

Satellite dishes, up to 18", are acceptable. They **must** be placed at the back of townhome. Anything larger must be submitted to the committee.

Children's play equipment

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 play equipment is permitted in front of town homes ever. Small portable wading pools are acceptable as long as removed after each use. Golder's 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

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. Contractor signs are to be removed within 2 weeks of project completion

Clotheslines

Clotheslines are not permitted at all in the community.

Fences

The Architectural 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/Cans

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

Bulk Items - Prior to placing bulk item at curb, residents must call Curbside Pickup 919-362-8676 to schedule a pickup day or submit an online service request at: <https://www.apexnc.org/279/Bulk-Item-Collection>

Computers, hazard waste, tires, paint etc. need to be disposed of at the South Wake Solid Management Facility located at 6130 Old Smithfield Road in Apex.

PLEASE NOTE:

All the above items that are not in need of prior approval are still subject to Golder's Green Board of Director and Architectural 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 questions about what is being planned, please submit them for approval. This will avoid any future inconveniences if asked to remove or alter the item in question.

Vehicles (This includes Visitor Spots)

No boats, recreation vehicles, campers, camper tops, commercial trucks and vans, tractors, trucks (other than one pick-up truck rated half-ton or less), trailers, or machinery equipment (the "Vehicles") of any owner or member of owner's family, tenants, or contract purchasers shall be parked within the Common Area, or within the right-of-way of any street in or adjacent to the Subdivision. Commercial trucks and vans which is obviously used for commercial purposes are not allowed in the community except while conducting business. Large commercial vehicles or vehicles with company logos may not be parked in the community overnight or on weekends. Any and all vehicles that obstruct the right-of-way to streets and sidewalks shall not be permitted.

All such Vehicles shall be stored either within the owner's garage or other facilities not located on the Subdivision. No owner shall park or store an inoperative or abandoned Vehicle or automobile on any lot or on the streets or Common Areas in the subdivision. This includes Visitors Spots. All vehicles must be in operable condition and display current tags, registration stickers

Pods and moving containers

Pods or moving containers can be parked in the owner assigned parking space for maximum of 30 days.

Parking and towing

Any inoperative or abandoned Vehicle or automobile which does not have a valid and current registration sticker and inspection sticker (if applicable) may be determined to be in violation and subject to be towed.

Notice of parking violations shall consist of a violation tag placed on the windshield of the vehicle, once proper notice has been issued, a forty-eight (48) hour grace period will be provided in order for the vehicle to be brought to compliance or removed.

Should the vehicle remain after the forty-eight (48) hour grace period, the vehicle shall be moved and stored at the owner's expense. The responsibility to reclaim the vehicle and pay any and all fees relating to the towing, including, but not limited to, storage fees, will be that of the vehicle or unit owner. The association will not be liable for any such costs.

PLEASE NOTE:

The Golders Green Board of Directors has the authority to amend these community guidelines at their discretion.