

PLANTATION ROW HOMEOWNERS' ASSOCIATION, INC.
REGULATIONS AND GUIDELINES FOR THE ARCHITECTURAL REVIEW COMMITTEE

1. * Any exterior change to the house or structure on the lot including, but not limited to, change in color, room additions, alterations, decks, roofs, satellite dishes, driveways, sidewalks, porch railings, lamp posts, hot tubs and swing sets.
2. * Any change to the landscaping, except replacing current planting with comparable plants.
3. * The removal of existing trees.
4. * Planting or installing new trees or shrubs.
5. * Addition of any additional landscaping feature (vegetative or man-made) or planting bed.
6. * Installation of fencing.

NOTE: #1 - #6 require submission of ARC request form for approval.

7. Roof replacements must be asphalt shingles and the same or similar style and color to the roof being replaced.
8. No window a/c or similar units are allowed in Plantation Row.
9. In addition to being kept in working order, all light posts shall be kept clean and re-painted if faded.
10. Exterior of homes (siding, gutters, porches, etc.) shall be kept clean and free of mildew and debris.
11. Tree limbs cannot hang lower than 15 feet over the street.
12. Tree limbs must be at least 6 feet high above one's property so as to allow for the landscape crews to be able to mow and perform their work.
13. No yard waste, such as sticks, branches, limbs or other cut vegetation shall be placed on our streets or on street curbs/gutters or any other common area. No growing vegetation, such as shrubbery, flowering plants, ivy or clumps of loose pine needles, and the like shall extend over or into street curbs/gutters. Plantation Row's storm drains and the curbs/gutters leading to them must be clear at all times for safety reasons and to prevent potential water overflow/backup problems.
14. If a yard item interferes with or causes a cost to the HOA for landscaping maintenance, then the individual homeowner shall be responsible for the increase in cost.
15. Basketball or other sports goals, posts and other such recreational equipment shall not be placed in or on any street; they can be placed on driveways for as long as they are in use. After use, they must be placed in owner's garage or in the back of owner's house so that they are not visible from any street.
16. All Duke Energy yard equipment/devices shall have a clearance of no less than 3 feet in front of their devices, and no less than 3 feet of the opening side of the devices, except that small annuals may be planted so long as they are not within 12 inches of the front or opening sides of the devices. Plants that hide the front or opening side of the devices are not allowed. Plants on the back of or on the non-opening sides of the devices should not touch the devices and should have a 1 foot clearance.
17. All ATT yard equipment/devices shall have a clearance of no less than 2 feet on the opening side of the devices, and no less than 1 foot on the remaining sides.

Note: Items #16 and #17 are utility company specifications that cannot be bypassed or grandfathered in by homeowners.

Approved by the Board on May 8, 2020, as amendment to March 19, 2019, February 22, 2019, July 5, 2017, April 5, 2017, and May 8, 2012. See Restrictive Covenants for more detailed information and additional rules.