

Cardinal Preserve Architectural Review Guidelines

The Architectural Review Board (ARB) is responsible for reviewing architectural requests, making site inspections of requested modifications (before and after), and offering recommendations or changes to the Board of Directors regarding the Design Guidelines.

Per the application, the Architectural Board has up to sixty (60) calendar days to officially respond to an Architectural Review Board request. It is imperative that each homeowner plan to allow for the time required. Each Architectural Review Board request will be reviewed and approved on its individual merits. Previous approval of a similar request does not guarantee future approvals on current or additional properties. The Architectural Review Board will notify the homeowner of the approval/denial of the request. The Architectural Review Board will provide completed and approved/denied requests to the Board of Directors.

When is approval required?

Written approval is required from the Architectural Review Board for the following:

- New building or other structure including, but not limited to detached garages, storage buildings, dog houses, sheds and greenhouses. All buildings shall have an exterior finish of vinyl siding, wood lapsiding or decorative plywood and must be painted the same color as the home. No metal siding, old or used material be used erecting structures.
- New location of a building or structure
- Extended or New Parking Pads
- All walkways must be paved with concrete, stone and concrete mixture, brick pavers or other such material as may be approved in writing by the Declarant or the Architectural Review Board, as the case may be.
- Alteration of a building or structure
- Erected signage in yards
- Changing the outside color of home
- Decks, Patios, Driveways or Walkways
- Major landscaping
- Walls
- Fences
- Solar Panels - installed on back side of the home

- Site Work - including but not limited to staking, clearing, excavation, grading, exterior alterations of existing improvements or planting and/or removal of landscaping
- Any permanent basketball hoops, swing sets and/or play equipment when not in the backyard
- Swimming Pools - All swimming pools must be located to provide minimal visual impact to surrounding property and streets. All pumps, filters and equipment must be screened from street and adjacent property view. Submittal should include the deck, fencing design, layout, materials and equipment.
- Satellites - 18 inches in diameter and installed on back side of the home
- Antennas - not allowed
- Free standing Flag Poles – only allowed if flying United States, North Carolina, or Armed Forces flags.

Fences

- Attached to back corner of house
- 18 inches off property line (exceptions may apply)
- 4-6 ft tall

Fence Options:

1. Black Aluminum Fence
2. Treated Wood Fence - Custom Built (No Prefab Panels), After 6 months homeowner must clear coat, stain or paint color that matches home/trim; inspect and repair annually as needed.
3. Vinyl - white or color that matches home/trim, pressure wash annually
4. Black Chain Link - Allowed along sides and back of property, homeowners must choose one of the above 3 choices to line the front of the property. If a homeowner has a corner or roadside lot, the portion that lines the (back or side) should come off the property line 3 feet and shrubs/bushes planted outside of the fence to obscure.

Sheds

- Placed on back of property
- One shed per lot
- Maintained and in great condition at all times

Shed structures 12x18 or less can be made of vinyl, wood lapsiding or decorative plywood, and must be painted the same color as shown on the home. Shingles or metal roof must also match the roof of the home. All

sheds must be located in the backyard and follow Johnston County's setback regulations. Any shed/structures larger than 12x18 will be reviewed on a case-by-case basis and must have prior approval from Johnston County before submitting to the ARB.

Landscaping

Approval by the Architectural Review Board is required for planting of large trees and/or major landscaping projects.

Major landscaping (Commercial) is defined but limited to any of the following and must be submitted for architectural review:

- a. Landscaping that changes the topography or impacts the grading
- b. Mass plantings and/or hedges
- c. Retaining walls, stonework or fencing
- d. Large Landscaping borders
- e. Landscape lighting and yard lamps
- f. Large "Yard Art" (statuary, benches, fountains, arches, banners etc.)

Minor landscaping such as naturalization of an area in the yard, planting trees, shrubs, flowers (except mass plantings), modifying plant beds, do not require approval, unless they involve changes to the contour of the land.

Landscape borders of treated wood timbers(must be stained, clear coated or painted to match the home),rocks, stones are permitted, No plastic or wire.

If cumulative individual plantings over a period of time result in a yard becoming overplanted and/or overgrown in the opinion of the Board, the homeowner in question may be required to remove some trees or shrubs to create a more properly scaled landscape.

Vegetable Gardens

Vegetable gardens must be located wholly in the backyard. Maintenance of the garden is required, and excess debris and dead plant material must be removed at the end of the growing season. Vegetable gardens that comply with these guidelines do not require architectural review.

Planting in Utility and Drainage Easements

- No trees shall be planted within Utility and/or Drainage easements.

- No plants of any kind may be planted in the Drainage easements.
 - Shrub and groundcover beds may extend into the Utility easements.
- However, if utility maintenance and/or access is required, replacement of any damaged plant material will be the responsibility of the homeowner.

Responsibility to Comply with Other Regulatory Agencies

In addition to conforming with the principles of the guidelines, it will be the responsibility of the homeowner to also meet all applicable local, state, and national regulations. This includes but is not limited to zoning, health & safety standards, building electrical, plumbing, mechanical, structural, accessibility, and fire codes. The approval from the Architectural Review Board does NOT constitute or replace approval by Johnston County or any other governmental agencies. Please contact appropriate entities for approval (including but not limited to building permits, zoning permits, septic permits and similar approvals).

Site Visits

The Architectural Review Board reserves the right to conduct periodic site visits to ensure consistency between what is built with what was originally submitted. Any visible deficiencies or deviations in construction from the approved plans which are considered to be not in compliance with the Design Guidelines will be reported in writing to the homeowner. The homeowner will respond in writing within ten (10) days of notification of their intention to rectify the problem.

Exempt from review:

- Repairs and restoration to the original condition
 - For Sale and Open House signs
 - Vegetable gardens in rear yard
 - Small landscaping projects
 - North Carolina, United States or Military flags
 - Seasonal Decor - installed and removed 4 weeks before and after the holiday
- We are here to serve our community and keep it looking beautiful!

If you do not see your specific exterior project; always ask.