



ARCHITECTURAL AND SITE DESIGN GUIDELINES

FEBRUARY 2007

(Revised December 2011, March 2012, April 2013, and October 2016)

PLEASANT GREEN LAND DEVELOPMENT CO.



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Revisions (Indicated as shaded)

9 December 2011: Design Review Process, page 5, item 1. and 2., 8-1/2" x 11" format. Deleted "sales staff" and "sales" office and added "Developer" office notation.; ARB Submission Requirements, page 8, item 1., 8-1/2" x 11" format.; Design Review Process, Page 7, item 11. Construction Security Bond requirement addition; Construction Process, Page 10, item 4 and item number edits for this section.; Standard Builder Sign, page 24, Added new sign and revised text / requirements.; Standard Fencing, page 25, New expanded horse fence detail.; Standard Entry Drive Detail, page 26, New revised detail.; Standard Entry Monument and House Identification Detail, page 27, New revised detail.; ARB Submittal Checklist form, page 33, ARB and Construction Security Bond fees added to form.

12 March 2012: Design Review Process, page 9., ARB Fee revisions and process additions per review phase; Standard Fencing, page 26, case by case wording added; Standard Entry Drive Detail, page 27, New revised detail including revised monument size and location in relation to drive and radius corner at drive to street connection; Standard Entry Monument and House Identification Detail, page 28, New revised 2'0" square dimension revision.

29 April 2013: Fences and Walls, page 19., item 2. approved standard fence revision including graphic in addendum page 26 and item 3. addition for split horizontal rail fencing allowance within the building envelope.



Introduction

1. Pleasant Green Farms is a residential planned community being developed by Pleasant Green Land Development Co. (the "Developer") on approximately 406 acres located in Little River Township, Orange County, North Carolina. Pleasant Green Farms includes 33 residential lots as well as private streets, open areas, approximately 2 miles of access to the south fork of the Little River, a 5 acre stocked pond and a horseback riding and walking trail system. It is the intent of the Developer to protect the natural features of the land upon which the community will be developed. These Architectural and Site Design Guidelines ("Guidelines") reflect that sensitivity of the Developer in its approach to the design, design review and construction of residences and other improvements within Pleasant Green Farms.
2. These Guidelines have been adopted by the Developer to promote the development of Pleasant Green Farms. These Guidelines are intended to embody the goals and vision of the Developer for Pleasant Green Farms through procedures and detailing that are clearly outlined and informative. The main intent of these Guidelines is to expedite the process of building exceptionally high quality residences with Pleasant Green Farms. These Guidelines may be amended, modified and/or supplemented from time to time by the Developer until such time as all lots in Pleasant Green Farms have been sold and, thereafter, by the ARB (defined below) as provided in the Covenants (defined below).
3. These Guidelines are intended to complement the Declaration of Covenants, Conditions, Restrictions and Easements for Pleasant Green Farms (the "Covenants") recorded in the Orange County, North Carolina Public Registry, and do not replace or supersede the Covenants. If any provision contained in these Guidelines should conflict or be inconsistent with any provision contained in the Covenants, the provision contained in the Covenants shall prevail.

Organization and Responsibilities of the Architectural Review Board (ARB)

1. The Covenants provide that no structure (or site improvement) shall be erected, altered, added to, etc. within Pleasant Green Farms without first being approved by the Architectural Review Board (the "ARB"). The ARB will utilize the Covenants and these Guidelines to evaluate specific projects submitted to it and thereby assure an attractive, compatible and aesthetically pleasing community. The final decision of the ARB will be based upon compliance with the specific requirements of the Covenants and these Guidelines as well as aesthetic considerations when warranted. It is important to note that aesthetic considerations are subjective in nature and may vary as the membership of the ARB changes overtime.
2. The ARB will be comprised of 3 to 5 members. An appointed member will chair the ARB. The right to appoint members to the ARB shall be retained by the Developer until all of the lots in Pleasant Green Farms have been sold. Thereafter, the Board of Directors of the Pleasant Green Farms Owners Association, Inc. (the "Association") shall have the power and authority to appoint the members of the ARB in accordance with the Covenants. Notwithstanding the foregoing, until all of the lots in Pleasant Green Farms have been sold, the Developer has the power and authority to review and amend, modify, affirm or overrule, in whole or in part, any decision of the ARB. Thereafter, the Board of Directors of the Association will have the power and authority to review and amend, modify, affirm or overrule, in whole or in part, any decision of the ARB.

3. The ARB's responsibilities include, but are not limited to, the following:
 - a. Reviewing and evaluating each of the plans submitted by an owner for adherence to the Covenants and these Guidelines and compatibility of the design with the adjoining sites and common spaces.
 - b. Approving all new construction.
 - c. Monitoring the construction in order to ensure compliance with the Covenants, these Guidelines and approved construction documents.
 - d. Enforcing the Covenants and these Guidelines as provided in the Covenants.
 - e. Interpreting the Covenants and these Guidelines at the request of any Owner.
 - f. Approving all modifications to existing structures, including but not limited to walls, fences, exterior painting, material replacements, window tinting, renovations, additions, play structures and landscaping.
 - g. In the event that a member of the ARB (with the exception of the Developer) is called upon to review and evaluate a plan for a structure to be located on a property on or adjacent to where that member resides, the said member may comment on that structure but may not vote on its acceptability. An adjacent property shall be defined as the three properties directly in front of and the three properties directly behind as well as the property directly to the sides of the ARB member's property and as determined by the ARB.
4. Any structure or improvement that is placed on any lot without ARB approval shall be considered to be in violation of these Guidelines and the Covenants. The Developer and the Association each has the power to fine and/or direct that the non-conforming structure be brought into compliance at the owner's expense as provided in the Covenants.
5. No design or plan decision or approval by the ARB shall constitute a representation or warranty by the ARB as to the quality, fitness or suitability of the design, plan or materials specified in the design or plan or the compliance of such design or plan with applicable local, state or federal codes, ordinances, regulations, statutes or laws. Each Owner should work with his architect, engineer and/or contractor to determine whether the design or plan and materials are appropriate for the intended use and compliant. In addition, decisions by the ARB do not imply or assure approval by any local, state, federal, etc. governmental agencies. Each Owner is responsible for obtaining or ensuring that all required permits and approvals are obtained from each appropriate governmental authority before commencement of construction. No one or more of the Developer, the Association, the Association's Board of Directors, the ARB, any other Association board or committee or any member of any of the foregoing shall be held liable for any injury, damage or loss arising out of the manner or quality of any approved design or plan or materials for construction on or modifications to any improvement on any lot.

Design Review Process

1. The ARB will review design submissions at scheduled ARB meetings typically to be held on Tuesday afternoons on an as needed basis at the Pleasant Green Farms Sales Office. ARB Submittals shall be submitted to the ARB Chairman, George A. Horton III (504 Meadowland Drive, Hillsborough, NC georgeahorton@gmail.com) prior to the ARB Meetings as noted below and also represented in person at the scheduled ARB Meetings. Contact George Horton to schedule ARB Meeting appointments with at least a 7 day notice. Each speculative house submittal shall be first reviewed and approved by the Pleasant Green Farms Sales Staff prior to submittal to the ARB. Submittals will be reviewed by the ARB with immediate directives at such ARB Meeting as noted on the ARB Submittal Checklist as "Approved" (proceed with permitting and construction), "Approved as Noted" (proceed with permitting and construction based on the ARB directives and provide final revised submittal as required for ARB record), "Not Approved as Noted" and "Resubmit" (not approved to proceed with permitting and construction, resubmit with required ARB directives completed for final ARB review and approval prior to proceeding with permitting or construction) and the written directives to be completed by the ARB and forwarded to the owner, builder, developer and others as needed, etc. within 14 calendar days after such ARB Meeting. The original submittal will be placed in the permanent files which will be located at the Pleasant Green Farms Developer Office and will be available for builders', homeowners', etc. reference in coordinating future ARB Submittals. Each submission must include three (3) copies each (11 x 17" format unless noted otherwise) of the ARB Submittal Checklist (and required ARB Fees), Color Selection Form (color and material samples as required), site plan (11" x 17" minimum format), landscaping plan (11" x 17" minimum format), architectural plans (11" x 17" minimum format, floor plans, all exterior elevations with material indications, special details, etc.) and to include all required items as noted in these Guidelines. One (1) copy each will be forwarded by the ARB Chairman to each

of the ARB members for preliminary review prior to the ARB Meeting. Builders and homeowners must submit final plans reflecting any required changes / conditions imposed by the ARB to the ARB in order to schedule a clearing inspection. A full ARB Approval must be obtained from the ARB before proceeding with permitting or beginning any site clearing or construction.

2. A full ARB review and approval is also required for all post-closing (and pre-closing if required) alterations and additions including, but not limited to, additions to houses after review and approval of the original ARB Submittal, landscaping alterations and improvements, fences, etc. The ARB will review design submissions at scheduled ARB meetings as noted above and shall be submitted to the ARB Chairman, George A. Horton III (504 Meadowland Drive, Hillsborough, NC 27278 georgeahorton@gmail.com) prior to the ARB Meetings as noted and also represented in person at the scheduled ARB Meetings. Contact George A. Horton III to schedule ARB Meeting appointments with at least a 7 day notice. Submittals will be reviewed by the ARB with immediate directives at such ARB Meeting as noted on the ARB Alterations and Additions Submittal Checklist as "Approved" (proceed with permitting and construction), "Approved as Noted" (proceed with permitting and construction based on the ARB directives and provide final revised submittal as required for ARB record), "Not Approved as Noted" and "Resubmit" (not approved to proceed with permitting and construction, resubmit with required ARB directives completed for final ARB review and approval prior to proceeding with permitting or construction) and written directives to be completed and forwarded to the owner, builder, developer, sales staff, homeowners' association, and others as needed within 14 calendar days after such ARB Meeting. The original submittal will be placed in the permanent files which will be located at the Pleasant Green Farms Sales Office and will be available for homeowners', builders', etc. reference in coordinating future ARB Submittals. Each submission (11 x 17" minimum format unless noted otherwise) must include the ARB Alterations and Additions Submittal Checklist (and require ARB Fees) and required documentation as required for the proposed house or site improvements including but of course not limited to the Color Selection Form (as required, color and material samples as required), site plan (as required, 11" x 17" minimum format), landscaping plan (as required, 11" x 17" minimum format), architectural plans (as required, 11" x 17" maximum format, floor plans, all exterior elevations with material indications, special details, etc.) and to include all required items as required in these Guidelines. A full ARB Approval must be obtained from the ARB before proceeding with permitting or beginning any construction.
3. Approval by the ARB shall in no way relieve the owner and/or builder of any responsibility and liability for the adherence to any applicable local, state, federal, etc. ordinances, codes, safety requirements, etc. Any ARB Submittal submitted for review or any portion thereof, may be disapproved upon any grounds, which are consistent with the purpose and objectives of the ARB as set forth in the Covenants and these Guidelines. The final decision of the ARB may be based, in whole or in part, on purely aesthetic considerations.
4. All plans for the construction of dwellings and other buildings or significant structures in Pleasant Green Farms must be designed and drawn by a licensed architect or a professional, experienced home designer. The plans must meet, at a minimum, the building codes of Orange County and the State of North Carolina. All construction work must be completed under the direct supervision of a general contractor, herein referred to as the builder, who holds license in the State of North Carolina.
5. The design review process may be divided into two steps, a preliminary assessment review and a final ARB review and approval (as previously outlined and described). The purpose of the preliminary assessment review is to allow the builder / owner and the ARB to work together to arrive at an approved design that complies with these Guidelines and the Covenants prior to completion of the final design and permit / construction set. For the preliminary assessment review, the applicant or authorized agent may submit freehand conceptual drawings of the proposed building and site layout. The ARB will review these preliminary plans for design and technical issues as set forth in these Guidelines, and may approve, approve with conditions as noted, or reject the plans. The applicant or authorized agent must revise the plans, as required, and re-submit to the ARB for final review and approval. The ARB may, at its sole discretion, grant approval on the basis of its preliminary assessment review. Upon approval by the ARB, the plans shall be deemed final and the builder may proceed with permitting and construction. No builder may commence the building permitting process or any site clearing or construction prior to obtaining ARB Approval. Upon the Owner's meeting these requirements, the ARB has the right to require a clearing inspection.
6. Each application to the ARB shall represent and warrant by the owner that use of the plans submitted does not violate any copyright associated with the plans. Neither the submission of the plans to the ARB, nor the

distribution and review of the plans by the ARB shall be construed as publication in violation of the designer's copyright, if any. Each owner submitting plans to the ARB shall hold the members of the ARB, the Association and the Developer harmless and shall indemnify said parties against any and all damages, liabilities, and expenses incurred in connection with the review of such owner's plans.

7. If an application for approval is denied, in whole or in part, the applicant may appeal the decision in writing and re-submit to the ARB no later than one week prior to the next scheduled ARB meeting.
8. From time to time, these Guidelines or existing site conditions may impose an undue hardship that may inhibit construction on a particular lot. In such case, the applicant may submit a Variance Form (located in the rear of these Guidelines) to the ARB. The ARB will grant or deny the variance request in writing within 14 calendar days of ARB Meeting when Variance Form is submitted and reviewed. No variances are allowed unless the applicant has received a written notice of approval from the ARB. Any variances and/or exceptions granted are unique and do not set any precedent for future decisions of the ARB.
9. Design review fees include and also as noted below per Design Review Phase: preliminary assessment reviews (no charge unless a final review and approval is given by the ARB, then the full review fee of \$1,500.00 is required), final ARB Submittals (\$1,500.00 due at time of initial submittal) and any required re-submittal reviews (i.e. "Not Approved" or "Re-submit" ARB directive on the initial submittal an additional \$500.00 is required for any revisions to the original ARB Submittal and / or after the original construction is completed as noted below). Design review fees will be established and published by the ARB and the ARB and the Association reserves the right to revise the design review fees as required periodically without prior notice. The purpose of these fees is to cover expenses related to the processing of ARB applications for construction. Unscheduled final presentations will be considered on a case-by-case basis for projects not requiring major engineering or site development changes at an additional fee of \$300.00. The ARB reserves the right to refuse an unscheduled review for any reason. Submissions received without the design review fee will be considered incomplete, and returned to the owner or builder.

Preliminary ARB Review: Telephone / email contact ARB Preliminary Review only and also limited to one Preliminary Review only (additional preliminary review time prior to Final ARB Submittal and Review to be invoiced on an hourly basis). No site visit is included during the Preliminary Review unless directed / approved by Developer / Owner for additional hourly basis or if the ARB might be on site for another specific lot's Final Submittal Review or other required meetings. Any site visit (if needed) will be completed by the Developer / Owner prior to the Final ARB Submittal and Review. Preliminary Review comments will be provided with freehand notes on the actual submittal and reply forwarded back to the homeowner / builder via email (preferred) or fax and copied also to the Developer / Owner for the permanent file.

Final ARB Review: A full submittal including all required information shall be required prior to the Final ARB Review. One meeting on site visit will be completed by the ARB / Developer (homeowner / builder if needed of course) for the Final Review. It is suggested this site visit also require the homeowner / builder to flag the proposed site of the house, drives, site features, etc. for confirmation (additional confirmation and approval required by and with the Developer / Owner on site as required prior to beginning construction). Final ARB Review comments will be provided with freehand notes on the actual submittal and reply forwarded back to the homeowner / builder via email (preferred) or fax and copied also to the Developer / Owner for the permanent file.

Final Inspection: Includes one site visit / inspection when the house and landscaping is totally finished and as requested by the homeowner (verification by Developer / Owner as the construction nears completion). Final Inspection will include a report by the ARB and emailed (preferred) or faxed to homeowner and copied to the Developer / Owner for the permanent file.

General: The homeowner / builder shall understand that the ARB Review Process and Phases services are not unlimited and are only provided within the time allotments of the required meetings, site visits, etc. as noted above. Any additional review time (based on incomplete submittal packages, delays of any item on the Submittal package i.e. colors and / or landscape plan submitted at a later date, etc.), additional site visits, etc. will be invoiced as an additional fee / service and on a hourly basis as needed. Landscape reviews to be completed by an experienced landscape architect and / or designer if there are detailed questions about any specific planting, grading, etc. issue that the Developer / Owner and /or ARB have questions of reviewing and

as required by the Developer / Owner. Periodic site visits and reviews during construction to verify conformance with the Final ARB Submittal Approvals will be completed by the Developer / Owner / ARB.

10. The Alterations and Additions design review fee is \$300.00 for revisions or additions to the existing structures and \$150.00 is required for all other modifications (i.e. landscaping, fences, house exterior color revision, etc.). Fees for the initial design reviews and approval and revisions are applicable 12 months following start of construction. Revisions applied for prior to completion of a project are not subject to additional review fees. The fee for an unscheduled review in order to continue construction is \$150. Such fees are non-refundable.
11. A Construction Security Bond (Bond) is required to be submitted by the homeowner at the time of ARB Submittal and Application for the proposed new house. The required Bond fee is \$5,000.00 and will be held in an escrow account by the developer and refunded at time of final approved completion and certificate of occupancy is received from Orange County for the proposed house and site improvements. Should the builder accrue any fines during construction, the amount(s) of the fine(s) will be deducted from this Bond and if for any reason violations / fines exceed the Bond additional fines shall be paid within fifteen days of incurring the fine, or be subject to the conditions of the Covenants. Reference the Fine Schedule for the exact violations and fine amounts including but not limited to beginning permitting and / or construction prior to full ARB approvals, unauthorized site clearing outside ARB and site approved limits, not following the ARB approved architectural, site and landscape drawings and details, etc. The Developer also reserves the right to require additional Bonds of builders and homeowners who violate these Guidelines and/or the Covenants and the incurred fines are subject to the enforcement section of the Covenants and any builder who repeatedly incurs fines or fail to pay incurred fines and the ultimate consequence of banning such builders from building in the future at Pleasant Green Farms. The Developer also reserves the right to require a Bond for post closing construction, additions, alterations, landscaping and site improvements.
12. Upon completion of all structures, landscaping, and drainage, such construction must be inspected for substantial compliance by the ARB with the approved final ARB Submittal. Upon passing inspection, a Certificate of Compliance will be issued to the builder/homeowner and copied to the file.

ARB Submission Requirements

1. The following submission requirements and checklist must be met prior to obtaining final approval for permitting and proceeding with any construction. Provide the ARB Submittal Checklist form and / or the ARB Alterations and Additions Submittal Checklist form (8-1/2" x 11" format for all attachments, plans, elevations, etc. unless otherwise noted below) as required based on the specifics of the ARB submittal.
2. Site plan with existing conditions and proposed new house and site improvement (11" x 17" minimum format) including the following information:
 - a. Owner's name, address and telephone / fax numbers
 - b. Designer's name, address and telephone / fax numbers
 - c. North Arrow and scale
 - d. Property lines with dimensions and bearings
 - e. Setback lines
 - f. Wetland lines
 - g. Easement lines
 - h. Existing two-foot contour lines
 - i. Existing hardwood trees 6" and greater in caliper within 20' of the clearing limits for the home exclusive of the tree type (suggested and may be required on a case by case basis as determined by the ARB)
 - j. Tree protection fencing and barricade fencing locations
 - k. Identify clearing limits for the home
 - l. Adjacent street names
 - m. Existing utility structures
 - n. Outline of exterior walls, decks, and driveways on adjacent lots with existing structures
 - o. Proposed location of home including dimensions from corner of foundation to adjacent property line
 - p. Proposed driveway and walks
 - q. Location / materials/ finish of all outdoor living spaces (patios, decks and terraces)
 - r. Proposed accessory structures (out building, trellis, etc)
 - s. Storm water drainage locations, sizes, flow direction, and invert elevation
 - t. Location of service area and service area screen wall
 - u. Location of well
 - v. Location of septic system and drain fields
 - w. Location of all silt fencing and any erosion control structures
 - x. All dimensions and site material descriptions, proposed fences and any other hardscaping and site improvements elements (i.e. retaining walls indicating wall material, top of wall and bottom of wall elevation, proposed pool or spa location)
3. Landscape Plans with existing and proposed site improvements (11" x 17" minimum format) may be submitted after the original ARB Submittal, however, is required for ARB review and approval prior to proceeding with any final site improvements, landscaping, hardscaping, etc. and including the following information:
 - a. Owner's name, address and telephone / fax numbers
 - b. Designer's name, address, telephone / fax numbers
 - c. North arrow and scale
 - d. Property lines with dimensions and bearings
 - e. Location of all existing trees over 6" in diameter within 20' of clearing limits for the home
 - f. Location of all structures (including house, decks, trellises, fences, gazebos, etc.), pavement, and utilities
 - g. Location of all lawn areas and shrub bed lines
 - h. Location of all proposed plant material
 - i. Plant list with quantities, botanical names, common names, sizes and specifications
 - j. Additional drainage requirements not indicated on the submitted site plan
 - k. Location and specifications of all exterior lighting fixtures
 - l. Total area of lawn in square feet and total area of lawn as percentage of site.

At a minimum, the total cost of the landscaping (not including drives, walks, hardscaping, irrigation, fences, etc.) shall be a minimum of 3% of the total cost of the lot, house and other accessory buildings and the following minimum landscaping will be required for all homes:

- a. One or more 3-inch caliper "street" tree (Street trees shall be installed as pre-determined by the Developer and the ARB). Street trees shall be 30 feet on center (and as predetermined by the Developer and the ARB), located an equal distance from the street so that the trees are in line (approximately 10 feet behind the right-of-way).
 - b. Evergreen shrubs (3 gal. minimum, 36-48 inches on center) shall be required around the entire foundation of the home, except in areas of ingress and egress.
 - c. Blank areas of walls shall be landscaped with upright shrubs or small trees (4 feet min. height)
 - d. Sod shall be required in front yard area and wrapped a minimum of 20' down side yards of house. Sod is suggested in all other areas of the site with the exception of the pastured and / or natural areas of the site.
 - e. The rear yard may be seeded or sodded. If seed is used, the construction bond will not be released until the seed has been established to the ARB's satisfaction.
 - f. Bark mulch or pine straw shall be used in all plant beds and areas without grass, to be maintained in a weed-free condition.
 - g. Side loaded garages shall be screened with shrubs along the property line.
4. Architectural floor plans and elevations (11" x 17" minimum format) including the following information:
 - a. All level floor plans with all interior rooms dimensioned and named
 - b. All window and door openings shown
 - c. Roof overhang with a dashed line
 - d. Total square footage of structure
 - e. Interior heated square footage of structure
 - f. Front, rear and two side elevations with dimensions
 - g. All elevations labeled so they correspond with site plan
 - h. Finish grade line shown against house
 - i. Brick courses shown
 - j. All materials and finishes called out
 - k. Fascia and Trim detail
 - l. All decks and terraces shown
 - m. Service Area Screen wall detail
 5. Material and Color Samples including Color Selection Form and the following:
 - a. Exterior siding, brick, stone, etc. material (sample and mortar colors if applicable)
 - b. Roofing cut sheet and small material sample
 - c. Garage door type and color including garage lite selection
 - d. Front door type and color
 - e. Window cut sheet
 - f. Color samples of all exterior materials, paints, stains, etc. (body color, trim color, shutter color, etc.)

Construction Process

1. All dwellings and other structures must be completed within 18 months from the date of clearing. Exceptions may be granted where such completion is impossible, when continuation would result in great hardship to the owner or builder due to strikes, fires, national emergencies, or natural calamities or as deemed appropriate by the ARB. If an extension is needed, the builder may submit an extension request, including projected completion (late, in writing to the ARB. Failure to complete the project within the deadline will result in special assessments or other enforcement rights as set forth in the Covenants. If construction has not commenced within six months after the date of Approval, it shall be deemed to have expired unless applicant, prior to such expiration date, has requested and received an extension in writing from the ARB.
2. A standard builder sign as required by the Developer and the ARB is to be installed prior to the completion of clearing and grading. The sign shall remain properly installed throughout construction. Signs shall be removed prior to the release of the construction deposit and issuance of the Certificate of Compliance. The vendor shall be Fisher Signs (Mitch Fisher, Durham, NC, 919-286-0591) and the specifications for the standard builder's sign can be found in the rear of the Guidelines.

3. A port-a-john will be required for each job site. The port-a-john must be screened with lattice or landscaping and placed on the site as approved by the Developer and the ARB with the door opening toward the rear of the lot. The Port-a-john color is recommended as brown, tan or dark green. The Developer reserves the right to specify the port-a-john vendor for consistency of color and design.
4. As mentioned in the introduction, one of the primary goals of these Guidelines is the preservation of the property's existing natural features. Because of this, tree removal outside of the building envelope (the two acre area as designated on the plat / site plan of the property / lot) must be kept to an absolute minimum. All hardwood trees that are 6" in caliper and larger are considered protected. All hardwood trees of 6" caliper and larger, within the 20' clearing limit of the proposed and approved house site including the garage and other proposed structures, driveways, parking areas, decks, patios, screened porches, swimming pools and ponds, tennis courts, etc. are suggested (and may be required on a case by case basis as determined by the ARB) to be indicated on the site plan and flagged with yellow flagging tape on site and are subject to tree protection as follows: NOTE ALL SUCH TREE REMOVAL SHALL BE SUBJECT TO THE COVENANTS, INCLUDING BUT NOT LIMITED TO, SECTION 4.19, REMOVAL OF TREES, AND ALL SUCH TREE REMOVAL REQUESTS SHALL BE FIRST REVIEWED AND APPROVED BY THE ARB ON A CASE BY CASE BASIS. Also, trees are NOT allowed to be planted in the view shed area as indicated on the site plan which protects the views around the ponds and other designated areas unless specifically reviewed and approved by the Developer. :
 - a. Protective fencing shall be installed at the drip line, prior to any clearing, site work, or construction activity.
 - b. The barricade shall be constructed of suitable post extending a minimum of 4 feet above grade. Posts shall be spaced appropriately and shall be joined continuously by orange plastic mesh fencing.
 - c. The barricade shall remain in place and in good condition for the duration of the construction activity and shall be the last item removed from the site during final cleanup.
 - d. Storage, temporary, or otherwise, of equipment or materials is not permitted under the drip line of trees.
 - e. No signs shall be nailed to trees.
 - f. No controlled fires will be allowed in a tree save area or elsewhere in Pleasant Green Farms.
 - g. No concrete washout shall be allowed in a tree save area.
 - h. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of underneath any tree save area.
 - i. All trees shall be maintained, cared for and repaired in the event of damage by builders until the property is transferred by lease or sale to a third party.
 - j. Failure to follow any of the tree protection standards listed above will result in a fine of \$200 per incident, and \$1000 for any unauthorized removal of trees per incident.
5. Storage and passage, temporary or otherwise, of heavy equipment or materials is not permitted on adjacent properties, utility and / or conservation easements, and must be kept within property construction pad area.
6. Pleasant Green Farms is required by the State of North Carolina to maintain high water quality standards within the development. Because of this, all streams surrounding Pleasant Green Farms will be tested for water quality during construction and five years after all construction is complete. In order to meet these criteria, an erosion control plan is mandatory for all home sites. The following erosion control measures shall be followed on all job sites.
 - a. Silt fence shall be installed on the lower portion of the disturbed area and as required by Orange County.
 - b. A rocked/gravel construction entrance shall be established at the time of initial clearing and grading.
 - c. All roof drains shall be tied to underground piping.
 - d. All underground piping shall daylight a minimum of 5 feet from the property line.
 - e. All disturbed areas must be seeded and stabilized within 20 days of establishing final grade around the house.
 - f. All drainage shall be routed to avoid damage or erosion on adjacent properties, the commons areas and/or utility and conservation easements.
7. Erosion control measures submitted to the ARB shall be maintained by the builder during construction. Failure to properly maintain erosion control measures will result in a fine in accordance with Fine Schedule contained herein, or as levied by the Environmental Protection Agency. Each offense thereafter will also incur a comparable fine. In addition, multiple offenders will reimburse the Developer or the Association, as

appropriate, for any costs incurred in bringing job site erosion control measures into compliance, as well as for repairing any damage to adjacent properties due to a lack of maintenance. The Developer and the Association each reserves the right to inspect and require modifications/corrections to existing drainage systems adversely affecting adjacent properties and/or easements.

8. Contractors and subcontractors must maintain the job site in a clean and orderly condition. Care shall be exercised in the storage of materials and debris. Should it become necessary for the Developer or Association to clean a site or have a site cleaned, the cost will be levied as a fine against such builder or Owner.
 - a. Fires are allowed on construction sites only in a barrel or other metal container and only to the extent necessary and practical for the warmth of construction workers. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of on any lot or any drainage ditch, stream, or lake.
 - b. No materials may be stored or placed in the streets, right-of-way, natural areas or commons areas.
 - c. Construction materials, materials to be discarded, equipment or vehicles shall not be placed in a designated tree save area
 - d. Only usable construction materials may be stored on a construction site. They must be neatly stacked or placed in a way that they are not visible from adjacent sites or the street.
 - e. All wrapping and packaging materials and food containers must be placed in a covered/enclosed trash receptacle to prevent debris from blowing onto adjacent property.
 - f. Discarded construction materials and debris must be removed daily or contained within a dumpster or solid walled trash enclosure.
 - g. Dumpsters, debris bins and other trash receptacles shall not exceed capacity. Scheduling prompt pick up for bins and receptacles exceeding 75% of capacity to avoid overflow is required.
9. Construction and personal parking on Pleasant Green Farms streets is not allowed. All construction and personal vehicles, delivery vehicles, etc. associated with a given job site must be parked on site and preferably within the required building pad area. In general, contractors should exercise good judgment in all areas of Pleasant Green Farms to avoid dangerous traffic congestion where multiple homes are under construction. Failure to observe these parking requirements will be subject to a fine.
10. The Developer, the Association, the ARB and their respective agents, and representatives reserve the right to visit and inspect any Owner's property to verifying compliance with the requirements of the Covenants, these Guidelines or the ARB. A representative of the Developer, the Association and/or the ARB may make periodic inspections during the entire construction period; however, it is the builder's responsibility to conform to all construction documents and applicable building codes. The Owner will be notified in writing with a copy to the builder of any items and exceptions noted in the inspection report. Such items and exceptions must be resolved to the satisfaction of the ARB.
11. Contractors shall be allowed to work from 7 a.m. to 7 p.m. on Monday -- Friday, and 8 a.m. to 5 p.m. on Saturday (with permission of the Association). No work shall be performed on Sunday and holidays (i.e. New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Eve and Christmas Day and as established by the Developer and the ARB). No alcohol or drugs are permitted on site. Animals are prohibited. Firearms are prohibited. No harassing or loud behavior is permitted. Contractors and workers shall not travel recklessly or at speeds in excess of posted limits. Workers shall not be allowed to travel the property unnecessarily or use the amenities. Any contractor whose workers are in violation of these regulations will be fined in accordance with the Fine Schedule. Additional violations may result in the contractor being denied access to the property.
12. All revisions and changes made during construction shall be submitted in writing to the ARB for approval in writing by the ARB prior to the implementation of such change. All revised drawings, material and color samples must be submitted along with the revision request. Failure to obtain written ARB approval for any revision during construction will result in fines being deducted from the construction deposit.
13. All residential construction within the Properties shall be performed by Builders who are members of the "Approved Builder Team". At the time of preparation of these Guidelines, the following shall be the members of the Approved Builder Team:

Approved Builder Team's names, addresses, telephone numbers, email addresses, etc. TBD.

The Developer may at any time identify additional and/or replacement members of the Approved Builder Team. Any such replacement builders shall also be members of the Approved Builder Team. The ARB shall receive written notification of any decisions by the Owner to terminate or replace a builder during the construction phase. Before commencing with construction, the approved builders and any new builder shall post a construction deposit (to be determined by the Developer at a future date and the Developer has the right to revise such deposit as required from time to time). Once this deposit is received, the Developer will refund the construction deposit, less outstanding fines and assessments, to the builder who was terminated. In addition, the new builder shall remove the terminated builder's sign on the home site, and replace it with a sign bearing the new builder's information. Unique situations may arise whereby a residence initially under construction by a builder may be completed by an entity other than another builder upon written approval of the ARB.

14. When all construction is complete, including landscaping, the builder must request a compliance inspection by the ARB. At this time, a member of the ARB will inspect the project for compliance with the approved plans. If the site is in compliance, the ARB representative will return the construction deposit, if applicable, and provide the owner with a certificate stating that they are in compliance. If the site is not in compliance, the ARB will submit a letter to the owner and the builder stating all deviations from the approved plan to the builder. The owner and/or builder shall submit a plan and time schedule for bringing the property into compliance. At the sole discretion of the ARB, extenuating circumstances may dictate the granting of a variance. Note: Any unapproved deviation from approved plans may result in fines or other measures as described in the Covenants.



Architectural Design Guidelines

General

1. Architectural diversity is very important to Pleasant Green Farms. Local and regional historically correct architectural styles including but of course not limited to styles such as Colonial Revival, Georgian, Federal, Craftsman, Greek Revival, Victorian, Neo-classical, English Cottage, etc. and also similar to those houses existing within Pleasant Green Farms are strongly encouraged. These various traditional architectural styles help achieve the diversity and most importantly the classic features which is the highest priority at Pleasant Green Farms. However other more “modern or contemporary” architectural styles may also be considered on a case by case basis and shall be located on the fully wooded lots and outside of the main view corridor lots as pre-determined and approved by the Developer and the ARB.
2. Architectural correctness is required as much as possible on all house, accessory building, etc. including all architectural applications, details, colors, etc. It is strongly encouraged that each applicant reference such architectural style books such as but not limited to “A Field Guide to American Houses” by Virginia & Lee McAlester, “American Houses, A Field Guide to the Architecture of the Home” by Gerald Foster, “A Guide to the Historic Architecture of Eastern North Carolina” by Catherine W. Bishir and Michael T. Southern and other similar architectural style reference books prior to submittal to the ARB for appropriate and inappropriate uses of details, massing, materials, etc. Such correct style detailing will be the basis for the ARB to approve of proposed architecture in Pleasant Green Farms.
3. Homes must be designed in conformity with the standards, requirements and guidelines set forth in these Guidelines and the Covenants.
4. All footprints of proposed houses, garages, accessory buildings, etc. must be sited within the required building setbacks.
5. Plans submitted for review, or any portion thereof, may be disapproved upon any grounds which are consistent with the purpose and objectives of the ARB, including purely aesthetic considerations.

Modular Construction

1. Except for any Sales Center erected by the Developer, Developer's or other builder's construction trailer(s), and any temporary security or maintenance structures of the Developer or the Association, no modular home or manufactured home shall be placed, erected, constructed or permitted on both temporary and permanent foundations within Pleasant Green Farms. Modular and manufactured home shall include any prefabricated or pre-built dwelling which consists of one or more transportable sections or components and shall also be deemed to include manufactured building, manufactured home, modular building, modular home, modular construction, and prefabricated construction as defined by the North Carolina State Building Code.
2. Prefabricated accessory structures, such as sheds and gazebos, must be reviewed and approved in strict accordance with the Guidelines and the Covenants and shall match the existing house details, colors, etc. as reviewed and approved by the ARB.

Dwelling Size / Minimum Standards

1. Minimum square footage shall be defined as a heated floor space of no less than 3,500 square feet for a one-story home.

- Two story homes shall have a heated floor space of no less than 4,000 square feet, with a minimum of 2,500 square feet on the first floor.
- Heated floor space does not include garages, covered walks, and orporches.
- Variances for minimum floor space may be granted if the site conditions present a hardship. Variances may also be granted if in the ARB's sole discretion the resulting appearance of such residential dwelling best conforms to the proposed architectural style aesthetic and / or existing lot features, vegetation and topography.

Setback Requirements

- Setback requirements are as indicated within the buildable area envelope (approximately 2 acres located in the central area of each lot) for each specific lot and as indicated on the Subdivision Plat (as defined in the Covenants).



Finished Floor Elevation

- All homes shall be constructed with a minimum dimension of 24" from finished grade to the first floor unless approved otherwise by the ARB.

Front Facade

- While variety is encouraged, a strong emphasis should be placed on following traditional tastes in the building massing and detailing. All facades should illustrate a clean and well thought out appearance. All four sides of the structures shall contain the same materials, details, colors, etc. as used on the front façade and as reviewed and approved by the ARB.



Porches

- Covered porches on the front elevation and other elevations are recommended and where present shall have a minimum depth of eight (8) feet.
- Wrapped porches are strongly recommended at corner lot locations and should wrap the corner at least eight (8) feet or more and if possible utilize additional door openings from other rooms other than the main entry foyer. Additional covered porches are also strongly recommended on corner lot side elevation locations facing streets.
- Covered entry stoops are also allowed and shall be proportioned to the overall design and massing of the house as reviewed and approved by the ARB.

4. Screened porches are allowed and strongly recommended and shall be integrated into the architectural detailing of the house.

Exterior Siding Materials

1. Approved exterior siding materials include but are not totally limited to the following: Brick, Cementous and synthetic stucco, cedar shakes, horizontal wood siding, stone, and Hardiplank and Hardishake or approved equals.
2. The following exterior siding materials are not approved: Vinyl siding, vinyl shakes and vinyl trim, aluminum / metal siding, aluminum / metal shakes and aluminum / metal trim.
3. Other exterior materials may also be deemed inappropriate for specific architectural applications as determined on a case by case basis by the ARB.

Roofs

1. Pitch of the main roof structure should be no less than 6/12.
2. Pitches for porches, breezeways and other secondary structures may be less, provided they are approved by the ARB.
3. No mansard roofs will be allowed.
4. Contemporary or other irregularly pitched roof styles will only be allowed on a case by case basis and as approved by the ARB.
5. All roof penetrations (gas flues, exhaust vents, plumbing vents, skylights, etc.) shall be located on the rear roof slopes so they are not visible from the street. Roof penetrations visible from the street must be approved in writing by the ARB.
6. Roof penetrations must be painted a color that is compatible with the roof color. Failure to paint roof penetrations will result in fines being deducted from the construction bond.
7. Approved roof materials include but are not totally limited to the following: 25-year or better dimensional fiberglass shingles, cedar shakes, slate, synthetic-slate, and standing seam metal.



Cornices and Exterior Trim

1. The use of traditional crown molding and detailing at cornices, as well as authentic detailing around window and door openings will be an important part of the overall appearance. Such detailing must be consistent on all elevations.
2. All houses shall have overhangs in correct proportion to the house's architectural detailing and a minimum of 1'-0" deep (smaller overhangs as approved on a case by case basis by the ARB such as dormers, etc.) unless otherwise approved by the ARB.

Chimneys

1. Chimney finishes are restricted to brick, stucco, dry stack, or cultured stone and as coordinated with the overall architectural detailing of the house.

2. No exterior metal fireboxes are allowed unless encased in masonry surrounds.
3. Direct vent fireboxes are allowed and will be reviewed and approved on a case by case basis by the ARB and also shall be integrated into the house architecture as determined and approved by the ARB.

G a r a g e s a n d G a r a g e D o o r s

1. All garages should be side or rear loaded, wood or vinyl, as approved by the ARB and shall not be a major focal detail of the house and directly visible from the street.
2. Single width garage doors are required on all garages and shall be a minimum of 9'-0" wide. Double width garage doors are only allowed on a case by case basis and as approved by the ARB.
3. Side load garages facing the street of a corner lot are only allowed on a case by case basis as approved by the ARB and additional architectural detailing may be required (i.e. roof extensions over garage doors, garage doors surrounded by columns, trellis detailing, etc.).
4. Carports are allowed on a case by case basis and as approved by the ARB as coordinated with the architectural style of the house. Drive through port cochere's are approved on a case by case basis and as integrated into the architecture of the house.



D r i v e w a y s

1. All driveways should be constructed of concrete with a uniform pattern of scoring joints. Other driveway materials may be liquid asphalt, brick or concrete pavers or a combination of such as approved by the ARB. Asphalt or colored or stamped concrete must be submitted and approved by the ARB prior to installation.
2. Driveways shall have a minimum width of 12 feet or as approved by the ARB.
3. Divided drives with grass strip (or other similar materials) between the driveway paving is allowed and will be reviewed and approved on a case by case basis by the ARB.
4. Driveways shall be connected to the street using a standard entry drive detail, entry monumentation and house identification number as shown in the rear of the Guidelines. The initial temporary drive shall be protected and covered with a minimum of 6" crusher run, 12'-0" wide minimum and extending a minimum of 50'-0" from the road into the lot. The temporary drive shall be totally removed prior to final drive installation.
5. Driveways should provide adequate space for turnaround and or guest parking.

W a l k s

1. Walks shall only be located within the buildable envelope area unless otherwise approved by the ARB.
2. All walk material selections and location of walks shall be approved by the ARB.

D o o r s

1. Exterior doors shall be appropriate to the architectural theme. Front doors shall be made of wood ONLY!

2. Exterior sliding doors shall only be permitted on rear elevations and should not be visible from the street.
3. Storm and screen doors are not permitted unless they are of the appearance and finish of the typical adjacent exterior door. All storm and screen doors shall be approved by the ARB.

Windows

1. Windows are restricted to SDL (simulated divided lite with wide profile muntins) metal or vinyl clad, single hung, double hung, or casement. The use of GBG (grid between glass) and snap in grilles are not allowed. Windows will be typically solid wood construction, however, clad (vinyl or aluminum) wood are acceptable on a case by case basis.
2. Storm windows shall not be permitted.
3. Exterior window screens shall be gray.
4. Use of glass block shall be reviewed on a case-by-case basis and not allowed on front elevations, street elevations on corner lots and on other highly visible lot elevations.
5. Skylights, solar panels, and/or roof windows will not be allowed on the street side elevations or other highly visible lot elevations of the home unless otherwise approved by the ARB.
6. Dormer windows must also maintain an alignment balance with the home.

Decks and Patios

1. Detailing of all patios and decks must be architecturally compatible with the home. Patios and decks shall be designed to serve as an extension of the house. Patios are strongly recommended over decks where topography allows.
2. Deck detailing should match the front porch detailing and shall be painted to match the house trim color (or other stain or painted color as approved by the ARB).
3. Vinyl underpinning, deck railing and decking is not permitted.
4. Views to the underside of decks and porches must be screened with underpinning and landscaping where visible from streets, adjacent lots and common areas.

Awnings and Shutters

1. Awnings and canopies may affixed to the exterior elevations only of the residence and require ARB approval.
2. Shutters are only allowed on single width windows unless properly proportioned per the architectural detailing of the house and as approved by the ARB on a case by case basis. Shutters shall the appearance of being operational with required mounting hardware (hinges, brackets, etc.).

Gutters and Downspouts

1. Gutters and downspouts are recommended for all homes with the color and type to be approved by ARB.
2. Downspouts should be connected to an underground pipe which daylight a minimum of 5 feet from the building setback line and directed away from the adjacent lot.

Accessory Buildings and Other Site Structures



Outbuildings

1. Each home site is allowed accessory outbuildings (i.e. detached garage, garden / tool sheds, horse barns, etc.). The location and appearance of accessory outbuildings shall be submitted and approved by the ARB prior to construction.
2. Accessory outbuildings shall be architecturally compatible with the home in detailing, color, etc.
3. All accessory outbuildings shall be within the building envelope area setback lines.
4. The accessory buildings shall be oriented so that access is indirect and they do not open on to the street or impede the view of any adjacent houses as determined by the ARB on view lots.

Arbors and Trellises

1. Arbors and trellises are permitted. Location, elevations and finishes must be submitted to the ARB for approval prior to beginning construction and shall be compatible with the architecture of the house.

Fences and Walls

1. Fences and walls must harmonize in character and color with the house.
2. The approved standard round post and round rail fence design is to be used to define property lines and or retain animals such as horses and cattle. The design specifications are, top of rail to be 50" height, 3 horizontal 4" dia. rails, 6" to 8" dia. posts at 10'-0" on center as noted on detail shown in the rear of the Guidelines. Fence posts and rails need to be made out of pressure treated material and can be found at Talberts Lumber Supply Company in Durham and Roxboro. Such fences may surround the entire site however shall not be located nearer to the street than the right-of-way setback line and a minimum of 5'-0" from side yard and rear yard property lines. Shared fences located at property lines are only allowed on a case by case basis and as totally approved by both adjacent homeowners involved. Such standard and other fences as noted below shall be located on the site plan for ARB review and approval.
3. Other type fences are allowed within the building envelope area setback with examples as noted in the rear of the Guidelines. Such alternate fences shall be a minimum height of 2'-6" and maximum height of 6'-0" and shall be reviewed and approved by the ARB on a case by case basis per the specific lot location and fence proposed. Open metal picket, open wood picket (painted or stained), pierced brick, brick piers / columns in combination with fencing and landscaping, black or natural finish roll wire with black post structure are acceptable fencing materials. Split horizontal rail type fencing is allowed within the building envelope area only with types of wood, dimensions, locations, etc. to be reviewed and approved by the ARB on a case by case basis. Invisible fencing is allowed. Vinyl fencing is not allowed. The location and materials of all fences and walls shall be submitted on the site plan for ARB review and approval.
4. Location and materials used for all retaining walls must be submitted for ARB approval. Retaining walls may be constructed of treated timbers, stone, or an interlocking wall system (i.e., keystone or an approved equal, straight faced or stone profile appearance required) and the color / detailing shall be coordinated with the house and site as approved by the ARB.

Flagpoles

1. Except for Sales Office and other Common Areas at the election of the Developer and / or the Association, no in-ground flagpoles are allowed. One decorative / seasonal flagpole may be displayed from each house. The size of such flags shall be no larger than 3' x 5' or as otherwise regulated by the Developer and ARB.

Swimming Pools and Hot Tubs

1. Any proposed swimming pools, hot tubs, fountains, etc. must comply with North Carolina State Law in addition to the Guidelines.
2. Below ground swimming pools are allowed. However, they are only allowed in rear yards totally behind house or may in side yards on a case by case basis as approved by the ARB and shall not be visible from streets, adjacent properties and common areas. Landscape screening may be required as determined by the ARB. Fencing is required per code. Bubble and screened covers for below ground swimming pools are prohibited.
3. Above ground swimming pools are prohibited.
4. Outdoor hot tubs and spas are allowed. The location of a hot tub shall be shown on the site plan and or landscape plan. Hot tubs shall not be installed on the front or side yard (unless approved by the ARB) of any home. Hot tubs installed visible to adjacent properties, common areas or street may be subject to additional screening requirements as determined by the ARB.
5. All plans for swimming pools, hot tubs, etc. must be submitted to the ARB for approval.

Decorative Objects

1. Decorative objects are basically only allowed in rear yards. Decorative objects may be placed in the street side or side yard only as approved by the ARB on a case by case basis and as coordinated with the house and site architectural detailing.
2. Decorative objects include but are not limited to sculptures, birdbaths, fountains, birdhouses, and lawn ornaments.
3. Decorative planters may be placed around the home. However, the size, number and type of planters are subject to ARB approval.
4. All decorative objects placed on the property are subject to ARB approval.

Clotheslines

1. There shall be no outdoor clothesline on any home site.

Tennis Courts

1. Private tennis courts are allowed on a case by case basis as approved by the ARB. Tennis courts shall be located on the site plan. Tennis courts shall not be lighted except on a case by case basis as approved by the ARB. Lighting shall not be directly visible from any street, adjacent property or common area and shall not be placed on a timer.

Pet Enclosures and Houses

1. Dog and other pet enclosures, houses and dog runs are allowed and shall be approved on a case by case basis by the ARB. Such pet housing shall be coordinated with the architecture of the house.
2. All pets shall be kept on a leash when outside.
3. Invisible fences are allowed.

4. Birdhouses are allowed as long as they are not placed in the side yards, front yards or street side yard.

Swing Sets and Play Structures

1. Swing sets and play structures are allowed under certain conditions.
2. The swing sets and play structures must be made of wood or similar material with a natural finish. The swing set or play structure is not permitted in front and side yards and generally should not be visible from any street or adjacent property or common area and shall be located a minimum within the building envelope area setbacks of the lot. All swing sets and play structures may be subject to additional screening requirements as determined by the ARB. Plans showing the location and finish of all play structures must be submitted and approved prior to construction.
3. Basketball goals are permitted. Permanent and / or mobile basketball goals (and other similar equipment) are allowed to be mounted on the house and located in rear yard where not highly visible from the street, adjacent properties or common areas. Basketball goals (in-ground mounted preferred) shall have plexiglass backboards with black or dark colors mounting posts and hardware and are allowed only within the building envelope area setbacks. All basketball goals will be reviewed and approved on a case-by-case and lot-by-lot basis prior to proceeding with any installation. If the goal is portable, it must remain on the driveway near the garage area and away from the street. No portable basketball goals shall be placed on any roads within the community at any time.
4. Trampolines, skateboard ramps, bike ramps, and other type ramps and high level acoustical load activities equipment are only allowed on a case by case basis as approved by the ARB and are to be located in rear yards not visible from other adjacent properties, streets and common areas and within the building envelope area setbacks.

Additional Requirements

Storage of Recreational Vehicles and Equipment

1. All permanent vehicles shall be kept in a garage or accessory outbuilding. Recreational vehicles (boats, personal watercraft, motor homes, and campers) shall be stored in the garage or accessory outbuilding. Any other vehicles or equipment that cannot be stored in a garage, accessory outbuilding may be removed from the property at the owner's expense by the Association.

Signage

1. All builder signs shall be the standard sign as discussed earlier in these Guidelines. Subcontractor signs are not allowed on the property. Any additional signage or displays found on a jobsite may be removed at any time without warning. Builder signs shall be removed prior to release of the construction deposit.
2. No "for sale" signs or any other signs marketing a house are allowed.
3. No other signs except as permitted under the Covenants are allowed on the property.

Landscaping, Irrigation and Lighting



Landscape Budget and Minimum Requirements

1. At a minimum, the total cost of the landscaping (not including drives, walks, hardscaping, irrigation, fences, etc.) shall be a minimum of 3% of the total cost of the lot, house and other accessory buildings and the following minimum landscaping will be required for all homes:
 - a. One or more 3-inch caliper "street" tree (Street trees shall be installed as pre-determined by the Developer and the ARB). Street trees shall be 30 feet on center (and as predetermined by the Developer and the ARB), located an equal distance from the street so that the trees are in line (approximately 10 feet behind the right-of-way).
 - b. Evergreen shrubs (3 gal. minimum, 36-48 inches on center) shall be required around the entire foundation of the home, except in areas of ingress and egress.
 - c. Blank areas of walls shall be landscaped with upright shrubs or small trees (4 feet min. height)
 - d. Sod shall be required in front yard area and wrapped a minimum of 20' down side yards of house. Sod is suggested in all other areas of the site with the exception of the pastured and / or natural areas of the site.
 - e. The rear yard may be seeded or sodded. If seed is used, the construction bond will not be released until the seed has been established to the ARB's satisfaction.
 - f. Bark mulch or pine straw shall be used in all plant beds and areas without grass, to be maintained in a weed-free condition.
 - g. Side loaded garages shall be screened with shrubs along the property line.

Timing of Landscape Installation

1. All landscape installation shall be completed within 45 days of receiving a certificate of occupancy. If this deadline cannot be met, the owner may request an extension from the board in writing. Failure to meet this deadline will result in fines being deducted from the construction bond.

Irrigation Requirements

1. An automatic, underground irrigation system shall irrigate all landscape areas including lawn areas and plant beds. Each landscape area shall incorporate a design for a closed looped system with automatic zones. Irrigation over spray is not permitted.

Lighting

1. All exterior lights shall consist of fixtures that prevent light from escaping through the top of the fixture. Down lighting is encouraged to reduce glare, better light drives and paths, and to protect neighboring properties and common areas from bright light sources.
2. Colored lights are not allowed.
3. Spotlights / Floodlights will be considered on a case-by-case basis, depending on orientation and location.
4. Pole lights will be reviewed on a case-by-case basis.
5. All path and landscape lighting must consist of low voltage lamps. Path and landscape lighting shall have a maximum height of 36". Landscape lighting must be concealed in daytime.

6. Holiday lighting and decorations may only be displayed from November 15 to January 5 and tastefully done. Temporary ornamental sculpture/ structures and all other exterior holiday lights are permitted only with the approval of the ARB, as per exterior lighting standards set by the ARB.

Grading and Drainage

1. A proposed grading and drainage plan must be submitted in order to obtain ARB approval for construction.
2. Drainage from your home site must flow to the lowest elevation on your property. Drainage from lot and house improvements shall not be redirected and flow onto adjacent lots unless a previously minor existing condition.
3. The lot owner will be held totally responsible to repair any adverse affects (i.e. erosion) of excessive storm water runoff.
4. Gutters and downspouts shall be required for all homes. Downspouts shall be connected to an underground pipe which daylights on to your property (min. 10 feet from nearest property line).
5. Erosion control measures including silt fencing shall be installed and maintained by the Owner during construction as required by Orange County, etc.
6. Failure to construct / maintain erosion control measures and drainage systems shall result in fines.

Utilities

Service Areas

1. Each home is required to have an enclosed service area(s) as needed. The service area(s) shall contain all utility connections, HVAC units, emergency generators, trash bins, electrical meter, irrigation control boxes, etc. and screen the aforementioned from view from the street, neighboring properties and common areas.
2. The location of the service area shall be shown on the architectural and site drawings. The service area shall be screened with a wall that is architecturally compatible with the house.
3. This screen wall shall be constructed of brick, stone, wood, stucco or cement siding (i.e., Hardiboard or an approved equal) as coordinated with the architectural detailing of the house. Vinyl lattice shall not be allowed to screen a service yard.
4. In addition, the screen wall shall be planted with shrubs and landscaping.
5. The service area screen wall must be at least 4" higher than the units installed, and serve as a noise buffer for adjacent properties and common areas.

Propane Gas

1. All propane gas tanks shall be buried and indicated on the site plan for ARB approval.

Satellite Dishes and Antennas

1. Satellite dishes are permitted within Pleasant Green Farms. All Satellite dishes shall have a maximum diameter of 1 meter. Satellite dishes shall be mounted behind the front line of the dwelling and in a location not visible from any street. Satellite dishes on homes located on a corner property shall not be visible from the street. The location of any satellite dish must be submitted to the ARB for approval.
2. All other type antennas are not allowed.

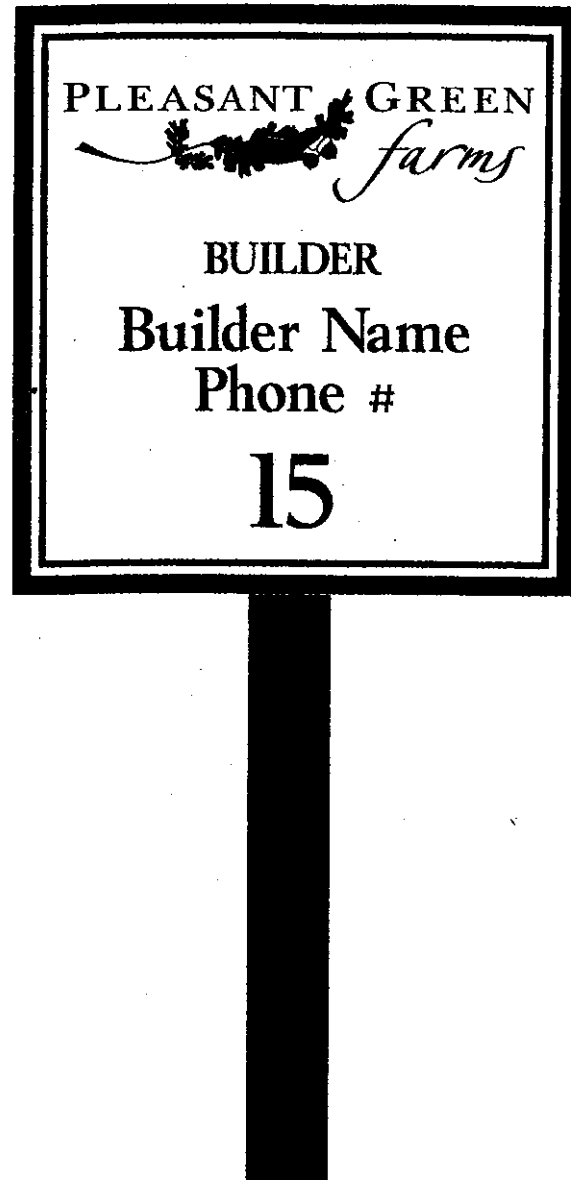


APPENDIX

STANDARD BUILDER'S SIGN

A standard builder sign is shown below and is required by the Developer and the ARB. It is to be installed prior to the completion of clearing and grading. The sign should be located at the left or right side of the driveway entrance no further than about 20' from the main roadway but as close to the center of the lot as would be possible. The sign shall remain properly installed throughout construction. Signs shall be removed prior to the release of the construction deposit and issuance of the Certificate of Compliance. The vendor of choice is Fisher Signs (Mitch Fisher, Durham, NC, 919-286-0591, fishergraphicarts@frontier.com) and the specifications for the standard builder's sign (Pleasant Green Farms dark green post, border and copy, gold inside border and Pleasant Green Farms beige background) are as noted below and designated by the developer.

**2' x 2' Single Sided
MDO Sign Panel
Mounted onto
4 x 4 x 6' Post
PGF colors
Beige Background
Dk. Green copy
Gold Graphic**



STANDARD FENCING



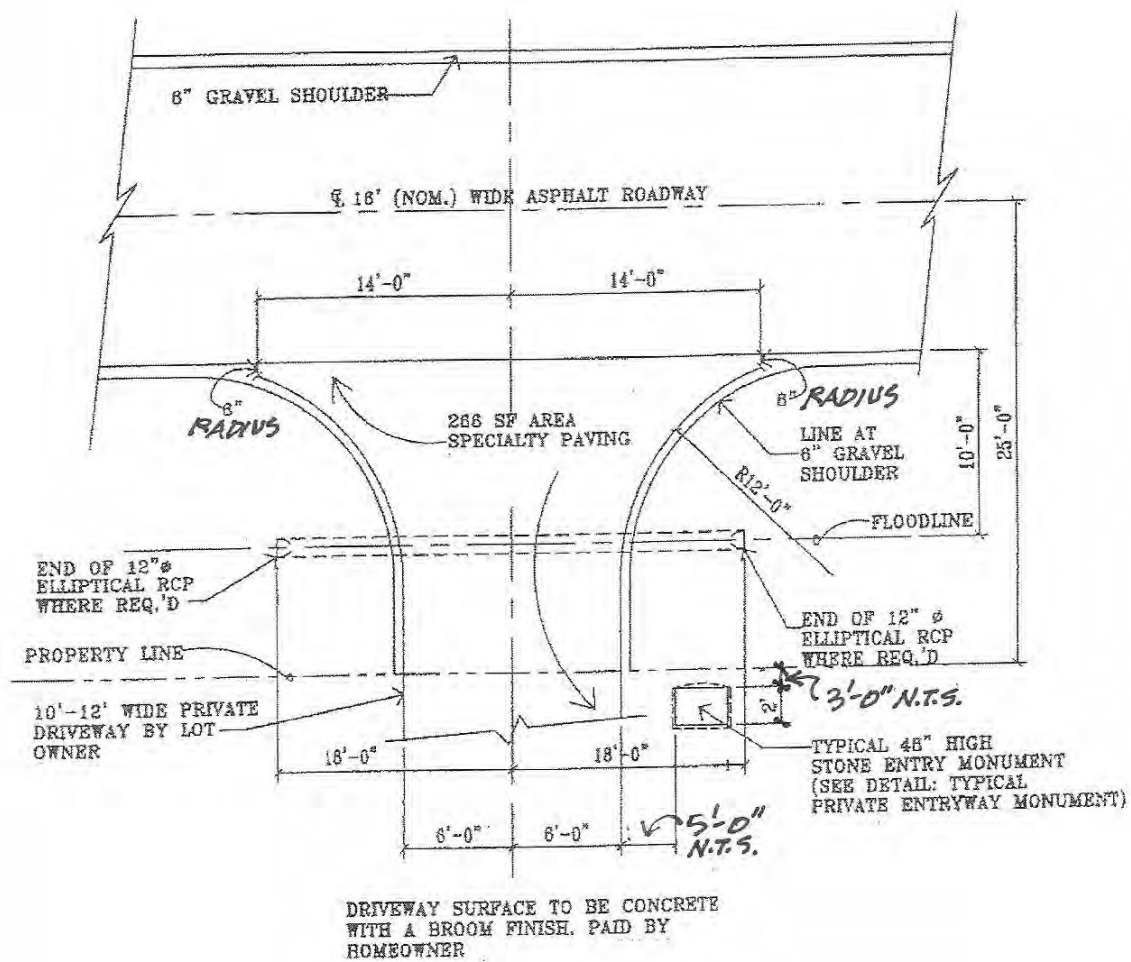
Typical approved standard round post and rail fence to define property line, retain horses or cattle, construction detail as follows: 56" height to top rail (detail as shown), 3 horizontal 4" diameter rails, 6" to 8" diameter posts at 10'-0" on center, pressure treated rough sawn wood as shown. Provide site plan for proposed location for review and approval.

Typical standard fencing at property front, edge, etc. unless otherwise reviewed and approved by the Developer / Owner and / or ARB on a case by case basis. See also Standard Entry Drive Detail for location information.



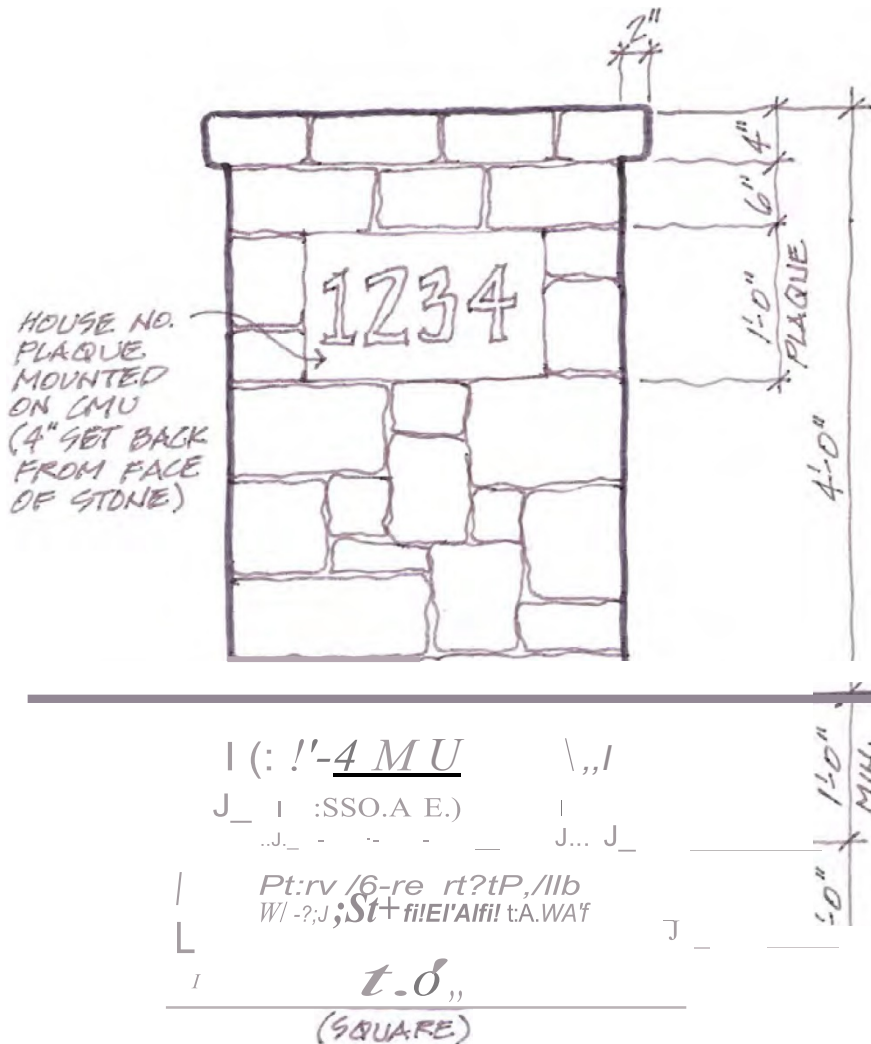
Fencing options within the building envelope setbacks.

STANDARD ENTRY DRIVE DETAIL



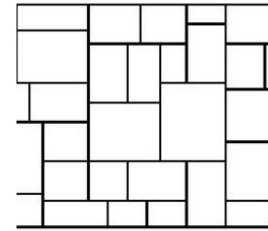
NOTE: All entry drive (from edge of existing main roadway) and monument construction shall be installed and paid by the Homeowner / Builder and the Developer will review and approve on site the proposed final location, details (per requirements) and again at the final construction when completed.

STANDARD ENTRY MONUMENT AND HOUSE IDENTIFICATION DETAIL



Special Requirements

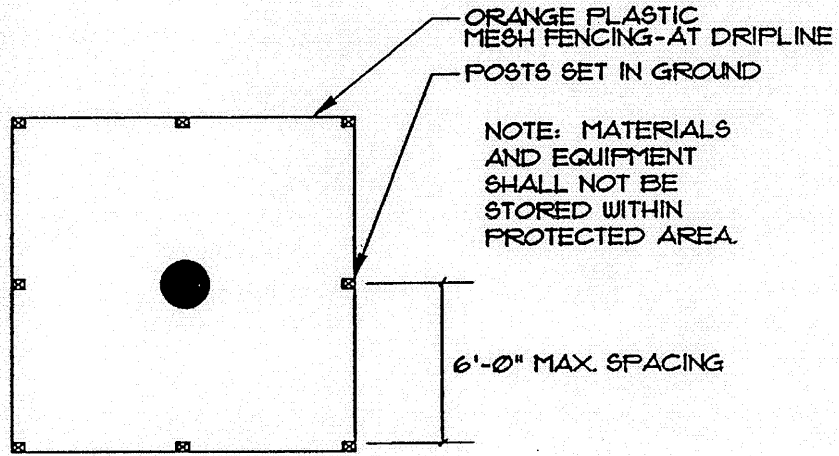
Material is to be a Tennessee stone with an ashlar pattern.



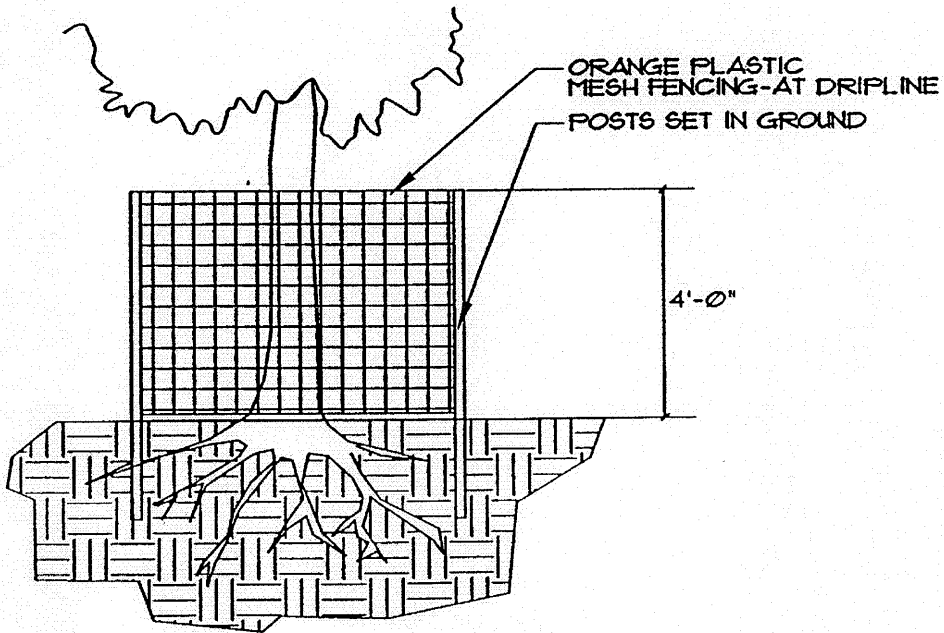
The monument stone design shall match the existing Pleasant Green Farms entry features and shall be installed by Cleve Wagstaff, Pleasant Green Farms stone mason (contact developer for contact information) or developer approved equal. The house number identification plaque as shown on detail above shall be by Artistic Bronze Inc., mark@artisticbronze.com, web site: www.artisticbronze.com. The plaque size and details shall be 12" x 20" Cast Bronze plaque with satin finish, single line bevel boarder style and to be mounted on the emu masonry wall of the monument as noted on detail.

NOTE: All entry drive (from edge of existing main roadway) and monument construction shall be installed and paid by the Homeowner / Builder and the Developer will review and approve on site the proposed final location, details (per requirements) and again the final construction when completed.

TREE PROTECTION-INDIVIDUAL TREE PROTECTION

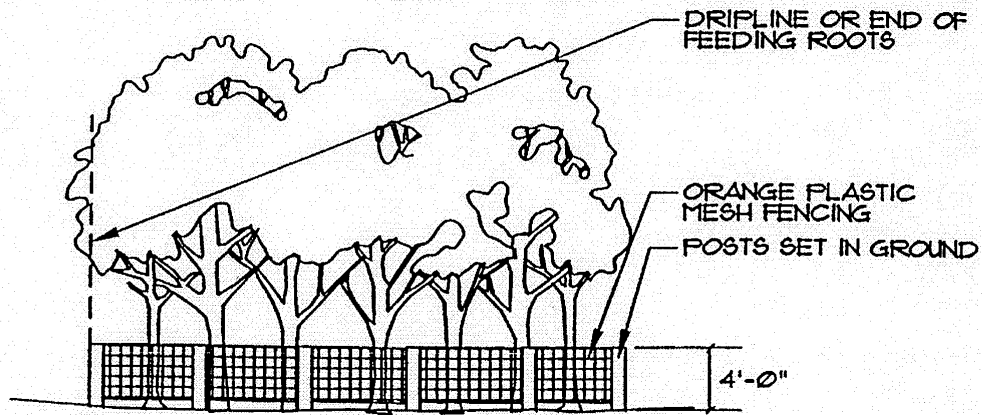


PLAN-NOT TO SCALE

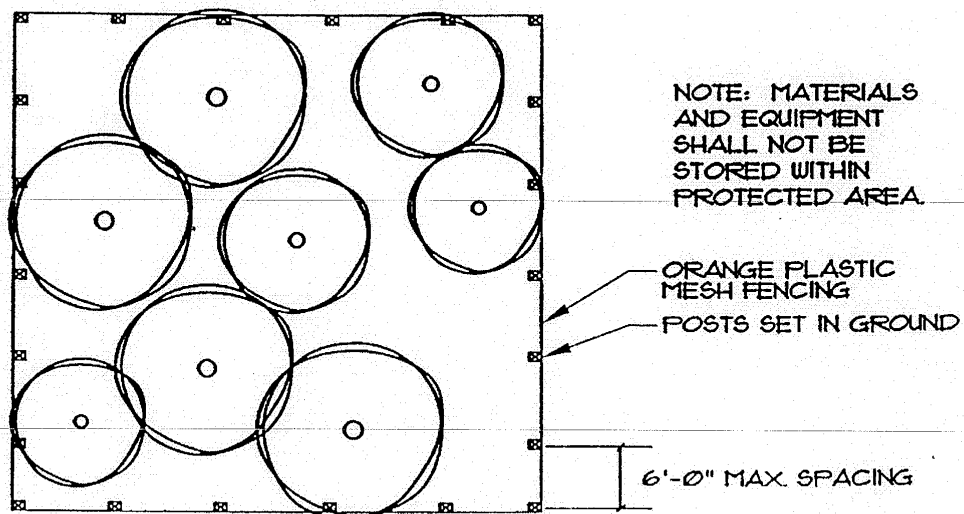


ELEVATION-NOT TO SCALE

TREE PROTECTION-TREE SAVE AREA



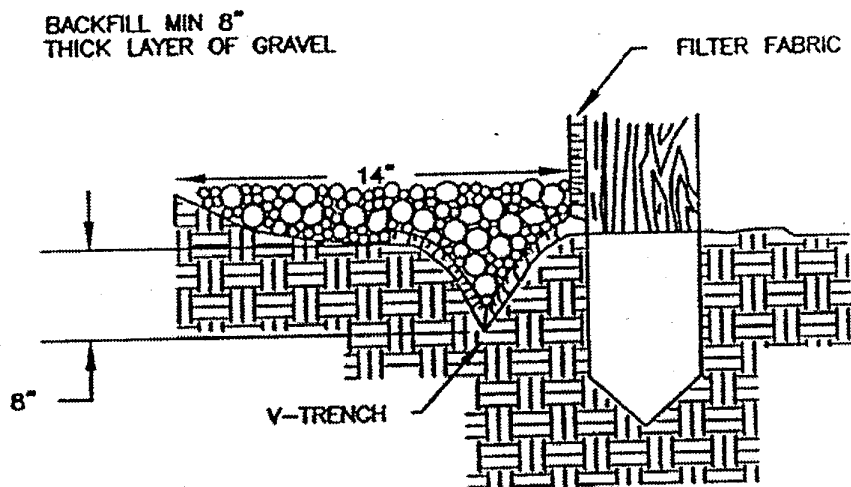
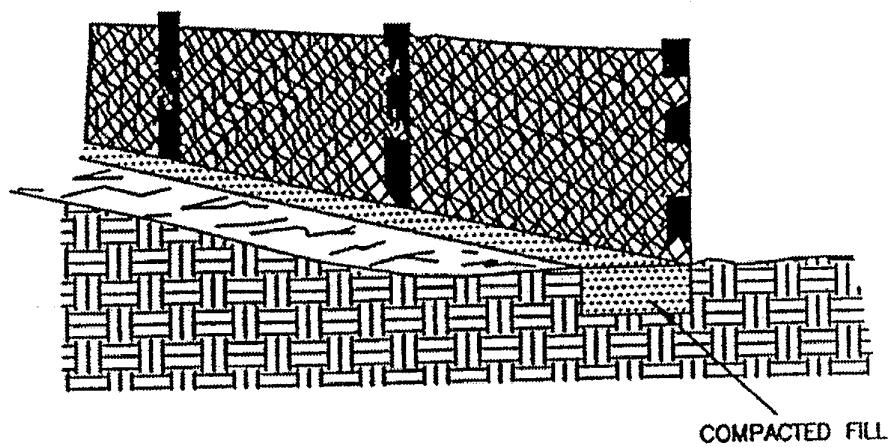
ELEVATION-NOT TO SCALE



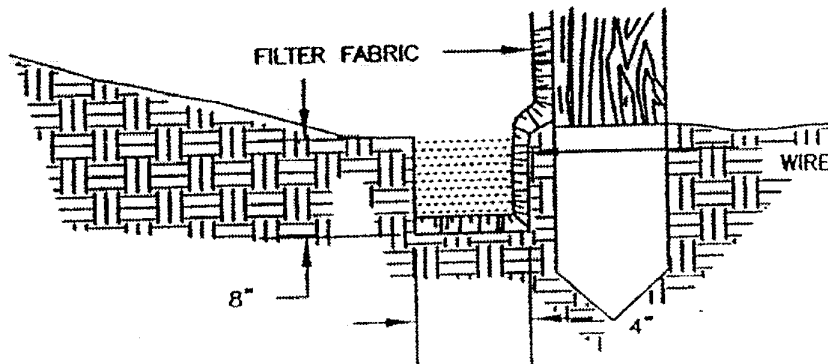
PLAN-NOT TO SCALE

TREES AND SHRUBS CLOSELY
GROUPED MAY BE ENCLOSED IN ONE
ENLARGED BARRICADE

EROSION CONTROL-SILT FENCE DETAIL



EXTENSION OF FABRIC AND WIRE INTO THE TRENCH



FINE SCHEDULE

The following is a Schedule of Fines for violations as noted in the Guidelines. Before a fine is levied, a Compliance Request will be mailed or faxed to the responsible party. ***If the violation is not corrected within a reasonable amount of time, a Compliance Request Form will be issued. Fines may be disputed with the ARB within fifteen days of issuance, at which time they will be deducted from the construction bond. The builder then has fifteen days to replenish the amount deducted from the construction bond in accordance with the Guidelines, or be subject to the conditions of the Covenants. The Developer has total rights to revise this Fine Schedule from time to time.

VIOLATION	FINE
<input type="checkbox"/> Job site debris on site	\$200.00
<input type="checkbox"/> Job site debris on adjacent property	\$200.00
<input type="checkbox"/> No commercial trash enclosure	\$200.00
<input type="checkbox"/> No gravel drive	\$200.00
<input type="checkbox"/> Dirt/gravel in road	\$200.00
<input type="checkbox"/> Materials in the road	\$300.00
<input type="checkbox"/> Construction equipment or material on adjacent lot	\$200.00
<input type="checkbox"/> Parking violation	\$200.00
<input type="checkbox"/> Unapproved trailer/dumpster	\$100.00
<input type="checkbox"/> No port-a-john on site	\$200.00
<input type="checkbox"/> Construction sign damaged, missing	\$200.00
<input type="checkbox"/> Unauthorized sign	\$200.00
<input type="checkbox"/> Unauthorized burning***	\$200.00
<input type="checkbox"/> Unauthorized clearing of lot***	\$5,000.00
<input type="checkbox"/> Unauthorized removal of trees***	\$1,000.00
<input type="checkbox"/> Unauthorized revisions/improvements***	\$500.00
<input type="checkbox"/> General nuisance/misconduct***	\$500.00
<input type="checkbox"/> Traveling in excess of posted speed limits***	\$200.00
<input type="checkbox"/> Unauthorized exterior finishes (e.g., paint, stain, roofing materials or design.)***	Up to \$2,000.00
<input type="checkbox"/> Erosion into drainage facility***	\$500.00
<input type="checkbox"/> Silt fencing uninstalled/damaged***	\$250.00
<input type="checkbox"/> Tree fencing uninstalled/damaged	\$200.00
<input type="checkbox"/> Construction Barricade uninstalled/Damaged	\$200.00
<input type="checkbox"/> Improper routing of drainage***	\$250.00
<input type="checkbox"/> Damaged tree: 6" caliper or greater***	\$200.00
<input type="checkbox"/> Construction deadline expiration/no Certificate of Compliance**	\$2,000.00

*Above listed fines are the maximum levied for first time violations, they are doubled for future/repeat violations. Initial fines may be reduced or waived at the discretion of the Developer.

**If it becomes necessary for the Developer to schedule maintenance/repairs on a job site, the Lot Owner will also be held responsible for the cost of said actions.

***Select Violations subject to automatic fines, without prior request for compliance. Fine will be added to the cost of any repairs performed by the Association.



ARB SUBMITTAL CHECKLISTS AND FORMS



ARB SUBMITTAL CHECKLIST

NO SUBMITTAL WILL BE REVIEWED UNLESS ALL REQUIRED INFORMATION IS INCLUDED

Revised December 2011

Builder / Homeowner Name _____ **Lot No.** _____
Plan Name _____ **Date Submitted** _____
Street Address _____ **Fees attached** _____

Site Plan (11" x 17" minimum)

- ☐ Existing conditions as noted in the Architectural and Site Design Guidelines Existing Conditions.
- ☐ Proposed Site Plan details as noted in the Architectural and Site Design Guidelines Site Plan including scale, setbacks, easements, contour lines (2 foot minimum), location of house with dimensions to adjacent property lines, drives and walks, accessory buildings, service areas, storm drainage issues, clearing limits and tree protection fencing / barricade, erosion control structures and silt fencing, water meter and sewer locations, adjacent lot structures (wall outline, drives, walks, decks, etc.), total impervious area square footage and area as percentage of the site, other site information as required, etc.

Landscaping Plan (11" x 17" minimum)

- ☐ Landscaping Plan as noted in the Architectural and Site Design Guidelines (May be submitted separately of initial submittal) including the minimum landscaping requirements, plant list, etc..

Architectural Plans (11" x 17" minimum)

- ☐ As noted in the Architectural and Site Design Guidelines as follows
- ☐ Floor plans of all levels with finishable square footages of each level and total of entire house
- ☐ Front, sides & rear elevations (with material indications) and average roofheights
- ☐ Special details (fascia and trim details, porch and deck details / railings, service area, columns, etc.)

Colors and Materials

- ☐ Color Selection Form must be attached (may be submitted separately of the initial submittal) and include all related items as noted in the Architectural and Site Design Guidelines.

Fees

- ☐ ARB Fee of \$500.00
 - ☐ Construction Security Bond of \$5,000.00
- NOTE: All Fee checks made out to the Developer for required processing

Reviewing is only for conformance with the Pleasant Green Farms Architectural and Site Design Guidelines. The builder / homeowner is totally responsible for compliance with the Guidelines, Covenants, ordinances, all applicable building codes, regulations, etc. as required.

ARB Comments (and as noted on submittal)

☐ Approved ☐ Approved as Noted ☐ NotApproved as noted ☐ Resubmit

Reviewed By
Pleasant Green Farms ARB Representative

Date



COLOR SELECTION FORM

Revised February 2007

Builder / Homeowner Name _____ **Lot No.** _____
Plan Name _____ **Date Submitted** _____
Street Address _____

Exterior Materials and Color Selection Guidelines

All exterior materials and colors must be selected and submitted to the Architectural Review Board (ARB) for review and approval prior to finishing and painting the exterior of the house. In case of conflict with existing homes, another color choice may be required for ARB review and approval. Review the permanent files and adjacent house colors for color coordination and prevention of color duplication prior to submittal. Colors should be submitted with the original house submittal to best assure your first choice selection and color selection approval is based on a first-come first-serve basis. On a separate sheet and or board (8-1/2" x 11"), provide color samples (2' x 2' square minimum) of all paints, stains, etc. and a small actual sample (or photo) of all other exterior materials as noted.

Brick _____ Stone _____
Siding _____ Trim _____
Front Door _____ Garage Door _____
Shutters _____ Roof _____
Other (Shakes, accent areas, fencing, accessory buildings, etc.) _____

Reviewing is only for conformance with the Pleasant Green Farms Architectural and Site Design Guidelines. The builder / homeowner is totally responsible for compliance with the Guidelines, Covenants, ordinances, all applicable building codes, regulations, etc. as required.

☐ **Approved** ☐ **Approved as Noted** ☐ **Not Approved as noted** ☐ **Resubmit**

Reviewed By
Pleasant Green Farms ARB Representative

Date



ARB ALTERATIONS AND ADDITIONS SUBMITTAL CHECKLIST

NO SUBMITTAL WILL BE REVIEWED UNLESS ALL INFORMATION IS INCLUDED

Revised February 2007

Builder / Homeowner Name _____	Date Submitted _____
Street Address _____	Lot No. _____
Telephone Numbers – Home / work _____	Fees Attached _____

Site Plan as required for proposed improvements (11" x 17" minimum)

- ☐ Existing conditions as noted in the Architectural and Site Design Guidelines Existing Conditions. Original house Site Plan should be used and is recommended rather than duplicate information.
- ☐ Proposed Improvements Site Plan and details as noted in the Architectural and Site Design Guidelines Site Plan and as needed to convey the extent of the proposed improvements including as needed the scale, setbacks, easements, location of addition(s) with dimensions to adjacent property lines, drives and walks, accessory buildings, clearing limits and tree protection fencing / barricade, adjacent lot structures, total impervious area square footage and area as percentage of the site, other site information as required, etc.

Landscaping Plan as required for proposed improvements (11" x 17" minimum)

- ☐ Landscaping Plan as noted in the Architectural and Site Design Guidelines including plant list, etc.

Architectural Plans as required for proposed improvements (11" x 17" minimum)

- ☐ As noted in the Architectural and Site Design Guidelines as follows. Original house submittal should be used and is recommended including proposed improvements.
- ☐ Floor plans of proposed addition(s) including square footage of addition(s) and total square footage of the entire house
- ☐ Front, sides & rear elevations of proposed addition(s) (with material indications), average roof heights (if different than original existing house) and any special exterior details.

Colors and Materials

- ☐ Color Selection Form must be attached and include all related items as noted in the Architectural and Site Design Guidelines. Note any addition(s) shall match existing house colors and details.

Neighbor Notification

- ☐ Communicate proposed site / house improvements and scheduling with adjacent neighbors.

Reviewing is only for conformance with the Pleasant Green Farms Architectural and Site Design Guidelines. The builder / homeowner is totally responsible for compliance with the Guidelines, Covenants, ordinances, all applicable building codes, regulations, etc. as required.

☐ Approved ☐ Approved as Noted ☐ Not Approved as noted ☐ Resubmit

Reviewed By _____
Pleasant Green Farms ARB Representative

Date _____



CERTIFICATE OF COMPLIANCE REQUEST FORM

Revised October 2016

Builder / Homeowner Name _____ Lot No. _____
Street Address _____ Date Submitted _____

Declaration:

As the Property Owner(s) / and builder of the above described construction project, we acknowledge and agree that the improvements that are to be constructed will be accordance with plans and specifications which have been approved by the Architectural Review Board and per the Architectural and Site Design Guidelines.

We further acknowledge and understand that:

1. We have read and understand the Covenants and Architectural and Site Design Guidelines and will follow and obey said Covenants and Architectural and Site Design Guidelines.
2. We declare that use of the plans submitted does not violate any copyright associated with the plans. Neither the submission of the plans to the ARB, nor the distribution and review of the plans by the ARB shall be construed as publication in violation of the designer's copyright, if any. We agree to hold the members of the ARB, the Association and the Declarant harmless and shall indemnify said parties against any and all damages, liabilities, and expenses incurred in connection with the review process of this Declaration.
3. We certify that this structure was completed as described by the drawings and specifications approved by the Architectural Review Board.
4. The Property Owner(s) is/are responsible for all utilities (including, but not limited to, electricity, water, and natural gas). The Declarant and the Association will not be held liable for the failure of any utility to provide their services to the builder/owner in a timely manner, furthermore, The Declarant and the Association will not be held liable for interruption of services due to construction/development of adjacent properties.

Homeowner (As applicable)

Date

Builder (As applicable)

Date

ARB Comments

☐ Approved

☐ Approved as Noted

☐ Not Approved as noted

☐ Resubmit

Reviewed By
Pleasant Green Farms ARB Representative

Date



CERTIFICATE OF COMPLIANCE FORM

Revised February 2007

Builder / Homeowner Name _____ **Lot No.** _____
Street Address _____ **Date Submitted** _____

This Certifies that the Residence as noted above has been constructed in accordance with the Approved Final Plans, as verified by the ARB Representative as noted below and is in compliance with the Design Guidelines established by the Architectural Review Board.

Note: Approval by the ARB does not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans. Owners should work with their architect and or builder to determine whether the design and materials are appropriate for the intended use. In addition, approval by the ARB does not assure approval by any governmental agencies. The Developer, the Association, the Board, ARB, any committee, or member of any of the foregoing shall not be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any home site. In all matters, the committees and their members shall be defended and indemnified by the Association as provided in the Declaration of Covenants.

Homeowner (As applicable)

Date

Builder (As applicable)

Date

ARB Comments

☐ **Approved**

☐ **Approved as Noted**

☐ **Not Approved as noted** ☐ **Resubmit**

Reviewed By
Pleasant Green Farms ARB Representative

Date



VARIANCE FORM

Revised February 2007

Builder / Homeowner Name _____ **Lot No.** _____
Street Address _____ **Date Submitted** _____

The ARB decides whether a variance is to be granted or denied based on the requirements set out in the Architectural and Site Design Guidelines and careful consideration of the merits of the individual request. The Owner hereby makes application to the Architectural Review Board and the Board of Directors of the Pleasant Green Farms Owners Association, Inc. for the following variance. Note: For any variance, include description of encroaching structures, number of feet in existing setback, and amount of intrusion expressed both in feet and inches or feet to tenths and as a percentage of existing setback, etc. and all related graphic information (site plan, floor plans, elevations, etc.) as required to best communicate and describe proposed variance.

The variance requested is described in detail as follows:

The reasons for the request are:

The impacts of the request on the neighbors and/or development are:

Affected Contiguous Properties/Owners:

Estimated Date of Construction:

Estimated Completion Date:

Builder, Homeowner or Authorized Agent **Date**

ARB Comments (and as noted on submittal)

☐ **Approved** ☐ **Approved as Noted** ☐ **Not Approved as noted** ☐ **Resubmit**

Reviewed By
Pleasant Green Farms ARB Representative

Date



COMPLIANCE REQUEST FORM

Revised February 2007

Builder / Homeowner Name _____ Lot No. _____
 Street Address _____ Date Submitted _____

During a general inspection of your property, the following violations were discovered. The following is a schedule of fines for such violations of the established Guidelines. Before this fine is levied, this Compliance Request Form will be mailed or faxed to the responsible party and items corrected immediately without delay. If the violation(s) is / are not corrected within a reasonable amount of time (*IMMEDIATELY), a Violation Form will be issued for payment. Fines may be disputed with the ARB within fifteen days of issuance, at which time they will be deducted from the construction bond. The builder then has fifteen days to replenish the amount deducted from the construction bond in accordance with the Guidelines, or be subject to the conditions of the Covenants.

VIOLATION	FINE
<input type="checkbox"/> Job site debris on site	\$200.00
<input type="checkbox"/> Job site debris on adjacent property	\$200.00
<input type="checkbox"/> No commercial trash enclosure	\$200.00
<input type="checkbox"/> No gravel drive	\$200.00
<input type="checkbox"/> Dirt/gravel in road	\$200.00
<input type="checkbox"/> Materials in the road	\$300.00
<input type="checkbox"/> Construction equipment or material on adjacent lot	\$200.00
<input type="checkbox"/> Parking violation	\$200.00
<input type="checkbox"/> Unapproved trailer/dumpster	\$100.00
<input type="checkbox"/> No port-a-john on site	\$200.00
<input type="checkbox"/> Construction sign damaged, missing	\$200.00
<input type="checkbox"/> Unauthorized sign	\$200.00
<input type="checkbox"/> Unauthorized burning*	\$200.00
<input type="checkbox"/> Unauthorized clearing of lot*	\$5,000.00
<input type="checkbox"/> Unauthorized removal of trees*	\$1,000.00
<input type="checkbox"/> Unauthorized revisions/improvements*	\$500.00
<input type="checkbox"/> General nuisance/misconduct*	\$500.00
<input type="checkbox"/> Traveling in excess of posted speed limits*	\$200.00
<input type="checkbox"/> Unauthorized exterior finishes (e.g., paint, stain, roofing materials or design.)*	Up to \$2,000.00
<input type="checkbox"/> Erosion into drainage facility*	\$500.00
<input type="checkbox"/> Silt fencing uninstalled/damaged*	\$250.00
<input type="checkbox"/> Tree fencing uninstalled/damaged	\$200.00
<input type="checkbox"/> Construction Barricade uninstalled/Damaged	\$200.00
<input type="checkbox"/> Improper routing of drainage*	\$250.00
<input type="checkbox"/> Damaged tree: 6" caliper or greater*	\$200.00
<input type="checkbox"/> Construction deadline expiration/no Certificate of Compliance**	\$2,000.00

*Select Violations subject to automatic fines, without prior request for compliance. Fine will be added to the cost of any repairs performed by the Association.

**If it becomes necessary for the Developer to schedule maintenance/repairs on a job site, the Contractor will also be held responsible for the cost of said actions.

Submitted By _____
 Pleasant Green Farms ARB Representative

Date _____



VIOLATION FORM

Revised February 2007

Builder / Homeowner Name _____ **Lot No.** _____
Street Address _____ **Date Submitted** _____

A violation of the Guidelines was noted during a general inspection of your property. You have fifteen (15) days from the date of this Violation Form to present a written request for a hearing to the Board of Directors. A fine will be levied against your construction bond according to the schedule listed below* unless a request for a hearing is received. The fines listed are the maximum levied for first time violations, they are doubled for future/repeat violations. Initial fines may be reduced or waived at the discretion of the Board of Directors upon correction of the violation. If it becomes necessary for the Developer to schedule maintenance / repairs on a job site, the Builder will also be held responsible for the cost of said actions.

VIOLATION	FINE
<input type="checkbox"/> Job site debris on site	\$200.00
<input type="checkbox"/> Job site debris on adjacent property	\$200.00
<input type="checkbox"/> No commercial trash enclosure	\$200.00
<input type="checkbox"/> No gravel drive	\$200.00
<input type="checkbox"/> Dirt/gravel in road	\$200.00
<input type="checkbox"/> Materials in the road	\$300.00
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<input type="checkbox"/> Parking violation	\$200.00
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<input type="checkbox"/> No port-a-john on site	\$200.00
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<input type="checkbox"/> Unauthorized exterior finishes (e.g., paint, stain, roofing materials or design.)*	Up to \$2,000.00
<input type="checkbox"/> Erosion into drainage facility*	\$500.00
<input type="checkbox"/> Silt fencing uninstalled/damaged*	\$250.00
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<input type="checkbox"/> Construction Barricade uninstalled/Damaged	\$200.00
<input type="checkbox"/> Improper routing of drainage*	\$250.00
<input type="checkbox"/> Damaged tree: 6" caliper or greater*	\$200.00
<input type="checkbox"/> Construction deadline expiration/no Certificate of Compliance*	\$2,000.00

***Select Violations subject to automatic fines, without prior request for compliance. Fine will be added to the cost of any repairs performed by the Association.**

Submitted By _____
Pleasant Green Farms ARB Representative

Date _____