



Golden Pond

Homeowners' Association, Inc.

You may submit your application by email (Jennifer@rogerspm-nc.com) or by mailing it to:
Golden Pond HOA c/o Rogers Property Management, PO Box 742, Creedmoor, NC 27522

Application for Architectural Review

Date of Application: _____

Owner's Name(s): _____

Address of property: _____

Telephone (Cell): _____ E-mail: _____

Application is made for review and approval of the following described modifications and/or additions as required by the Declaration of Covenants, Conditions and Restrictions (CCR's) of the Golden Pond Homeowners' Association, Inc. Applications must meet the minimum specifications as described in the Declaration of Covenants, Conditions and Restrictions. The following items are required in support of this application:

- A copy of proposed plans. Plans must contain, if applicable – a bird's eye view of plot and floor plans, roof design, exterior elevations, exterior materials and finishes, and/or any other information necessary to accurately describe the nature of the modification(s). Plot plan should be drawn to scale indicating all dimensions (length, width, height, square footage, etc.) and distance to property lines.
- Fence plans must show complete lot with proposed fence placement, including dimensions. Plans may be hand drawn or created by computer software. (Please be as accurate as possible. Any inaccuracies may delay approval of your application.) Please include references to street name(s), adjoining common areas if applicable and lot number, if possible. Show all setbacks dimensions and location and size of any gates.
- Painting/Fence Staining - Indicate color(s) and include paint/stain codes and color samples and indicate if it will match the existing home. **Note: Wood fences may only be stained.**
- Roofing – only black or grey shingles will be approved. The manufacturer, color code, and color sample must be submitted with this application.
- Written summary: A detailed statement containing specifications of the proposed project (i.e. material, style, height and square footage). Dimensions and material of proposed project(s) must be comparable to the Design Guidelines.

Incomplete applications will not be processed. The applicant will be notified as to missing and/or incomplete documentation. No further action will be taken until all requested information is received. Any homeowner wishing to discuss their proposed modification before submitting an application may contact the Golden Pond Homeowners Board of Directors at the above address.

Approval of this application does not warrant or guarantee approval or compliance with North Carolina statutes, Granville County and/or Creedmoor City ordinances or building codes. All applicable building and zoning permits, requests for variances and any other legal requirements are the responsibility of the applicant(s). Applicant(s) assume all risk and liability associated with any approved application.

Approval of this application is **mandatory** before any construction/modification may commence. In accordance with the CCR's, any officer of the Golden Pond Homeowners Association Board of Directors, Architectural Review Committee member or their duly appointed agent may enter the applicant's property for the purpose of inspection to ensure compliance with this application.

Per Golden Pond's CCR's, the Architectural Committee has thirty (30) days from the date a complete application is received to review and to respond. No work should be started until an approval is received.

Please provide a brief description of proposed fence, building, shed, or modification to existing house. Include material, style, or design of proposed project (i.e., 6 ft. wooden shadow box fence).

(Attach extra page if needed.)

Signature of Applicant(s) _____ Date: _____

Signature of Applicant(s) _____ Date: _____

This approval is good for only six (6) months.
All approvals are conditioned on obtaining a city permit, if required.

***** For Architectural Review Committee use *****

Application Approved by: _____ Date: _____ Conditional: Yes/No

Application Approved by: _____ Date: _____ Conditional: Yes/No

Application Denied by: _____ Date: _____

Application Denied by: _____ Date: _____

Conditional Approval Subject to:

Comments / Revisions / Restrictions

For purposes of this approval, it is assumed that the full application was presented and approved. All parts of the application must be complied with, if applicable to your improvement.

Check list: (For reviewer only)

	Yes	No	N/A		Yes	No	N/A
One set of plans				Exterior Elevations			
Floor plan included				Landscaping design plans			
Roof design included				Other Information			
Exterior Finish described							

***** For Architectural Review Committee use *****

Design Guidelines

Architectural Review:

One copy of plans with specifications must be submitted for approval before starting construction of any build, rebuild, modification or addition to your structure (house) or property. One (1) approved copy will be returned for your records. Normally, any modification or addition to your lawn or flower garden(s) will not require Architectural Review Committee approval. However, if you are in doubt, submit an application. Completed applications should be submitted to:

House Building Specifications:

1. Brick Foundation
2. Brick Front Steps
3. Concrete Drive Eighteen (18) Feet Wide and Front Walk
4. Two (2) Car Parking Pad (Side by Side)
5. 20 Year Certainteed (Or Equal) Black or Dark Gray (Bold) Shingle Roof
6. Roof Pitch Equals 8/12
7. Roof Overhang: 12 inches (must have fascia and soffits)
8. Hardy Plank Horizontal Siding (In Phase I, II-A, II-B, II-C, III-A, & III-B)
9. Architectural Vinyl Horizontal Siding (In Phase IV-A & IV-B)
10. Rear Deck Minimum Size 10 X 12 Feet
11. Open Decks Approved Without Brick Foundation
12. Screened Decks Approved Without Brick Foundation
13. Enclosed Deck / Sunrooms Must Have Brick Foundation
14. Raised Panel or Louvered Shutters (Front and Sides Only)
15. Concrete Front Porch
16. Color Coordinated Exterior

Not Permitted:

1. Detached Garages
2. Metal Carports / Metal Garages /Metal Sunrooms
3. Above Ground Swimming Pools
4. Tree Houses or Play Structures attached to live trees

Deck Additions / Modifications:

Must be Constructed using exterior grade building materials

Storage Sheds:

See Storage Shed Specifications with approved type of storage sheds on page 5.

Fences:

See Fence Specifications with approved type of fencing on page 7

Privacy Screen (for trash and recycling containers):

See Privacy Scree Specifications for trash can nooks on Page 9.

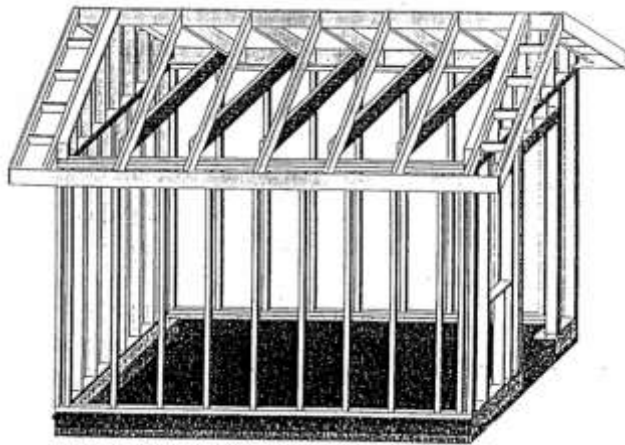
Storage Shed Specifications

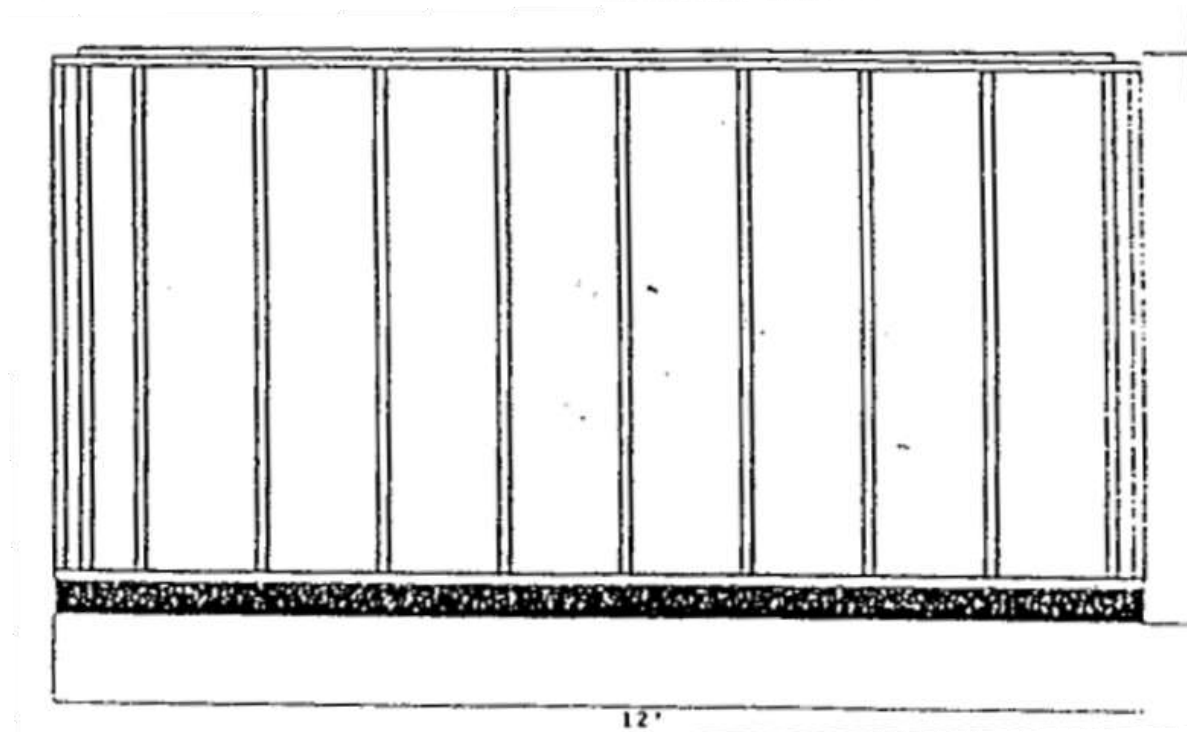
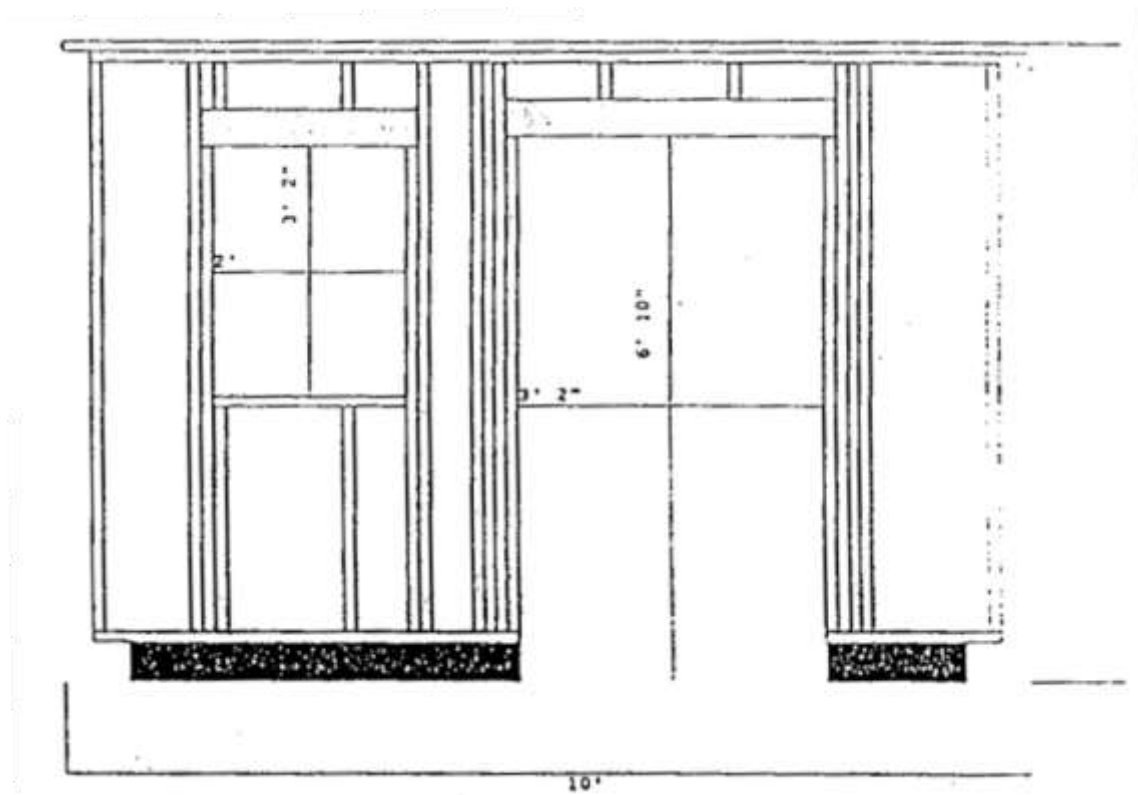
1. All shed installations must receive written approval.
2. Sheds must be no larger than 10' x 12' in size.
3. Sheds must be constructed of wood, **NO** plastic resin or aluminum sheds allowed.
4. Sheds must be kept clean and in good repair.
5. Sheds must be placed on the property behind the house, where possible.
6. Sheds must be set back ten (10) feet from side and rear property lines.
7. Siding material must be similar in color and composition to what is on the home.
8. Roof Pitch = 6 / 12, materials must be similar in color and composition to what is on the home.
9. Roofing Material: Black or gray shingle to match house.
10. Roof Overhang: 12 inches (must have fascia and soffits)
11. Siding: Horizontal siding with corner boards
12. Siding and Door Color: Must match color scheme of house
13. Window: Maximum Size = 24" wide x 36" high; Single or Double hung
14. Door: Standard Exterior 6 panel, 36 x 80 inches or 72 x 80 inches (Double Door)
15. Floor: Wood or Concrete

BEFORE YOU START CONSTRUCTION:

Submit one copy of proposed building and plot plans showing location of the building on your lot. Surveys are your responsibility. Incorrectly placed building may have to be disassembled and/ or moved. It is the applicant's responsibility to get all required permits.

It is also advised that you contact a utility locating service before you dig. North Carolina 811 provides a free service (<https://nc811.org/>)





Fence Specifications

In order to maintain consistency throughout Golden Pond, the Architectural Review Committee will only approve the following types of fencing.

PRIVACY FENCE:	PICKET FENCE:
<ul style="list-style-type: none"> Shadowbox design only. See illustrations below. 	<ul style="list-style-type: none"> Ornamental metal picket
<ul style="list-style-type: none"> 72-inch height maximum, wood construction 	<ul style="list-style-type: none"> 42-inch height minimum.

NOTE: Fence must be assembled onsite and must follow the ground contour of the property being fenced. Pre-constructed wooden or vinyl fence panels are not to be used and will not be approved.

Chain link fencing will not be approved. Dog runs or pens are not permitted.

FENCES MAY NOT BE USED FOR PETS. PETS MUST BE KEPT INSIDE EXCEPT WHEN OUT ON A LEASH BEING WALKED OR LED BY A HUMAN. PETS MAY NOT BE HOUSED IN BACK YARD WITHIN FENCE AT ANY TIME!!!!

1. An arched fence design will only be approved for shadowbox design.
2. Fences will only be approved for the back yard and shall not be installed forward of the rear corners of the house.
3. Fences must be maintained in its original approved manor and color.
4. Plans should include a drawing or illustration showing entire lot with correct house placement and proposed location of fence. An approved copy will be returned for your records. Property surveys are the applicant’s responsibility and are recommended. **Incorrectly placed fencing may have to be disassembled and/or moved.** It is the applicant’s responsibility to get all required permits.
5. It is also advised that you contact a utility locating service before you dig. North Carolina 811 provides a free service (<https://nc811.org/>)

Per the Declaration of Covenants, Conditions and Restrictions of Golden Pond, Article VII, Section 4, No animal, livestock, or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that dogs, cats or other household pets may be kept or maintained provided that they are not kept or maintained for commercial purposes and further that they are kept in the home of the owner. Please refer to the Golden Pond Declaration of Covenants, Conditions and Restrictions for any other applicable rules or restrictions.

Typical Shadowbox Fence Designs approved by Golden Pond HOA:



Privacy Screen for Trash/Recycling

Privacy screens are only used for screening of residential trash/recycle containers. Residential trash/recycle containers shall not be stored forward of the front corner of the house and may only be stored on the side of the house if they are hidden with the use of a privacy screen; otherwise, containers must be stored at the rear of the house.

- If your house has Hardie® plank lap siding, then the privacy screen is to be made out of wood that can be maintained in its original approved manor and color or it can be painted to match the main color or trim of the house.
- If your house has vinyl siding, then the privacy screen is to be made out of vinyl panels that match the main color or trim of the house or wood that can be maintained in its original approved manor and color or it can be painted to match the main color or trim of the house.
- If your house is brick, then the privacy screens are to be made out of vinyl panels that match the trim of the house or wood that can be maintained in its original approved manor and color, or it can be painted to match the trim of the house.

Privacy screen dimensions cannot exceed 48”W x 60”D x 48” H to accommodate the trash and recycle containers (from Waste Management); however, the size is left to the homeowner as long as it conceals the waste containers and is not being used to store other items.

Unlike fencing, privacy screens can be similar to traditional single -sided fencing; however, the pickets must be vertical, not horizontal and the finish side must be face-out. See example below.

