

Wildflower Townes at Heritage S. H.O.A., Inc. Property Owner's Architectural Guidelines, Approval Process & Appearance Standards

REVISED October 2021

Disclaimer The Association reviews applications primarily based upon aesthetic qualities and to a lesser degree, basic construction practices. Owners (and their contractors) are responsible for determining and ensuring that all applicable municipality, county and state requirements are met and all necessary permits, variances, etc. are obtained. Should the requirements set forth by the municipality, county and state be more stringent/restrictive than those established by the Association, the more stringent/restrictive requirements prevail.

Association Maintenance Responsibilities. In accordance with Article XI, Section 1 of the DCCR, the Association should be responsible for the maintenance and repair (including painting, where appropriate) of roofs, gutters, exterior walls, siding, trim and decorative paintable surfaces of windows and doors of each dwelling. In addition, the Association is responsible for the maintenance of the Common Areas, any Private Streets and Alleys. The Association is responsible for maintaining **(but not replacing) the grass, plants shrubs, trees, and landscaping that were originally installed by the Developer, on homeowner property,** but will be responsible for replacement in common areas, as per our covenants.

PLEASE SEE OUR MAINTENANCE RESPONSIBILITY CHART ATTACHED

*****IMPORTANT - Please contact Pindell-Wilson if you are in need of HOA covered maintenance. Please be aware that if you contact a vendor on your own, you may be liable for the associated cost. In addition, if the HOA sends a vendor and there turns out to be no need for repairs, the homeowner will be liable for any service or trip fees resulting from the call.**

***Please see Wildflower Townes Maintenance Responsibility Chart.*

As Wildflower Townes homes are attached, it is strongly requested that residents annually change the batteries in all smoke detectors and replace any detectors that are not working properly.

SMOKE DETECTORS SAVE LIVES!!

****ALSO NOTE: NOT ALL HERITAGE TWO GUIDELINES DESIGNED FOR PRIVATE DWELLINGS APPLY TO THE TOWN HOMES OF WILDFLOWER TOWNES AT HERITAGE S. HOA, INC.**

AS A SUB-ASSOCIATION, WE MUST MINIMALLY BE IN COMPLIANCE WITH HERITAGE TWO'S ARC GUIDELINES AND STANDARDS WHERE APPLICABLE, HOWEVER, WE MAY BE STRICTER WITH ANY OF OUR GUIDELINES.

PLEASE FEEL FREE TO SUBMIT QUESTIONS TO YOUR PROPERTY MANAGER BEFORE MAKING ANY CHANGES. WHEN IN DOUBT...ASK!!

OWNERS MUST SUBMIT WRITTEN ARC APPLICATIONS (WHERE APPLICABLE), PRIOR TO ANY INSTALLATION. FAILURE TO COMPLY MAY LEAD TO REMOVAL OF ITEM INSTALLED AT OWNER'S EXPENSE.

PLEASE CONTACT YOUR PROPERTY MANAGER FOR CLARITY OF ITEMS NEEDING ARC APPLICATIONS & TO OBTAIN AN APPLICATION. WHEN IN DOUBT...ASK!!

Compliance with Heritage Wake Forest Two Architectural Guidelines, Approval Process and Appearance Standards. Wildflower Townes HOA has adopted, and is subject to, the requirements of the master association, with the following exceptions:

The following modifications are **PROHIBITED** in Wildflower Townes at Heritage S. HOA, Inc.

- ◆ Permanent fencing of front or rear yards
- ◆ Room additions to the original structure
- ◆ Awnings of any design over any windows or doors (see Modifications which **may** be permitted).
- ◆ Storage Sheds
- ◆ Pergolas, Gazebos, Screen Houses or Tents.
- ◆ Basketball Hoops permanently attached to structure or portable
- ◆ EZ Breeze type vinyl/plastic window enclosures for screened porches **NOW APPROVED 2021 WITH APPROVED APPLICATION**
- ◆ Trampolines, swing sets, or any non-removable children's play sets
- ◆ Hot tubs or pools, other than small children's wading pools.
- ◆ Change of exterior paint colors of unit walls & trim, doors or shutters.
- ◆ Signage including political signs.
- ◆ Homeowners and occupants of dwellings are NOT permitted to park in guest parking lots.

- ◆ Designated handicapped parking stalls are for handicapped visitors only
- ◆ Dogs “off Lead” and Electronic Leashes...IT’S THE LAW!
- ◆ Unregistered/uninsured/inoperable vehicles are prohibited in guest lots and on homeowner property unless within an enclosed garage with door down.
- ◆ BBQ Grills and Outdoor Cooking Equipment are permitted, but may **NEVER** be used inside of Screened Porches or Garages. **For safety purposes, it is recommended that BBQ grills be a minimum of 10’ from a structure, which includes PVC privacy partitions and grass/wood lines. Use of concrete patio blocks on grass as a base for a BBQ Grill is encouraged to avoid grass fires, and should provide a safe stone type base which extends approximately 12”-18” on all sides of the BBQ grill.**

N.C. State code:

308.3.1 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. **One- and two-family dwellings.**
2. **Where buildings, balconies and decks are protected by an automatic sprinkler system.**

Please see House Rules – Barbecue Equipment and outdoor Cooking Equipment.

- ◆ Fire Pits: as per N.C. State 202 Fire Prevention Code 307.4.3 Portable Outdoor Fireplaces/Fire Pits shall be used in accordance with manufacturer’s instructions and shall **NOT** be operated within 15 feet of a structure or combustible material, (which includes PVC privacy partition, grass and wood lines), (see code verbiage below). (Please note: Natural gas lines/connections are also above ground in rear of homes in many instances).

N.C. State 202 Fire Prevention Code 307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer’s instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

Exception: Portable outdoor fireplaces used at one- and two-family dwellings.

The following modifications **MAY** be allowed in Wildflower Townes, **WITH “PRIOR” APPROVAL OF ARC BY WRITTEN APPLICATION OR WRITTEN EMAIL REQUEST WHERE APPLICABLE:**

- ◆ Installation of patios, decks, or other exterior hardscapes on personal property.
- ◆ Privacy panel (1) between homes, with the approved design is a 5 foot vinyl panel with top decorator knob to match other existing panels in sub-division
- ◆ Attached Retractable Awning installation over a patio or deck in the rear of the home only, (and may be over windows or doors within that deck or patio area). Door or window awnings are **NOT** permitted. The awning must be attached to the back of the dwelling. The fabric must be a solid, neutral color to blend with the color of the building. Color and size **MUST** be approved. The awning must be storm rated. Approval of attached neighbors on one, (if end unit), or both (if inside unit), are required. **A waiver must be signed by the homeowner releasing the HOA of any structure damage or leak responsibilities due to the installation or removal of the awning. Upon the sale of the unit, it is the responsibility of the seller to disclose and transfer responsibility, with or without the removal and repair of structure. ** Owners of Rental Units will assume the same responsibilities.**
- ◆ Screened Porch enclosures or any other alterations of existing screened porches.
- ◆ Front Storm Door (**MUST NOW HAVE ARC WRITTEN APPLICATION APPROVAL**)

Pella or Larson Brand (NOT A SPLIT DOOR-ONE PIECE FULL GLASS WITH ONE PIECE FULL INTERCHANGABLE SCREEN Full View White Storm Door (Ashford del 4601) Larson (Signature Classic 36x81” White Full View) Model #14904032

Hardware (Niccol or Brushed Bronze)

◆ Rear Storm Door (**MUST NOW HAVE ARC WRITTEN APPLICATION APPROVAL**)

Pella or Larson Brand Full View White Storm Door (Ashford del 4601 or

Pella or Larson Brand Full View Self Storing White Storm Door (split) (model 3301) or

Pella or Larson Brand Full View Rollscreen White Storm Door (split) (models 3800, 3825, or 35250

(Hardware is owner’s choice)

*These doors are available at Lowe’s Home Improvement or other area door vendors

*****NO EXCEPTIONS WILL BE MADE AND FAILURE TO COMPLY WITH INSTALLATION OF CORRECT DOORS WILL RESULT IN MANDATORY REMOVAL AT OWNER’S EXPENSE.**

◆ Outdoor Lighting:

Security Lighting, with or without sensors need written application and may be approved providing they remain within the color coordination of other fixtures or house trim, and are not a nuisance to neighbors.

Security is encouraged in our community.

Front Porch Fixtures may be replaced with same color and type of original fixture (black flush lantern style) or a second choice of a hanging black lantern style similar in appearance to existing fixtures.



Front Porch Ceiling Fans & Light Kit, may be installed on ample sized covered porches with pre-approval and MUST be weatherproof (outdoor rated), color – white, low profile ceiling hugger.

◆ Satellite Dishes (**MUST NOW HAVE ARC WRITTEN APPLICATION APPROVAL**), and must be in compliance with our guidelines.

- **Is no more than 1 meter in diameter**
- **Never placed in front of home**
- **Not placed on side of home unless the installation company provides a letter confirming that a signal may not be obtained in any other location.**
 - **May not be attached to the siding of a home**
 - **May place the dish on the roof in the rear of the house, (ONLY IF RECEPTION IS NOT OBTAINABLE FROM THE GROUND AT THE REAR OF THE HOME, AND A LETTER STATING SUCH FROM THE DISH COMPANY IS SUBMITTED), however, a waiver must be signed by the homeowner releasing the HOA of any roof leak responsibilities due to the installation or removal of a dish. Upon the sale of the unit, it is the responsibility of the seller to disclose and transfer responsibility, with or without the removal and repair of the roof. ** Owners of Rental Units will assume the same responsibilities.**
- **No exposed wires/cables may run across or down the siding of the unit, or over the gutters.**

- **May never be more than one dish on the roof or the property of the unit.**
- **Disconnected Satellite Dishes MUST be removed from property**
- ◆ **Moving Pods:** may be used with prior written email approval for limited days, and may only be allowed on the driveway of the unit. The homeowner will be responsible for any damage to the driveway, sidewalk, apron and street as a result of the delivery or removal of the pod.
- ◆ **Decks, Screened Porches & Sunrooms: (see H2 Standards & Guidelines Page 8 17e)**
 - a. Any new construction of patios, screened porches or sunrooms **must be pre-approved by the Architectural Committee by written application prior to work commencing**, and may not extend past the side of the house and must be located in the rear of the property.
 - b. Homeowners are responsible for obtaining any and all building permits from the Town of Wake Forest for any new construction or alterations to existing structure changes according to Code.
 - c. Screened Porch conversions to sunrooms must conform to glass window enclosures and comply with the Town of Wake Forest Building Permit codes
 - d. No Eze-Breeze type enclosures of screened porches are permitted.
 - e. Wood framed Screened porches, (Screens, wood framing and decks must be maintained by homeowners using stains and sealants only, (Not Paint). White stain (i.e. Valspar White Stain & Sealant), is recommended for uniformity and low maintenance on wood framed screened porches. (see photo)



PLEASE NOTE THAT MAJOR REVISIONNS HAVE BEEN MADE TO OUR GUIDELINES PERTAINING TO:

- 1. STORM DOORS**
- 2. SATALLITE DISHES (responsibility waiver where applicable required)**
- 3. FRONT PORCH LIGHT FIXTURES**
- 4. ATTACHED RETRACTABLE AWNINGS (responsibility waiver where applicable required)**
- 5. FRONT PORCH CEILING FANS & LIGHT KITS**
- 6. EZE-BREEZE TYPE SCREENED PORCH ENCLOSURES**

(ALL WHICH REQUIRE WRITTEN APPLICATION)

FIRE PITS ARE NOT PERMITTED IN WILDFLOWER TOWNES as per Fire Safety, NC State Fire Code and approved by Heritage Two ARC.

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