



Architectural Review Guidelines

For

Existing Homes



Stoney Creek Homeowners Association

Board of Directors
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INDEX

I. GENERAL POLICY	3
A. AUTHORITY:	
B. OBJECTIVES:	
C. ITEMS REQUIRING ARC APPROVAL	
II. IMPLEMENTATION	4
A. TO RECEIVE APPROVAL	
B. ARC APPROVAL AND REVIEW CRITERIA AND PROCEDURES	
III. ENFORCEMENT PROCEDURES	6
IV. STANDARDS AND GUIDELINES	6
A. EXISTING PROPERTY MAINTENANCE	6
B. DECKS, PATIOS, GAZEBOS, PERGOLAS, SCREENS, AND ARBORS (Also AWNINGS).....	7
C. PERMENANT FIRE FEATURES.....	8
D. DOG HOUSES/ENCLOSURES	9
E. EXTERIOR PAINTING/COLOR CHANGE AND/OR MATERIAL CHANGE.....	9
F. FENCES and WALLS	9
G. RECREATION AND PLAY EQUIPMENT.....	10
H. STORAGE SHEDS.....	11
I. SWIMMING POOLS, HOT TUBS, AND JACUZZIS.....	11
J. SATELLITE DISHES.....	11
K. Solar Panels.....	11
L. COMMON AREAS.....	12
M. STORAGE OF COMMERCIAL VEHICLES, BOATS, TRAILERS, CAMPERS, MOBILE HOMES, RECREATIONAL VEHICLES, JET SKIS, OR INOPERABLE VEHICLES.....	12
N. NUISANCES.....	12
O. SIGNAGE.....	13
P. FLAG POLES AND LAMP POSTS.....	13
Q. Miscellaneous.....	14



Architectural Review Guidelines & Procedures

I. GENERAL POLICY

A. AUTHORITY

The intent of the Declaration of Covenants, Conditions, and Restrictions for Stoney Creek is to provide a mechanism for enforcing standards of design quality and property maintenance within the community in order to support property values and enhance the community's overall environment.

The Board of Directors of the Stoney Creek Homeowners Association (SCHOA) is responsible for the review and control of all architectural issues as they apply to existing homes at Stoney Creek. Toward that end, the SCHOA Board has created an Architectural Review Committee (ARC) to administer the review of applications for changes to existing properties.

The Declaration of Covenants, Conditions, and Restrictions for Stoney Creek authorizes the adoption and enforcement of architectural standards and construction specifications (hereinafter referred to as the "Guidelines") for properties within Stoney Creek. The SCHOA Board of Directors has established these Guidelines to provide property owners and the ARC with uniform standards for planning and review of all modifications to existing properties. If homeowners are "Renting" their property, it is the homeowner's responsibility to review the ARC Guidelines & Procedures with the "Renters" in detail so they are 100% in compliance!

The ARC is a separate group, appointed by the Board of Directors, consisting of a Board Member and two, up to three, other Stoney Creek residents. The ARC has the authority to review and take action on most projects based on the Covenants and Restrictions and these guidelines, as they may be amended from time to time. Projects that are not clearly defined by these guidelines, and as otherwise applicable, will be reviewed by the ARC and submitted to the Board of Directors for final action.

B. OBJECTIVES

The guidelines provided herein address improvements for which homeowners most commonly submit applications to the ARC, and as such, they are not intended to be all-inclusive or exclusive. This document is based on the Covenants and Restrictions of Stoney Creek and may be amended at any time. The specific objectives of these guidelines are to:

- Increase residents' awareness and understanding of the Covenants and Restrictions for Stoney Creek.
- Describe the procedures involved in submittal and approval of projects.
- Provide and describe design guidelines, which will aid residents in developing exterior improvements that are in harmony with both the neighboring homes and the community as a whole.
- Provide and describe uniform design guidelines to be used by the ARC in objectively reviewing applications in accordance with the Covenants and Restrictions.

C. ITEMS REQUIRING ARC APPROVAL

In accordance with the Declaration of Covenants, Conditions, and Restrictions for Stoney Creek Article V, Section 5 (b) which states: "No site preparation or initial construction, erection, or installation of any improvements, including, but not limited to dwellings, outbuildings, fences, walls, signs, mailboxes, post lamps, and other structures, or excavation, or changes in grades, hardscape or landscaping), shall be undertaken upon any lot unless the complete plans and specifications therefore, showing the nature, kind, shape, height (including the floor-to floor heights, finished floor elevation and all exterior elevations where applicable) and materials (including



all finish materials) of the proposed improvements, together with a site plan having a scale that can be easily deciphered, showing setbacks, easements, location of proposed improvements on the lot and all walks and driveways, shall have been submitted to the ARC and expressly approved in writing.

The list of property modifications outlined above requiring ARC approval is not meant to be exhaustive and if property owner is in doubt about as to whether a property modification initiative needs approval, it is incumbent upon the owner to seek advice of a HOA board member. Homeowners, when considering any modification to the exterior of their home or within the boundaries of their lot should assume that it will/may require ARC approval and proceed accordingly.

No subsequent alteration or modification of any existing improvements or construction, erection or installation of additional improvements may be undertaken or allowed to remain without the review and express written approval of the ARC. Refusal or approval of plans, location, exterior color of finish, or specifications may be based upon any ground by the ARC, including purely aesthetic considerations that in the sole and uncontrolled discretion of the ARC shall seem sufficient.”

Items not requiring approval include minor property modifications such as: removal of dead trees or trees less than 6” in diameter measured 5’ above ground, installation of sprinkler systems, plantings of annual flowers, and minor changes to existing landscapes.

II. IMPLEMENTATION

A. TO RECEIVE APPROVAL

Unless additional information is required by the ARC, each request for property modification shall contain the following:

1. A site plan showing setbacks, easements, and location of the improvement/project on the lot.
2. A plan showing the shape, height and materials of construction of the proposed improvements where applicable. There will be requests that obviously do not require submitting this level of detail such as removing a tree but, for the most part, is required.
3. Descriptions of any significant changes in existing landscape plans.

Note: *The ARC has the right based on the Covenants and Restrictions to enter upon any of the lots during planning, preparation, construction, and installation of any modification to determine that such work is in accordance with the Covenants, Guidelines, and approved plans.*

B. ARC APPROVAL AND REVIEW CRITERIA AND PROCEDURES

1. According to the Declaration of Covenants, Conditions, and Restrictions for Stoney Creek, “Refusal or approval of plans, location, and exterior color of finish or specifications may be based by the ARC upon any ground, including purely aesthetic considerations that in the sole and uncontrolled discretion of the ARC shall seem sufficient.” However, the SCHOA Board of Directors has directed the ARC to follow these guidelines in evaluating applications for property modifications.

2. There are front, side and rear setback easements associated with residential lots at Stoney Creek that are used for good space utilization in providing lot separation between neighbors, streets and allow maintenance easements for the county and the golf course. Generally the setbacks are 15’ on the sides, 30’ on the rear and 40’ on the rear of a golf course lot. This just means that no permanent structure can be built in the back yard that extends/encroaches into the setback easement. On rare occasions, there may be a need for a homeowner that is planning a construction project that would cause the structure to encroach into the rear setback easement. There is a procedure for allowing homeowners to request a Waiver of Violation of Restrictive Covenants which means if granted, the HOA agrees to waive any violations you would cause by encroaching on a setback.



The waiver (variance) request, after being filled out and notarized by the requestor, adjacent neighbors and the Stoney Creek ARC must be approved by Guilford County. Details on utilizing this procedure along with a copy of the waiver form can be obtained by contacting your ARC committee. A copy of the Waiver application form can be downloaded from the AMG website, our HOA management company.

Review Criteria:

- 1. Preservation of the overall community design concepts:** These concepts include preservation of native trees and plants where possible, the protection of views from and to the golf course and common areas, including walking trails and ponds, and the utilization of building and landscape architectural principles consistent with the overall community.
- 2. Compatibility of design with primary and adjoining lots:** All building and landscape modifications should be in harmony with existing building and landscape features on both the primary lot and neighbors' lots. Items to be considered include mass and scale, construction materials, colors and finishes, workmanship, and impact on the area as the project ages. In addition, special consideration shall be given to the impact on adjoining properties and golf course relative to the potential noise, glare, loss of views, reduction in natural light, privacy impact, restrictions of airflow, damage to trees/plants, need for screening, drainage impact, etc.

Because virtually every property modification request will be unique as it pertains to impact on views to/from the golf course, adjoining property impact, design, color schemes etc., the ARC will make every effort to evaluate each project request employing industry best practices for landscaping, hardscapes and feature construction while attempting to be as fair and as reasonable as is possible.

Review Procedures:

1. As provided in the Covenants, action on property modifications shall be rendered within 30 days after plans and specifications have been submitted and received by either the ARC meeting or the Board of Directors meeting, as appropriate.

Note: If additional information is required to make a decision, the resident shall be notified by mail and the 30-day period will not begin until the additional information needed to complete the proposal has been provided.

2. Residents shall be notified, in writing, of ARC decisions. Written approval may be delivered by fax, email or USPS "Snail Mail". In extraordinary cases, Board members may verbally convey notice of decisions made, but the homeowner will bear any risk in proceeding without written approval.

Note: In accordance with the Declaration of Covenants, Conditions, and Restrictions for Stoney Creek: "No approval of plans, location, or specifications and no publication of architectural standards or recommendation shall be construed as representing or implying that any plans, specifications or standards will, if followed, result in a properly constructed improvement with respect to compliance with building codes or quality of materials and workmanship." Owners are expected to do their due diligence with regards to setbacks, easements, building codes and quality of structure design and deployment.

3. An on site review of the proposed project prior to approval may be required, and if so, will be scheduled in order for the ARC to make an informed decision.

III. ENFORCEMENT PROCEDURES

Since the Declaration of Covenants, Conditions, and Restrictions for Stoney Creek was incorporated by reference into every deed for property within Stoney Creek, all residents and property owners are subject to the provisions of the Architectural Standards and Guidelines stated in these guidelines.

The Stoney Creek Homeowners Association, or any property owner, shall have the right to enforce by any



proceeding at law or in equity, all restrictions, conditions, covenants, specifications, etc. Acting on behalf of the SCHOA, the ARC shall ensure that all lots are in compliance with the guidelines as stated herein.

Violations to the Declaration of Covenants, Conditions, and Restrictions for Stoney Creek and/or these guidelines shall be handled by the Board of Directors as follows:

1. A SCHOA Board Member will make a site visit to determine whether there is probable cause that a violation has occurred.
2. The lot owner shall be given notice of the alleged violation / charge by letter, or by personal visit or phone call, followed by a letter
3. If the alleged violation is not resolved amicably within fifteen (15) calendar days of the date of the notice, the SCHOA Board of Directors will schedule a hearing to determine if the lot owner should be fined or if community privileges or services should be suspended.
4. Written notice shall be sent, giving the lot owner notice of the charge as well as the date, time, and location of the hearing.
5. The hearing shall be held by the SCHOA Board, at which time the Board will consider the alleged violation / charge and consider any relevant information. If the Board finds that a violation has occurred, it will determine the corrective action(s) required.
6. The lot owner shall be given an opportunity to be heard and to present evidence relevant to the Board's decision.
7. If the Board decides that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation for EACH DAY more than five days after the decision is made that the violation exists.
8. If the Board decides that a suspension of community privileges or services should be imposed, the suspension may continue until the violation or delinquency is cured.
9. The Board, as stated above, may proceed in court to obtain an order for removal or restoration to prior condition as well as seek fines, court costs, and attorneys' fees from the lot owner.

IV. STANDARDS AND GUIDELINES

A. Existing Property Maintenance

Property ownership includes the responsibility for continued maintenance of all structures and grounds, which are a part of the property. This includes, but is not limited to, items such as mowing grass, removal of trash, and structural maintenance. Maintenance affects the visual character and economic values of the neighborhood as a whole, and in some cases, health and safety.

As a courtesy to your immediate neighbors and the community the SCHOA requires:

1. Turf areas and lawns to be mowed at regular intervals to maintain approximately 3" to 5" in height. Using line trimmer or similar equipment to control weeds around fixed objects of each home site to supplement lawn mowing.
2. Lawn maintenance equipment to be stored in the garage or out of view from the street, neighbors, golf course, etc.
3. The exterior of homes and any other structures on lots, such as decks, doghouses/enclosures, fences, and



playground-type equipment to be regularly maintained (i.e. cleaning, washing, scraping, painting, staining, etc.). Windows and window grates should be properly maintained and in good working order. Broken or missing grates should be replaced immediately to insure visual consistency.

4. Compost piles be located on the least visible or conspicuous area and properly maintained and screened.
5. Vegetable gardens to be located on the least visible or conspicuous area of the property and screening is recommended or required on a case by case basis depending on view by passersby which means golf course lots will receive closer scrutiny. Raised garden beds must be constructed with materials that blend with outside décor and can be either wood, stone or brick. Height of raised bed box shall be nominally 9" to 13". Higher raised beds (for instance in the 2' range) are permissible provided that plant screening is approved by the ARC. All gardens be neatly maintained, which includes removal of all unused stakes, trellises, and dead growth.
6. "Live" tree removal requires approval for trees over 6 inches in diameter measured at about 5' above the ground on the tree. Stumps shall not be exposed and must be cut to ground level.
7. Trash and garbage must be stored in closed containers and kept in garage or hidden from view from the street. Bushes, trees and other natural barriers work well for masking the view of containers. If bags are necessary in addition to containers provided by refuse company, do not place outside overnight so that animals can get into them. All trash containers should be put out and put back in a timely fashion.
8. Trimming bushes and trees, on your lot, that become unsightly or cause obstructions or a hazard to your neighbors.
9. Maintaining waterfalls and/or water features from the accumulation of pond scum, leaves and other debris.
10. Regular exterior maintenance of the home to include peeling paint, boards falling off decks, rotting or defective material that affects esthetics and views by others.
11. Roofs should be visually appealing and free from ugly stains, branches, leaves and storm damage. Periodic power washing by an approved professional is highly recommended. Any roof damage that requires replacement material must be done with matching color and style roofing to insure 360 degrees of visual consistency.
12. Yard waste such as clippings, leaves and tree branches shall not be stored along a homeowner's front curb for Guilford County or the Stoney Creek HOA to deal with. You must haul the waste away yourself or arrangements must be made with either your lawn services company (If you have one) or Republic Services (Stoney Creek's trash pickup company) to arrange prompt removal. Republic Services can be reached at 336-724-0842 for instructions on how they require the yard waste to be presented to them (For instance in bags, sticks tied together etc.). Each homeowner must exercise their own due diligence in determining how they will meet this requirement.

The following items (listed as sections B through N in Table of Contents) require ARC approval:

B. DECKS, PATIOS, PERGOLAS, GAZEBOS, SCREENS AND ARBORS and AWNINGS

1. Decks, pergolas, patios, and gazebos must be located in rear yards.
2. Gazebos, pergolas, patio screens and arbors must be constructed with an appropriate weather resistant wood such as treated lumber, Redwood, Cypress, Teak, Cedar, IPE, Jatoba, Cumaru etc. and finished to match the outside of the house in décor and color scheme which could be stain or paint. Decks can be constructed with any wood that is designed to withstand outdoor conditions including composite deck material comparable to Trex.
3. Decks and gazebos, screens and pergolas must be heavily landscaped to help maintain the natural look



of the area and screen neighbors' views of the structure. Care must be taken to minimize any negative impact on a neighbors view. Landscaping around the structure, as well as along the lot sides and back, is also suggested to mask views. Landscaping around screens and arbors is required to enhance and soften the look of the structure.

4. Screens and arbors will be approved on a case-by-case basis as the location for such structures can be viewed from the street and neighbors. Again, structures should be heavily landscaped to help maintain the natural look of the area and screen neighbors' views of the structure.
5. Awnings and canopies over decks and patios can be built of non-fade (outdoor) material, pressure treated lumber with a natural finish or sealed with clear sealer, transparent or semi-transparent stain in natural wood tones. Designs which include painted structures and trim/rails should match the exterior trim work on the house. Color and materials will be reviewed by the ARC on an individual basis. (Preference for earth tone colors and colors that match the existing house trim).

Note: When decks and patio plans include other exterior changes such as fencing, lattice, lights, planting, grade changes, etc., other appropriate sections of these Standards and Guidelines must be fully addressed within the application.

C. PERMANENT EXTERIOR FIRE FEATURES (Aka: Fire pits)

General Guidelines

No outside burning of wood, leaves, trash, garbage or household refuse is permitted on residential properties. County services (Republic Services - <http://www.republicservices.com/residents/yard-waste>) offers both household waste and lawn waste services is available for these needs. The only burning exception is where homeowners have constructed an ARC-approved hardscape such as a fire pit or a fireplace. The details of construction and what can be burned etc. is described in the paragraphs below.

All requests for Architectural Fire Features must be submitted the Stoney Creek Architectural Committee for approval following the normal guidelines. Construction must consist of a permanent non-flammable material (Stone, Brick, Steel, etc.) and be consistent with the home's current architectural style and the ARC's guidelines. Approved fire feature must not be used to burn yard waste i.e. brush, leaves and house waste. Clean untreated Wood (As would be used in an interior fire place) may be burned in the Fire Feature. Charcoal or gas burners may be used in place of wood for fuel if the fire feature is designed for their use.

If wood or charcoal is used as fuel for the fire, it is strongly recommended that a spark arresting feature be incorporated to mitigate the chance of starting a fire on your property or your neighbor's property. Fire arresting features may consist of the following:

Screen Mesh – Must be a corrosion resistant steel mesh (or equivalent non-combustible material) screen with holes no larger than ½ inch and a wire gage no smaller than 12 gage. This must be maintained to prevent/minimize corrosion and needs to be replaced if it becomes broken or rusted.

Equivalent Non-Combustible Alternative - Other alternative designs may be considered if the design is non-combustible and prevent the escape of sparks from the fire.

Gas burning fire pits do not require the use of a spark arresting devise.

Installation/ Safety Guidelines

Fire Features may not be constructed on wood decks or other combustible material. Fire pits must be placed in the rear of the house and as far as practical from the adjacent property lines. The ARC recommends that fire features maintain a min. of 12 feet clearance from buildings, property lines or other combustible material.



Overhanging trees must be kept 15 feet from the circumference of the fire pit opening. The fire pit opening should not exceed approximately 3' 6" feet in width or diameter if circular. All Local Fire Codes must be followed during use of the Fire Feature. Homeowner also must maintain a fire extinguisher that is readily available during the operation of the fire feature. A homeowner must be present while the fire feature is in operation. Detail designs must be submitted to the SC Architectural Committee for review and approval.

Fire features not included above

Listed below are Fire Features or non-standard designs that can be considered for approval by the ARC.

1. Permanent Exterior Wood Fired Fireplace or Ovens – Must meet above guidelines for approval.
2. Permanent Barbeque Grills – Must meet above guidelines for approval.
3. Non-Permanent Fire Pits, Grills and Chimeneas_– This category consists of standard store bought fire pits and Chimenea type products. These items must meet the above criterial with the exception of being permanent architectural features.

D. DOG HOUSES/ENCLOSURES

Invisible fencing is strongly encouraged, but dog houses/enclosures shall be considered based on the following:

1. Dog houses/enclosures must be compatible with the surrounding area, located in the least visible or conspicuous area of the property, and must not be highly visible from the street, neighbors, or golf course.
2. General courtesy is expected in the management of pets and related nuisances will not be permitted.
3. Dog houses/enclosures should be heavily landscaped to screen from view.
4. Dog houses/enclosures must be built of pressure treated lumber with a natural finish or sealed with clear sealer, transparent or semi-transparent stain in natural wood tones. Designs which include painted structures should match the exterior trim work on the house.
5. Chain link fencing is not permitted.

E. EXTERIOR PAINTING/COLOR CHANGE AND/OR MATERIAL CHANGE

Color and material changes apply to the house siding, roofing, and other main structures. Change of exterior color and materials will be reviewed by the ARC on an individual basis. Earth-tone colors are preferred as they work well in natural settings and tying together the community buildings. The intent is to have individual homes blend into the total image of Stoney Creek.

1. The selection of exterior material shall be harmonious with the architectural motif of each dwelling unit and the community development as a whole. The following materials are acceptable for use:
 - A. WOOD: Cypress, cedar, and redwood; board and batten lap siding; cedar shakes; tongue and groove.
 - B. STUCCO: Approval subject to applications, texture and other treatments and trim colors.
 - C. MASONRY: Natural stone and brick; concrete block with approved surface treatment.
 - D. SIDING: Vinyl or aluminum.
2. The following exterior materials are not approved for construction. Sheet siding such as plywood, plastic, or asphalt siding, and logs (except for landscaping purposes).

F. FENCES/WALLS

1. GENERAL

Priority should be given to visually extend properties beyond the property lines unbroken by fence lines. Fencing, by its very nature tends to physically define and separate areas and makes yards appear smaller. Unquestionably, fencing directly impacts neighbors and can limit their views. Therefore, neighbors will be



informed of all fencing proposals and consideration given to the impact upon their properties.

There are landscaping alternatives to fencing which may achieve the desired objectives. For example, short segments of privacy fence may be combined with evergreen plantings to achieve the privacy screening. Use of plant materials alone can be an alternative or planting schemes can be integrated with all fencing to soften the visual impact.

Front yard fences (or fences which appear to be in a neighbor's front yard due to lot configuration) will not be allowed. Small/low/short decorative fences that are part of a landscape plan will be considered on a case by case basis.

2. FENCE PURPOSES

Fencing is not encouraged but if proposed should be appropriate for its intended purpose. For example, a "privacy fence" has different design considerations from a fence, which is used to confine children or pets. Listed below are suggestions which may be helpful in selecting a fence style related to the primary fencing needs:

- A. Property Separation: Where the homeowner's goal is property separation or definition, but not privacy, an "open" fence is appropriate; wrought iron (real or simulated) is an example of "open" fencing. Open fences provide visual definition of property boundaries without obstructing views. Landscaping should be combined to soften the look
- B. Privacy: Where the homeowner's goal is a visual buffer from neighbors or streets, privacy for deck areas, outdoor living areas, swimming pools/hot tubs, etc. landscaping should be combined to soften the look.
- C. Confinement: Where the homeowner's goal is to confine children or pets. Again, invisible fencing is strongly encouraged for confinement of pets.

3. WALL PURPOSES

Walls are normally constructed as part of a landscape plan or outdoor living area and will be considered on this basis.

4. MATERIALS AND SPECIFICATIONS

- A. Height - The height of a fence/wall should be compatible with the house, landscaping, and topography. Fences shall not exceed four (4') in height. If posts are used to anchor, they can extend another one (1) foot above fence.
- B. Setback - All fences shall be setback from property lines a minimum of three (3) feet to allow room for plantings and for exterior fence maintenance. Additional setback depth may be required as needed to keep fencing out of easements (golf course, drainage, etc.) or to prevent obstruction of views.
- C. Only wrought iron (real or simulated) fencing will be approved on golf course lots.
- D. All wooden fences shall be treated to withstand the elements and must be maintained to preserve the original look. The finished/smooth side of a wooden fence shall face the exterior (public-viewed) side(s) with the exposed structural members (if any) facing the interior.
- E. Gates must be compatible with fencing in design, material, height, and color.
- F. Chain link and wire mesh fencing is not permitted.
- G. Screening by evergreen shrubbery, which is at least 50% as tall as the fence height at the time of planting, must be placed on the exterior (public-viewed) side(s) of the fence. The landscape (planting plan) showing the variety, height, number, and approximate location of the proposed evergreen shrubs shall be submitted for review along with the plan for the proposed fence. Shrubby must be maintained for the life of the fence.
- H. Walls can be made of landscape timbers, fieldstone, decorative block, or decorative cement/stucco.
- I. Walls should be landscaped to soften the look and blend the wall into the existing landscape.



G. RECREATION AND PLAY EQUIPMENT

The selection, placement and use of recreation and play equipment to include swing sets, playhouses, tot lots, basketball backboards, trampolines, etc., on lots requires ARC approval. Most equipment of this sort is commercially available, but is often less than pleasing in appearance. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact.

1. Play equipment constructed of wood is encouraged.
2. All play equipment must be maintained in a good state of repair.
3. Consideration should be given to neighbors with respect to location, sight, noise and color. General courtesy is expected when using any outdoor play equipment and related nuisances will not be permitted.
4. Equipment other than basketball backboards must be placed in rear/side yards and preferably the rear. Consideration will be given to lot size, equipment size and design, location, amount of visual screening, etc.
5. No permanent ramps of any size or material for use with skates, skateboards or bicycles shall be permitted.
6. **BASKETBALL BACKBOARDS AND POLES**
 - A. Basketball backboards may be free standing or attached to the dwelling and adjacent to paved surfaces where play will not interfere with neighbor's privacy and enjoyment of their property.
 - B. Free standing poles for basketball backboards should be painted dark brown or dark green to blend with the natural surroundings. Where possible the backboard should also be a dark color.
7. **PLAYHOUSES/ SWING SETS, TOT LOTS, ETC.**
 - A. Freestanding playhouses/swing sets/etc. shall be confined to the rear yard only and playhouses shall not be used as storage sheds. Playhouses are considered temporary structures and shall not be built on permanent foundations or concrete slabs. Exterior finish shall be of natural wood or painted/sided to match the host house; roof color to the playhouse shall be natural or match that of host house. Landscape screening should be provided to soften the look.
 - B. Unfinished, galvanized gray play equipment is not acceptable. Painted metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.) should be painted dark brown or dark green to blend with the natural surroundings.
 - C. Brightly colored equipment is discouraged, but if provided, should be located and properly screened to minimize visual exposure from the front of the residence and from adjacent properties whenever possible.
 - D. Evergreen landscaping should be provided to block the view and soften the look of any structure.

H. STORAGE SHEDS

Equipment such as mowers, lawn tools and wheelbarrows should be secured inside garages, basements, or other areas of the residence. Outside storage sheds are not permitted.

I. SWIMMING POOLS, HOT TUBS, AND JACUZZIS

1. Swimming pools are subject to the existing ARB guidelines.
2. Hot tubs should be built into existing or planned decks with privacy fencing and/or year round landscaping provided as screening from all affected neighbors.
3. All structures in support of the hot tubs/jacuzzis are subject to the specified sections of these guidelines as stated herein.

J. SATELLITE DISHES

1. The placement of satellite dishes on individual properties shall be as inconspicuous as possible.
2. No satellite dish shall exceed 20 inches in diameter.



3. No satellite dish shall be placed on golf course property or within common areas.

K. SOLAR PANELS

All requests to implement solar collection systems shall require the ARC's approval. Each modification request will be handled on an individual basis because of the many factors affecting this type installation.

L. COMMON AREAS

1. Dumping of debris or lawn clippings on common areas or vacant lots is prohibited. Repeat offenders will be subject to fines by the SCHOA board.
2. No temporary signs shall be placed in common areas.
3. Residents have the responsibility to clean up fecal wastes, which their pets leave behind. Dogs and cats leaving their fecal wastes on neighboring lots, along streets, on the golf course, and in common areas is prohibited.

M. STORAGE OF COMMERCIAL VEHICLES, BOATS, TRAILERS, CAMPER, MOBILE HOMES, RECREATIONAL VEHICLES, JET SKIS, OR INOPERABLE VEHICLES

No commercial vehicles, boats, trailers (recreational, storage, hauling), campers, mobile homes, recreational vehicles, or jet skis may be parked or stored in open view on residential property, public or private streets, or on open space for more than 24 hours that would be required to load and ready the vehicle for use.

Inoperable or unlicensed vehicles are not permitted to be stored in view for more than 24 hours that would be required to remove or repair the vehicle.

Where there are sidewalks, it is not permissible to park a vehicle in your drive that blocks sidewalk traffic.

For safety reasons it is suggested that all cars, etc. be kept in driveways. Routine street parking is not encouraged and parking in or blocking designated "Bike Lanes" is a safety hazard and prohibited.

N. NUISANCES

No lot shall be used for any visible business, manufacturing or commercial purposes, nor shall any animals or fowls be kept or allowed to remain on any lot for commercial purposes, and no animals other than household pets such as dogs and cats shall be kept or allowed to remain on any lot for any purpose, nor shall anything be done on any lot which is a nuisance or annoyance to the community.

Listed below, but not limited to these, are a few examples of nuisances:

1. If you own a fence, the fence must not be used as a clothesline and anything hung over the fence will be considered a nuisance and is prohibited.
2. Exterior lighting, decorative or otherwise, in the front or rear yard must be placed so that light does not shine beyond the property in a manner which can disturb neighbors.
3. Electronic insect traps shall be regulated based on the same criteria as exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from the noise or light intrusion.
4. Every effort shall be made to install satellite receivers in the least conspicuous location on the lot that provides functionality. No satellite dish antennas shall be installed in common area or open space.
5. General courtesy is expected with respect to the use of outdoor play equipment, basketball goals, radios and audio equipment, and barking dogs. Related nuisances will not be permitted.



6. No ATV's, horses or unauthorized vehicles are allowed on the walking trail. Please report any of these infractions to a HOA board member.
7. Unrestricted barking of dogs (loudness & frequency) infringes on the privacy of other homeowners and walkers, joggers, bikers and golfers and should be closely monitored by homeowners with dogs.
8. Dogs shall be kept on a leash when walking them in the neighborhood. Residents have the responsibility to clean up fecal wastes, which their pets leave behind. Dogs and cats leaving their fecal wastes on neighboring lots, along streets, on the golf course, and in common areas is prohibited.

Obviously, we cannot cover every request with this document, but we hope that you use this guide to plan your projects appropriately in order to expedite the approval process. Any project not listed herein will be reviewed on an individual basis.

O. SIGNAGE

1. Homeowner Property Signage

A. For Sale Signs –SC HOA approved “Home for Sale” and “Lot for Sale” signs are provided to Real Estate Agents/Homeowners by the SCHOA. The signs offer real estate agents/homeowners opportunities to attach contact information. Real Estate Agents/Homeowner supply their contact information at their own expense and obtain signage from SCHOA designated vendor for community uniformity and pleasing design standards. Decorations such as balloons, and other eye catching devices are prohibited as a way of advertising a sale. In addition Riders such as “price reduced”, “golf course view”. Etc. are also prohibited.

B. Political Signs as regulated under N.C. General Statues; must be removed with Seven (7) days after the election.

C. Prohibited Signs: Residential rental, yard sale, ideological signage, leasing signs, contractor and/or subcontractor signage/advertisements including work signage except for required/approved County-Issued Building Permit signs; and Home occupation signage.

D. Other Signs: Any type of sign not mentioned above may be allowed only with the approval of the SCHOA board.

2. Common Areas Signage

A. Open House and/or Directional Signs will be allowed by the SCHOA in the same manner as “for Sale” signs. Open House and Directional signs may be displayed from Friday noon thru Sunday 6:00 PM the same weekend. It will be the responsibility of the real estate agent to purchase such signage from the SCHOA approved vendor for uniformity and continuity of standards.

B. Special Event/Parties using signs, balloons etc. may be allowed with the approval of the SCHOA Board.

C. All other signage is prohibited on common areas.

3. Golf Course Easement Signage

A. Home for Sale and or Lot for sale signs supplied by and approved by Weaver Investments are allowed per agreement between SCHOA and Weaver Investments.



4. Compliance

A. Failure to comply with Stoney Creek's HOA Signage policy will subject the property owner and/or occupant of the premises where the sign is located, the sign owner, and if leased, the lessee, to a fine.

P. FLAG POLES AND LAMP POSTS

1. Flags, not to exceed approximately 2' x 4' on a pole no more than approximately 60" are allowed only when flown from holders attached to the front of the house or off a deck at the rear of the house. Free standing/in-ground flagpoles either alone or part of a monument are not allowed anywhere on the property. Small lawn flags (for instance in a garden) are allowed but may not be excessive in number, and must be appropriate to their surroundings. Under no circumstances are flags with obscene or inappropriate wording or images allowed.

2. Lamp posts must be approved by the ARC. When submitting your application please include details regarding the materials of construction, products, height, and approximate location on lot plat.

Q. MISCELLANEOUS

1. Mailbox maintenance

Replacement of the mailbox (post and/or box) is the homeowner's responsibility. You can repair or replace the post/box yourself or contact the SCHOA approved contractor to replace for you.

2. Window Air Conditioning Units

Window Unit Air Conditioning Units have been deemed unsightly by the SCHOA Board and are not permitted.

3. Flags

Flying a torn or tattered American Flag on your property is considered disrespectful to our Nation and should be removed and disposed of properly.