

# BECKETT CROSSING

Architectural Standards and  
Construction Specifications

&

Landscape Guidelines

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## 1. PURPOSE

The Architectural Review Committee (ARC) was established by the Board of Directors under the authority of the Beckett Crossing protective covenants to help oversee such activities as external home improvements, additions, home maintenance, installation of recreational facilities, beautification efforts and more. **The objective of this committee is to preserve property values and maintain the character of the neighborhood.**

The committee has generated the *Beckett Crossing Architectural Standards and Construction Specifications & Landscape Guidelines* to assist homeowners in their home improvement and maintenance endeavors to the extent that it impacts their immediate neighbors and the neighborhood as a whole. The intention is not to regulate every action by homeowners, but rather to curtail or modify those improvements that can negatively impact the neighborhood. Furthermore, the standards and guidelines, as outlined, should benefit the neighborhood for many years to come by creating a pleasant and unifying environment for all to enjoy.

Homeowners should be aware that the Town of Apex also has guidelines governing some of the same subjects covered in this document. Any Town of Apex guidelines that are more stringent than Beckett Crossing Guidelines take precedence over the Beckett Crossing Guidelines. Also note that the approval from the Beckett Crossing ARC does not eliminate the need for securing any necessary Town of Apex permits or inspections.

If any portion of this document or any amendment thereto shall be deemed to be null and void or unenforceable by action of a court of law, such portion shall be severable and shall not affect the balance of this document, and or amendments thereto, which shall remain in full force and effect.

## 2. MAINTENANCE OF PROPERTY

The appearance of each and every home in Beckett Crossing affects not only the overall appearance of the community but the individual property values within it. Property ownership in Beckett Crossing includes the responsibility for continued maintenance of all structures and grounds, which are part of each homeowner's lot. This includes, but is not limited to, keeping buildings and structures in good condition and repair.

All homeowners are responsible for inspecting their own property periodically to ensure that their outside structures, such as fences (both sides), decks, and other exterior structures such as sheds, gazebos, and children's recreation equipment sets, are maintained and in good condition. Repairing and/or replacing damaged wood or aged structures is required to maintain the Property appearance.

Property maintenance includes, but not limited to, grounds maintenance, disposal of trash and debris along with necessary maintenance of all structures, driveway, walkway, and mailbox to ensure aesthetic appeal. Below are some typical examples:

### Landscaping

- All shrub & flowerbeds must be maintained to prevent weeds.
- Turf areas void of ground cover or overgrown with weeds are to be repaired.
- Homeowners are expected to maintain lawns.
- Plants are not to encroach onto the sidewalk area.
- There shall be no storage of any debris or other unsightly objects that are in the public view.

### Building Structures

- Mailboxes must not be dented or missing components. Damaged components and/or altered supported posts need to be repaired and painted. Note: Mailbox and post style can not change.
- Fences that are broken, rotted, leaning or in disrepair must be repaired.
- Siding and exterior surfaces are to be power-washed to remove dirt, mold or mildew.

Note that these Architectural Standards and Guidelines must also be followed when maintaining items which must be approved under these guidelines.

### 3. THE ARCHITECTURAL REVIEW PROCESS

#### The Architectural Review Committee (ARC)

Meetings - The committee shall meet at 7:00 p.m. on the first Tuesday of each month at a predetermined location (contact any ARC member for location, or visit the neighborhood website at <http://www.beckettcrossing.com>).

Application Review - The committee will review and discuss each applicant's request and determine whether it adheres to the established standards and guidelines as described in this document and the Declaration of Covenants and Restrictions of Beckett Crossing Community Association. Additionally, consideration will be given to the impact of the requested change on immediate neighbors as well as the neighborhood as a whole.

The homeowner may also address the committee. If they wish to do so, they should contact the committee in advance in order to be put on the meeting agenda.

#### Application Consensus and Disposition

The committee, after discussing the request, can:

Approve the request as submitted.

Approve the request subject to conditions. This action is typically used only if an administrative item, such as a plot plan or elevation plan, is left off the request when everything else about the request appears to be in order. The homeowner should begin no work on the requested item until the requirements for approval are met.

Deny the request, with an explanation to the applicant. The homeowner should begin no work on the requested item. The ARC may, at its discretion, turn further handling of the request over to the board.

Return the request to the applicant in order to obtain further information or clarifications. If this action is taken, the request has neither been approved nor denied at that point.

Within a week of the meeting, the ARC will inform the requesting homeowner in writing of the consensus. It may do so by returning a copy of the request, with the Architectural Committee section completed by the ARC.

The request and supporting documents become the property of the Beckett Crossing Homeowners Association and are retained in the community files.

## **4. The HOMEOWNER**

### **Property Changes or Improvements Subject to Review**

The covenants require that homeowners submit written applications for all external property improvements. Approval from the ARC committee is required before work can commence.

### **Review Standards & Guidelines**

The homeowner should familiarize themselves with the standards and guidelines as it pertains to their specific project.

### **Application Submittal**

Applications, obtained from ARC members or from the Beckett Crossing website (<http://www.beckettcrossing.com>), must be submitted one week before the first Tuesday of each month to be considered at that month's meeting. The committee meets on the first Tuesday of each month.

### **Appeals**

Homeowners may appeal any ARC decision to the Board of Directors at one of their scheduled meetings. Homeowner must be put on the agenda for this appeal to be presented. Appeals can be made in person or in writing.

## **5. INSTRUCTIONS FOR COMPLETING THE APPLICATION**

The Request for Architectural Approval Form should contain a complete written description of the proposed improvement and should also include as applicable:

A copy of the lot surveyor plot plan showing the location of the improvement and distance to the nearest property lines;

Pictures, drawings, or blueprints showing different views with dimensions;

Sample and/or descriptions of paint and/or materials to be used in construction;

A description of any screening that is to be provided.

It is very important to have all affected neighbors sign the form. This is not a request for their approval, and their signature is not an approval, but an acknowledgement that they have been informed of the proposed improvement.

In most cases, the application will be denied by the ARC if neighbor signatures are missing from the application.

## **6. ARC APPROVAL CRITERIA:**

**Projects which require ARC approval include, but are not limited to, the following:**

- Awnings
- Additions or structural changes (rooms, garages, porches, chimneys, windows, doors, storm windows, storm doors, etc.)
- Changes in external color
- Decks
- Detached structures
- Driveways and parking pads
- Fences
- Lawn ornaments, fish ponds, free standing flagpoles and lantern poles
- Major landscaping, hedges, trees, drainage changes
- Patios
- Pet facilities (houses, runs, pens, etc.)
- Play facilities (swing sets, play houses, trampolines, jungle gyms, etc.)
- Radio/TV antennas and Satellite Dishes
- Retaining walls
- Solar Collectors
- Sport facilities (basketball goals, tennis and volleyball courts, etc.)
- Swimming pools and Spas
- Tree removal (live trees 6" in diameter and over)
- Vegetable garden plots

**Projects which do NOT require ARC approval are as follows:**

- Canopies & Tents (See Guidelines under Awnings)
- Holiday decorations
- Invisible Pet Fences
- Landscape lighting or accent lighting
- Minor landscaping
- Radon Mitigation system
- Repainting the same color
- Repairs to existing structures
- Skylights
- TEMPORARY yard signs (For Sale, Garage Sale, political campaign signs)
- Wall-mounted or tremounted flags and lanterns

Note: For any items that do not require ARC approval, the committee reserves the right to request a homeowner to remove an item if surrounding homeowners complain, and, if upon inspection, the committee considers the item to be unsightly, a nuisance, or out of character with the neighborhood.

Each installation will be examined on its own merit. No previously approved installation shall constitute establishing a precedent for approval.



## **ADDITIONS AND STRUCTURAL CHANGES**

### **Items Requiring Architectural Approval:**

All external additions or structural changes to a home must have ARC approval before construction begins. This includes new rooms, porches, garages, or attached structures of any kind. Carports are not permitted. Also any changes to chimneys, windows or doors, including the addition of storm windows or storm doors, require ARC approval.

### **Information Required for Submittal:**

Plot plan showing the location of the structure and distance to nearest property lines.

Elevation view(s) showing the planned appearance of the structure, including dimensions.

Description of materials to be used in construction including paint and shingle samples, if applicable. If paint and shingles are identical to the residence, no samples are required.

### **Guidelines:**

No addition may infringe upon the setbacks for the lot as listed in the covenants.

Additions should match the residence in color and style as much as possible.

Carports are not permitted.

## **AWNINGS, CANOPIES & TENTS**

### **Items Requiring Architectural Approval:**

All awnings require ARC approval.

### **Information Required in Submittal:**

The awning may be fabric only.

The fabric should blend with the color of the residence.

Any wood support structure must be same color as the residence or deck.

Awning may be installed on the rear or sides of the residence only.

Awning must be attached to the residence, not free standing.

### **Guidelines for Canopies and Tents:**

Temporary Canopies and Tents may be erected without ARC approval from the opening day of the pool season to the closing day of the pool season.

Temporary Canopies and Tents may be erected without ARC approval from the closing day of the pool season to the opening day of the pool season for no more than a 72-hour period.

Canopies and tents are restricted to the back and side yards of the residence.

## **CHANGES TO EXTERIOR COLOR**

### **Items Requiring Architectural Approval:**

All changes to external paint or siding color require ARC approval.

### **Guidelines:**

Only exterior materials comparable to those on existing structures and compatible with the architectural character of the community will be approved.

Brick will remain unpainted.

Color changes must remain low in intensity – no bright colors.

Colors must not clash with the colors of the homes in the immediate vicinity.

If the home is being painted a different color, the homeowner needs to submit a 2ft x 2ft sample board painted with the new color. Sample boards are available from Sherwin Williams and other paint stores. Without a sample board, the ARC cannot approve new colors.

### **Information Required in Submittal:**

Sample(s) of the paint or siding colors to be used.

Sample board if changing the paint color of the home.

Sample vinyl piece if changing the vinyl siding color.

## **DECKS**

### **Items Requiring Architectural Approval:**

All new decks require ARC approval. Any appearance change or addition requires ARC approval. All under-deck enclosures require ARC approval.

### **Information Required in Submittal:**

Plot plan showing the location of the structure and distance to the nearest property lines.

Elevation view(s) showing the planned appearance of the structure with dimensions.

Description of the material(s) to be used in construction including stain or paint samples if applicable.

### **Guidelines:**

All decks should be built of weather resistant wood or composite decking material.

A permit from the town of Apex may be required.

## **DETACHED STRUCTURES**

### **Items Requiring Architectural Approval:**

Detached items allowed with architectural approval are storage sheds, gazebos, archways, arbors and pergolas.

### **Information Required in Submittal:**

Plans should be clearly show the type of construction.

Plot plan showing the location of the structure and distance to nearest property lines and residence.

Elevation view(s) showing the planned appearance of the structure with dimensions.

Description of materials to be used in construction, including paint and shingle samples if applicable. If paint and shingles are to be identical to the residence, no samples are required.

### **Guidelines:**

Structures should match the residence in color and style as much as possible. Sheds should have a shingled roof with siding and trim matching the house colors.

No structure may infringe on the setbacks for the lot as listed in the covenants.

No portion of the structure can be located closer to the street than the front lines of the dwelling, nor can it encroach into the front set back.

All structures must be a minimum of 5 feet from all property lines.

Town of Apex code restricts the maximum size for storage sheds at 12 x 12 feet. Any structure larger requires a permit from the Town of Apex.

Small tool storage units, having a footprint up to 2' x 4', are permitted alongside the back or sides of the house. These do not require approval and may be constructed of vinyl, wood, etc.

### **Additional Guidelines for the installation of Gazebos and Arbors only:**

Gazebos are free standing roofed structures, usually open on the sides. Arbors are shelters formed of or covered with vines or branches.

The materials used must be treated wood.

May be stained or left natural (not painted).

## **DRIVEWAYS AND PARKING PADS**

### **Items Requiring Architectural Approval:**

All parking pads or changes to driveways require ARC approval.

### **Information Required in Submittal:**

Plot plan showing the location and dimensions of the driveway or parking pad and distance to nearest property lines.

Description of material(s) to be used in construction

What will the pad or driveway be used for

### **Guidelines:**

Asphalt or gravel parking pads are not permitted.

## **FENCES**

### **Items Requiring Architectural Approval:**

All fences require ARC approval.

### **Items Required in Submittal:**

Description of fence including height and dimensions of gate(s),

Plot plans showing the location of fence and gate(s) and distance to nearest property lines.

Description of materials to be used in construction, including stain sample, if applicable.

### **Guidelines:**

No fence is permitted beyond the front wall of the residence.

## ***LANDSCAPING FENCES***

Landscaping fences may be used for decorative screening but must be approved by the ARC.

## ***PERIMETER FENCES***

### **1. PERMITTED STYLE**

French Gothic is the only permitted style of perimeter fence (see drawing 1).

### **2. COLOR**

Fences can either be natural or stained.

Painted fences are prohibited.

### **3. HEIGHT**

Fences may be 4-6 feet high measured from the ground to the top of the pickets.

A uniform height is to be maintained parallel to the ground line (see drawing 2).

All pickets must be vertical and follow the contour of the land (see drawing 2).

### **4. MATERIALS**

Fences are to be wood only.

Fences can be cedar, redwood, or treated pine lumber,

Fences must be constructed of flat board.

All pickets must be a nominal 1x6 (preferred) or 1x4 inches.

NO metal, wire, chains, stone, brick, or concrete fences are allowed.

## 5. LOCATION

No fences should extend beyond the front lines of the dwelling.

Property owners are cautioned that building a fence that infringes on easement or rights-of-way may result in destruction or removal of the fence. Such installations are done entirely at the risk of the property owner.

All fences are to be a minimum of 6 inches inside the property line.

EXCEPTION: Fences placed on the property lines are acceptable in either of the following cases and require completion of the fence Addendum 1 form:

Joint ownership of the fence or fence section by the property owners.

Approval of all property owners adjacent to the fence or fence section.

No fence shall be attached to adjoining lot's fence without completion of the fence Addendum 2 form.

Fences that face a street must have live screening planted along the exterior of the fence. Planted screening must obscure the fence within a 3-year time span. Planted screening must be maintained by the homeowner.

Gates should be provided to allow access to all sections of property for maintenance purposes.

## 6. SETBACK

A setback may be required by the Town of Apex.

## 7. CONSTRUCTION

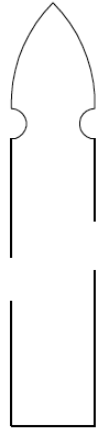
All hardware is to be weather resistant.

Slats may be spaced up to 1 1/2 inches apart. All posts must be set in concrete.

The finished side of the fence must face adjoining lots.

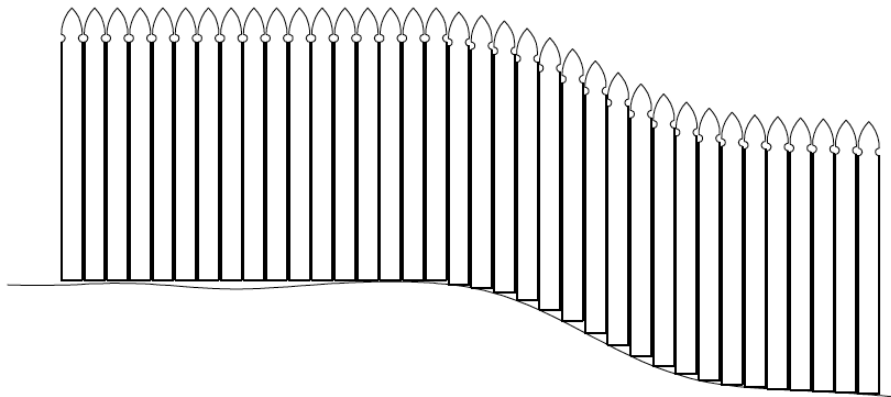
Finials will be allowed but may not exceed 6 inches in height.





DRAWING 1  
1X6 (PREFERRED) OR 1X4  
INCHES FRENCH GOTHIC PICKET

BECKETT CROSSING  
ARCHITECTURAL STANDARDS AND GUIDELINES



BECKETT CROSSING  
ARCHITECTURAL STANDARDS AND GUIDELINES

## **LAWN ORNAMENTS, FISHPONDS, DECORATIONS, SIGNS, FLAGS & LIGHTING**

### **Items Requiring Architectural Approval:**

Lawn ornaments that significantly alter the appearance of the lawn, fishponds, and free-standing flagpoles require ARC approval.

### **Items Not Requiring Architectural Approval:**

Decorations, including holiday decoration.

Lighting, including landscape, accent, flood and security lighting.

Wall-mounted flags and lanterns.

Signs, including for sale, for rent, garage sale, yard sale and political campaign signs.

### **Information Required in Submittal:**

Picture or description of the item.

Plot plan showing the location of the item and distance to nearest property lines.

### **Guidelines:**

Every effort shall be made not to disturb or adversely affect neighbors, especially with the installation of the floodlights and security lights.

Decorations and signs should be removed in a timely manner.

Signs must adhere to Town of Apex ordinances.

## **MAJOR LANDSCAPING**

### **Items Requiring Architectural Approval:**

Landscaping that is structural, or changes the contour of the land, is adjacent to property lines, or obstructs a neighbor's view, requires ARC approval.

Landscaping timbers, railroad ties, etc. used for curbing require ARC approval.

### **Items Not Requiring Architectural Approval:**

Landscaping of a minor nature such as naturalizing an area of the yard and/or adding trees, shrubs and flowers need not be submitted for approval providing they do not impact neighboring properties.

### **Information Required for Submittal:**

Description of the type, quantity and size of plants and trees.

Plot plan showing the location of the plants or trees and the distance to the nearest property lines.

Changes to the drainage/runoff on the property should be illustrated with submittal.

### **Guidelines:**

Hedges and screen planting which form a barrier between properties should have setbacks to allow for plant growth and maintenance access.

Any wood materials used should be of the treated type.

Borders made of treated landscape timbers (timbers with two flat and two round sides), treated milled timbers and treated railroad ties are permitted. Borders made of natural untreated woods are discouraged due to insect problems and wood rot.

Rock borders will be approved only when done in good taste and when they do not adversely impact the neighborhood setting. Each case will decide in its own merits.

## **PATIOS**

### **Items Requiring Architectural Approval:**

All patios require ARC approval.

### **Information Required in Submittal:**

Plot plans showing the location of the structure and the distance to the nearest property lines.

Elevation view(s) showing the planned appearance of the structure with dimensions.

Description of material(s) to be used in construction.

## **PET FACILITIES**

(Houses, Runs, Pens, etc.)

### **Items Requiring Architectural Approval:**

All pet houses, runs, pens, etc. require ARC approval.

### **Information Required in Submittal:**

Plot plan showing the location of the structure and distance to nearest property lines.

Elevation view(s) showing the planned appearance of the structure with dimensions.

Description of material(s) to be used in construction.

Description of the shielding to be provided.

### **Guidelines:**

If the yard is not fenced in, then a free standing pet facility must be located at least 10 ft. from all property lines, and must be placed where least objectionable to neighbor's view.

No pet pens are to be constructed beyond the front lines of the dwelling.

Pet pens are to conform to the fence guidelines.

## **PLAY FACILITIES**

(Swing Sets, Play Houses, Jungle Gyms, Trampolines, Tree houses, etc.)

### **Items Requiring Architectural Approval:**

All swing sets, play houses, jungle gyms, trampolines, tree houses, etc. require ARC approval.

### **Information Required in Submittal:**

Description of the type or style of play facility to be installed.

Plot plan showing the location of the structure and distance to nearest property lines.

Elevation view(s) showing the planned appearance of the structure with dimensions.

Description of material(s) to be used in construction, if applicable.

### **Guidelines:**

Play facilities must be located at least 6 feet from all property lines.

They should be located in the least conspicuous place possible, either in the rear or on the most obscure side of the residence.

Play facilities will be approved for a of maximum five year terms and must be resubmitted at the end of each term.

## **RADIO/TV ANTENNAS AND SATELLITE DISHES**

All exterior radio/ TV antennas and satellite dishes no longer require Architectural approval provided that all information listed below is taken into consideration prior to installation.

### **Guidelines:**

No dish with a diameter greater than 1 meter (39 inches) is permitted.

Dish must be installed within the owner's property lines.

Dish must be installed to be as unobtrusive as possible.

Dish must be installed so that all safety regulations are complied with.

## **RETAINING WALLS**

### **Items Requiring Architectural Approval:**

All retaining walls require ARC approval.

### **Information Required in Submittal:**

Approved materials include, but are not limited to, brick, stone, wood, and architectural block.

Any wood materials used should be of the treated type.

Retaining walls may be stained, but not painted.



## SOLAR COLLECTORS

### Items Requiring Architectural Approval:

All solar collectors require ARC approval.

### Information Required in Submittal:

1. Detailed plans for installation and placement shall be included. Included shall be illustrated information on the proposed system which includes materials to be used and drawings showing the location and number of collectors, the attachment to the roof structure, the location of exterior system components, and color of the roof material and proposed color of the solar panel equipment.
2. Plot plan showing visibility from the street and neighboring lots
3. Photo of the collectors
4. If requesting front facing, documentation from the vendor that supports front facing as the optimal placement.
5. Drawings or photos that describe any tree work that would be part of this.

*Note: Required permits are solely the responsibility of the homeowner and shall be obtained before installation begins. If permitting dictates changes in the design originally approved by the ARC, then the changes must be submitted for re-evaluation.*

### Guidelines

1. Solar collectors must be installed so as to be as inconspicuous as possible.
2. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure.
3. Collectors should be attached only to the roof, not free standing or ground mounted.
4. Every effort must be made to camouflage the visible hardware for the collectors. This camouflaging may require completely encasing the collectors. All metal parts should be painted to match the roof or siding or trim color as appropriate. There should be a minimum exposure of piping or conduits.
5. The ideal installation is one that is flush mounted, is centered, and does not break the roof ridgeline.
6. Any tree removal required to allow increased solar exposure to the collectors, must adhere to the tree removal guidelines.
  - a. No topping or removal of trees on association common areas and/or greenways shall be allowed.

Note: The Homeowner is responsible for ensuring the system is appropriately maintained.

While current solar panels are designed to minimize solar glare, there remains the possibility, depending on the proximity of adjacent homes, that these adjacent homes could be negatively impacted by installation of the solar panels. The Homeowner is solely responsible for any solar glare that impacts any adjacent homes, discoloration, peeling of paint, or structural damage to the subject home.

## **SPORTS FACILITIES**

(Basketball goals, tennis and volleyball courts, etc.)

### **Items Requiring Architectural Approval:**

Basketball goals mounted on poles or on the house require ARC approval. Tennis courts and volleyball courts require ARC approval.

### **Information Required in Submittal:**

Plot plan showing the location and dimensions of the structure and distance to nearest property lines.

Description of the material(s) to be used in construction, if applicable.

### **Guidelines:**

Basketball goals should not be located on a public street.

Any permanent sports equipment should be set back 5 feet from any property line.

Portable goals should be stored when not in use.

## **SWIMMING POOLS AND SPAS**

### **Items Requiring Architectural Approval:**

All swimming pools require ARC approval. Spas and associated privacy screens that are a permanent part of the deck and/or patio require ARC approval.

### **Information Required in Submittal:**

Description of the type or style of the pool or spas to be installed.

Plot plan showing the location of the structure and distance to nearest property lines.

Elevation view(s) showing the planned appearance of the structure with dimensions.

### **Guidelines:**

Above ground pools are not permitted.

Be aware of Apex and Wake County guidelines concerning these items.

## **TREE REMOVAL**

### **Items Requiring Architectural Approval:**

Removal of all live trees 6 inches in diameter or greater as measured 2 feet from the ground shall require ARC approval.

### **Information Required in Submittal:**

Reason(s) for tree removal.

Plot plans showing the location of the tree(s) and distance to nearest property lines.

### **Guidelines:**

All trees to be removed should be marked with ribbon so that the committee can easily locate them on site.

When removed, the tree should be cut as close to the ground as possible. Removal of stump is at the discretion of the property owner.

Removal of trees in buffer areas may also require Town of Apex approval.

No topping or removal of trees on homeowner's association common areas is permitted.

## **VEGETABLE GARDEN PLOTS**

### **Items Requiring Architectural Approval:**

All vegetable gardens require ARC approval.

### **Items Required in Submittal:**

Plot plan showing the location and dimensions of the garden and distance to nearest property lines.

### **Guidelines:**

Vegetable garden plots must be located a minimum of 5 feet from nearest property lines.

They should be located in least conspicuous place possible, either in the rear or on the most obscure side of the residence.

Maintenance of the garden plot required. Excess debris will be removed at the end of the gardening season and the plot returned to a natural state. This would include stakes and other structural additions required for harvesting the garden.

## STORM AND SCREEN DOORS

### Items Requiring Architectural Approval:

Owner installed storm or screen doors must be individual approved prior to installation, regardless of location on the house, (front, rear or side entrances or existing to elevated decks). This guideline does not apply to sliding glass/screen doors. The objective of this guideline is to describe doors that will have a minimal and complementary visual and aesthetic impact on the appearance of the home.

### Information Required for Submittal:

Picture and location of proposed door.

### Guidelines:

Front doors must be full view. "Full View" is defined as allowing an uninterrupted view of the underlying door, but may include so called "split full view" doors with two separate removable panels, provided that the cross bar securing the panels is no greater than two inches in width.

Storm doors over the front door (principal entrance) must exactly match the color of the underlying door or that of the immediately surrounding trim. Unit owners who must paint storm doors to match (the door or the trim) are advised against the purchase of vinyl doors, to which paint may not adhere adequately.



Back or side doors storm/screen doors do not have to be full view, but the doors must match the underlying door or the surrounding trim. Unit owners who must paint storm doors to match (the door or the trim) are advised against the purchase of vinyl doors, to which paint may not adhere adequately.

## MAILBOXES

Mailboxes must be maintained by cleaning, re-painting, or repairing as needed. If replacing or repairing, they must conform to the following specifications. Slight deviations from these measurements exist and are acceptable. Materials may be wood or PVC.



**Finial:** "Acorn" style, 5" tall x 3" diameter

**Post Cap:** 5.5" square, double cove

**Post:** 4" square, about 5' above ground

**Mailbox:** 22" x 8" x 10", must meet Post Office Regulations

**Straps:** Qty 2, Brass, 1.5" wide

**Support Wings:** 22" long, 6" tall, forms a newspaper slot under box

**House Number:** Routed oval 10" wide x 4" tall, routed 1 $\frac{3}{4}$ "-2" tall numbers, white letters on black, must appear on both sides

**Base Fascia:**  $\frac{3}{4}$ " thick on all 4 sides, extends about 18" above ground level, topped with  $\frac{3}{4}$ " cove molding

## **RADON MITIGATION**

No ARC application is required for Radon Mitigation system installation provided that all information listed below is taken into consideration prior to installation.

### **Guidelines:**

The radon mitigation pipe(s) should be placed in the least visible location (such as adjacent to an existing gutter or downspout)

The radon mitigation pipe(s) should be painted to blend with the surface from which it projects or to blend with an adjacent downspout.



## **VEHICLES**

### **Commercial Vehicles:**

Commercial vehicles are not allowed.

Exceptions:

- Vehicles that are parked in the garage or in some other location such that it is not visible from outside the perimeter of the property.
- Vehicles less than 10,000lbs Gross Vehicle Weight that are used primarily as personal transport.
- Emergency vehicles.
- Vehicles parked temporarily in association with a service, repair, maintenance, construction, etc. of a property.

## 7. ENFORCEMENT

As stated previously the purpose of the Architectural Review Committee (ARC) is to preserve property values and maintain the character of the community. It is not intended to regulate every action by homeowner, but rather to provide a mechanism by which any changes made can be evaluated and approved or denied based on the expressed purpose of the home owners association and the ARC. Therefore, the following process has been put into place for the enforcement of these guidelines. If a violation of any of the Beckett Crossing Home Owners Association Covenants & Restrictions, Bylaws, Architectural and Landscaping Guidelines or any other rules, regulations, or policies takes place:

1. The owner charged will be notified of the violation and politely requested to remedy the situation.
2. If the situation has not been resolved to the satisfaction of the association within 15 days a hearing will be scheduled and the owner will be notified of the scheduled hearing date, time and location. The purpose of this hearing will be to:
  - a. Allow the owner charged an opportunity to be heard and provide evidence; and
  - b. Determine if a penalty should be imposed in the form of a fine or a suspension of privileges or services.
3. Following this hearing if a penalty of any sort is imposed the owner charged will be notified of the penalty as quickly as possible. If it is decided that a fine should be imposed, the fine will not exceed one hundred dollars (\$100.00) and may be imposed for the violation and without further hearing, for each day more than five days after the decision is made at the hearing until such time as the situation has been resolved to the satisfaction of the association.

NOTE: Submission of an ARC request form is a critical part of the Home Owners Association process for maintaining the community and is a documented procedure. If a request form is not submitted, due process cannot take place. Consequently, any failure to submit the appropriate ARC request form and receive the appropriate approval from the ARC prior to starting work on a project will be considered a violation and is therefore subject to the process described above.

The enforcement policy described herein is in compliance with North Carolina G.S. 47F North Carolina Planned Community Act.

## 8. DOCUMENT AMENDMENTS

Update Date: Aug 05, 2003

Title Page	Changed "Guidelines" To "Construction Specifications & Landscape Guidelines", as spelled out in the covenants
Title Page	Added "Date and Version."
Page 2	Added "Document Amendments" reference to the table of contents.
Page 2	Changed "Hot Tubs" to "Spas" in table of contents.
Page 2	Changed "Awnings" to "Awnings, Canopies, & Tents"
Page 3	Added statement for legal purposes, "If any portion of this document or any amendment thereto shall be deemed to be null and void or unenforceable by action of a court of law, such portion shall be severable and shall not affect the balance of this document, and or amendments thereto, which shall remain in full force and effect."
Page 4	Removed "A copy of the signed request will be returned to the homeowner."
Page 7	Added bullet "Canopies & Tents (See Guidelines under Awnings)."
Page 9	Added: "Guidelines for Canopies and Tents: Temporary Canopies and Tents may be erected without ARC approval from the opening day of the pool season to the closing day of the pool season. Temporary Canopies and Tents may be erected without ARC approval from the closing day of the pool season to the closing day of the pool season to the opening day of the pool season for no more than a 72 period. Canopies and tents are restricted to the back and side yards of the residence."
Page 12	Changed "All structures must be 5 feet from all property lines" to "All structures must be a minimum of 5 feet from all property lines."
Page 14	Changed "Painted fences are strictly prohibited" to "Painted fences are prohibited."
Page 15	Changed "All fences are to be a minimum of 6 inches inside the property line. (This guideline may be relaxed if fences on adjoining properties are connected.)" to "All fences are to be a minimum of 6 inches inside the property line. Fences placed on the property lines are acceptable in either of the following cases and require completion of the fence <u>ADDENDUM 1</u> form 1. Joint ownership of the fence or fence section by the property owners. 2. Approval of all property owners adjacent to the fence or fence section. No fence shall be attached to adjoining lot's fence without completion of the fence <u>ADDENDUM 2 form</u> .":
Page 21	Removed "No metal swing sets will be allowed."

Beckett Crossing - ARCHITECTURAL STANDARDS AND GUIDELINES

Page 21	Changed “Play facilities must be located at least 10 feet from all property lines” to “Play facilities must be located at least 6 feet from all property lines.”
Page 26	Changed all references of “hot tubs” to “spas.”
<b>Update Date: Jun 04, 2004 (BH)</b>	
Page 4	Added “Maintenance of Property” section as requested by the board.
Page 5	Clarified the Architectural Review Process as requested by the board to state when approval pending status is used, the meanings of the review statuses, that a denied request may be turned over to the board, and that the written notification to the homeowner may be a copy of the request with the ARC section completed.
Page 7	Clarified the instructions for completing an application to emphasize the purpose of obtaining neighbor signatures.
Document	Formatting cleanup, numbering the outline for readability, convert to PDF
<b>Update Date: May 31, 2007 (JS)</b>	
Page 4	Modified last sentence of 2nd paragraph. Added 3rd paragraph, added section on Landscaping and Building Structures. Deleted part of the last paragraph.
Page 13	Added Guidelines to Section 5.3, Changes in External Color.
Page 29	Added Section 5.20, Storm and Screen Doors.
Page 35	Added Section 6.0 Enforcement.
<b>Update Date: June 8, 2010 (BT &amp; BL)</b>	
Page 12	Added verbiage requiring new paint to be applied to a sample board before final ARC approval.
Page 14	Added description/clarification of sheds and tool storage units.
Page 32	Added section “Mailboxes”.
Page 33	Added section “Radon Mitigation”.
<b>Update Date: October 2012</b>	
Page 33	Added section “Vehicles”.
<b>Update Date: January 2023</b>	
Page 25	Updated section "Solar Collectors"

**Update Date: July 2023**

Pages 15&17	Updated section Fences to broaden requirement to now include "All pickets must be a nominal 1x6 (preferred) or 1x4 inches" where it was previously restricted to only 1x6 inches.
Document	General formatting cleanup
<i>(Update Date: ___)</i>	
<i>Page ___</i>	<i>(Update)</i>

**Beckett Crossing HOA Board of Directors Approval:**

\_\_\_\_\_, \_\_\_\_\_  
(Document Version) (Document Date)

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Board President Name) (Signature)

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Board Member) (Signature)

## **9. REFERENCES**

Declaration of Covenants and Restrictions of Beckett Crossing Community Association.