

■ ■ ■

ARCHITECTURAL GUIDELINES AND ARCHITECTURAL REVIEW BOARD PROCEDURES

June 2003



■ ■ ■

“Cary Park brings back many of the best loved elements found in classic neighborhoods, elements such as tree-lined streets, front porches, sidewalks on both sides of the streets, village shopping and neighborhood parks. We have combined these elements with a wide range of architecturally diverse homes. Amenities include a 28 acre lake, walking trails, hiking trails and a swim club and recreation center, just to name a few. In summary, Cary Park will not only be a place to live, but a place to recreate, shop, even work. Welcome to Cary Park, a better way of life.”

Roger Perry, East West Partners

■ ■ ■

Table of Contents

	Page
Introduction	5
Architectural Review Board Procedures	5
Architectural Review Board Procedures for Alterations and Additions	6
Architectural Guidelines	
Architecture	10
Building Massing and Restrictions	12
Square Footage Requirements	13
Porches and Decks	13
Patio	14
Garages and Carports	14
Exterior Colors and Materials	15
Walls and Fences	16
Driveways and Walkways	18
Exterior Lighting	19
Mailboxes	20
Dog Houses and Runs	20
Play Equipment	20
Retaining and Screen Walls	21
Tree Removal	21
Awnings	22
Satellite Dishes	22
Signage	22
Utilities	22
Port-A-Johns	22
Landscaping and Site Development	22
Construction Maintenance and Miscellaneous	27
Appendix	
Architectural Style References	
Craftsman	
Colonial Revival	
Greek Revival and Neo-Classical	
Cary Park Architectural Examples	
Cary Park Architectural Details Examples and Requirements	
Cary Park Architectural Details Requirements	
Fences	
Property Boundaries and Details	
Approved Mailbox and Post	
Construction Signage	



ARCHITECTURAL REVIEW BOARD PROCEDURES



Architectural Guidelines Introduction

The following Architectural Guidelines (Guidelines) embody the preceding description of what Cary Park is and should continue to be in the future. These Guidelines will be the primary vehicle for establishing and maintaining the architectural correctness and diversity for any and all residential development that is unique to Cary Park. The Guidelines may be periodically updated as required by the Architectural Review Board (ARB).

Architectural Review Board Procedures

1. The Cary Park ARB shall enforce the Guidelines. Proposed houses must be submitted to the ARB for final review and approval prior to beginning any construction. The builder, superintendent or sales agent must present proposal in person.
2. All proposals and questions shall be submitted to the ARB, at the Cary Park Sales Office, 101 Lantern Ridge Lane, Morrisville, N.C., 27560, (Tele. 469-1293, Fax 466-8186). Please contact the Cary Park Sales Office to schedule appointments at ARB meetings.
3. Submittals shall include the ARB Submittal Checklist (in Appendix located at the rear of the Guidelines), Site Plan, Floor Plans, Elevations (front, sides and rear) color proposals (Color Selection Form) and any alternate / special details (i.e. handrails, columns, etc.). All submittals shall be one copy, 8-1/2" x 11", one-side only format. Concept drawings or preliminary plans may be submitted to the ARB for review, comment and approval to proceed before more detailed plans are completed.
4. The ARB meets on a weekly basis, typically on Wednesday afternoons. Builders must have each proposal approved by the Cary Park Sales Staff prior to submittal to the ARB. Allow one week for Cary Park Sales Staff review and approval. Builders shall present all proposals in person at ARB meetings. The ARB will review each proposal and determine if the proposal is either approved, approved with exceptions, disapproved or re-submit. Applications received after the submission deadline (ARB meeting time) will not be processed until the following week.
5. ARB meeting summaries will be completed within seven days after the ARB meetings and inserted in the permanent files at the Cary Park Sales Office at the following week's ARB meeting. If responses are required sooner than seven days, please attend the ARB meeting in person for immediate response and / or make such a request in writing. Copies of the meeting summaries will be forwarded to East West Partners, Cary Park Sales Office and the builder.
6. Final responses to ARB decisions (i.e. approved with exceptions and re-submittals) shall be re-submitted to the ARB for final review, approval and record prior to proceeding with construction.
7. No project may be started without formal ARB review and approval. It is the sole responsibility of the applicant to insure complete compliance with all relevant building

practices, code permits, and licensing requirements.

8. Failure to comply with ARB requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc.

Architectural Review Board Procedures for Alterations and Additions

1. After plans are initially approved, as noted in the preceding section, or after homeowners have closed on their property, the procedures of this section must be followed and completed for any alterations and additions.
2. The ARB Alterations and Additions Submittal Checklist form (see Appendix) must be submitted to the ARB for review of all exterior changes or additions to your residence or property. The list of changes, alterations or additions includes, but is certainly not limited to the following:

- Attached or Detached Garages
- Any addition to an existing dwelling
- Awnings
- Decks/Front or side Entrance Porches
- Dog Houses/Dog runs
- Exterior color changes
- Fencing
- Landscaping projects
- Patios
- Retaining Walls
- Screened Porches
- Storage Sheds/Playhouses
- Satellite TV Dishes

3. All proposals and questions shall be submitted to the ARB, at the Cary Park Sales Office, 101 Lantern Ridge Lane, Morrisville, N.C., 27560, (Tele. 469-1293, Fax 466-8186). Please contact the Cary Park Sales Office to schedule appointments at ARB meetings.
4. The Guidelines are in total effect concerning any alteration or addition. A copy of the Guidelines are available for reference at the Cary Park Sales Office. A copy may be borrowed and copied at the homeowner's expense.
5. The Application submittal should include the following as required to communicate the scope of the proposed new construction:

A plot plan (site plan, or reasonable facsimile) showing the location the proposed alteration or addition, the existing building, and property lines.

Detailed construction drawings to scale, including a full view of the addition, with elevations, as it will look attached to the existing structure. A view of the entire structure is necessary to

help determine balance.

Drawings or photographs showing the existing conditions before the proposed changes.

Samples of colors and materials, if different from existing building.

A landscape plan and plant schedule, if applicable or required.

Perspective drawings of complex projects.

6. Concept drawings or preliminary plans may be submitted to the ARB for review, comment and approval to proceed before more detailed plans are completed.
7. All submittals shall be one copy, 8-1/2" x 11", one-side only format.
8. The ARB meets on a weekly basis, typically on Wednesday afternoons. Homeowners and / or builders shall present all proposals in person at ARB meetings. The ARB will review each proposal and determine if the proposal is either approved, approved with exceptions, disapproved or re-submit. Applications received after the submission deadline (ARB meeting time) will not be processed until the following week. Incomplete applications, those with insufficient detail or improper format will be returned for revision.
9. ARB meeting summaries will be completed within seven days after the ARB meetings and inserted in the permanent files at the Cary Park Sales Office at the following week's ARB meeting. If responses are required sooner than seven days, please attend the ARB meeting in person for immediate response and / or make such a request in writing. Copies of the meeting summaries will be forwarded to East West Partners, Cary Park Sales Office (Permanent File), homeowner and builder (if applicable).
10. Final responses to ARB decisions (i.e. approved with exceptions and re-submittals) shall be re-submitted to the ARB for final review, approval and record prior to proceeding with construction.
11. No project may be started without formal ARB review and approval. It is the sole responsibility of the applicant to insure complete compliance with all relevant building practices, code permits, and licensing requirements.
12. Failure to comply with ARB requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc.
13. Major additions often have an impact on neighboring property. Plans must be well thought out to minimize any adverse impact. Applicants should consult with neighbors while making plans (See application).
14. The design must be compatible in scale, massing, character, materials, and color with the original house. New windows and doors should match, and be located to relate well with

■ ■ ■
existing windows. The roof pitch should match the original roof.

15. The location of the addition should not have an adverse impact on neighboring properties or impair the view of neighbors. Changes in grade or drainage must not adversely affect adjacent property.
16. Additions should be located to minimize the removal of trees and the destruction of natural areas. The ARB may require supplemental landscape treatment to compensate for the removal of vegetation, or to soften the addition visually.

■ ■ ■

ARCHITECTURAL GUIDELINES



Architecture

1. Architectural diversity is very important to Cary Park. Craftsman and Prairie style detailing is strongly encouraged along with other architectural styles such as Colonial Revival, Greek Revival, Neo-classical, and Queen Anne, which are reflective of the local historically compatible architecture. These varied details and architecture helps achieve the diversity and classic older neighborhood features which is a highest priority at Cary Park.
2. Architectural correctness is strongly encouraged and required with all architectural applications. See the “Architectural Style Reference” sections in the Appendix for appropriate and inappropriate uses of forms, materials, etc. It is strongly encouraged that each applicant reference “A Field Guide to American Houses” by Virginia & Lee McAlester and other similar architectural style reference books prior to submittal to the ARB.
3. Large Craftsman style dormers (i.e. shed, gable, hipped, etc.) are encouraged and may be required on some 1 and 1-1/2 story houses. Craftsman style architecture is required on certain restricted lots. See site restriction plan.
4. Diverse roof styles, building massing and materials are emphasized. Roof brackets and roofs with wide overhangs (1’-8” to 2’-6” wide and 1’-0” to 1’-4” wide at dormers) are strongly encouraged. Roof brackets shall be constructed of 4” x 4” wood members minimum and as approved by the ARB.
5. Continuous horizontal trim at the base of siding and above window / door heads is a primary element in Craftsman style architecture. This style also includes simple square edged exterior trim including wide window and door trim.
6. Textured finish materials such as shakes or a different width and orientation (i.e. board and batten, etc.) siding are emphasized at gable ends of roofs and around dormers. The emphasis also applies to trim detailing at gable ends and dormers.
7. Various muntin configurations should be used in windows (i.e. no muntins in lower sashes, 2 over 1, 4 over 1, 6 over 1, etc., prairie style muntins, etc.). Various shaped windows are encouraged (i.e. cottage style windows, special shape windows such as rounds, ovals, etc.). Various special window configurations are encouraged (i.e. triple window including one 6 over 1 center window with 4 over 1 side windows). Half glass doors (with various muntin configurations matching the window muntins) and doors with sidelites contribute to the architectural correctness of the Craftsman style houses.
8. Shutters are not allowed on Craftsman style architecture. Shutters are allowed on other styles of architecture where appropriate. However, shutters are only allowed on single windows and shall be sized appropriately to the size of the window. Shutters may be allowed on double windows, however shutters shall be sized to cover the entire window opening and reviewed and approved on a case-by-case basis. Shutters shall be painted wood or fiberglass. Vinyl shutters are allowed.

Solar collectors shall be located as inconspicuously as possible. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure. Collectors should be attached only to the roof, not free standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the collectors. This camouflage may require completely encasing the collectors. All metal parts should be painted to match the roof color. There should be a minimum exposure of piping with no piping running down the side of the dwelling. The ideal installation is one that is laid flat on the roof. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines. No topping or removal of trees on association common areas and/or greenways shall be allowed.

21. See the following sections for additional specific architectural recommendations.

Building Massing and Restrictions

1. A lot designation plan has been implemented to assure additional architectural diversity in Cary Park. All lots shall be classified by the ARB including designations for Craftsman style architecture, 1-1/2 story, porches, wrapped porches, etc. and shall not be altered without the written approval from the ARB. Under this designation plan a maximum of 60% of the homes may be 2 story with no more than three (3) 2-story houses allowed in a row.
2. Some lots are designated for Craftsman style houses. A Craftsman style house is typically a 1 or 1-1/2 story house with Craftsman style detailing such as low sloped roofs with roof brackets and knee braces, wide porches, brick pier based tapered wood columns, etc. See Appendix for additional Craftsman style detailing. The Craftsman style houses shall be classified by the ARB prior to submittal for construction or pre-sale.
3. Additional lots may be classified as 1-1/2 story houses.
4. One story houses are the least restricted and may be built on any lot.
5. The same or similar elevation will not be approved to be built within 5 lots on the same side of street or same distance opposite side of street (i.e. 4 lots between same or similar elevations). Same or similar detailed elevations on the same street will only be reviewed and approved on a case-by-case basis.
6. All houses visible from a street including but not limited to corner lots, lake front lots and lots with rear property lines adjoining a street shall have all four elevations finished consistently with the same detailing, colors, materials and attention as the front elevation. This consistency of architecture on all elevations is strongly encouraged on all other houses.
7. Wrapped porches are required on all corner lots for additional massing diversity. See porch section for additional details and requirements.

- 8. Build-to lines are established for each lot on the architectural plat. Houses are to be built as close to the minimum frontyard setback (25'-0" typically) as possible unless steep topography or narrow lot width at street (i.e. cul-de-sac lots) require otherwise.
- 9. House locations on atypical sites including difficult topography shall be verified on site including finish floor elevations with ARB prior to proceeding with construction.

Square Footage Requirements

- 1. Maximum and minimum square footage requirements have been established for single family detached housing as noted below:

Over 75' Wide Lots: No Max. SF
75' Wide Lots: 3,250 SF Max.
50' Wide Lots: 2,600 SF Max.
32' Wide Lots: 2,000 SF Max.

1 Story: 1,800 SF Minimum
1-1/2 Story: 2,200 SF Minimum
2 Story: 2,400 SF Minimum

- 2. NOTE: All "finishable" floor area is counted. Basements and third floor walk-up attics are not included in "finishable" floor area.
- 3. Square Footage Maximums and Minimums may also be implemented on other product types.

Porches and Decks

- 1. Front porches will be required on two (2) out of three (3) lots with frontage along the collector roads. On other lots, porches will be required on one (1) out of three (3). See lot designation plan for specific porch locations. Porches are recommended on all lots.
- 2. Porches shall be functional with the main area of the porch to have a minimum of 7'-0" minimum (8'-0" recommended) between the face of the house and the outside face of the porch column and / or handrail (whichever is most critical). The intention here is to provide ample space for furnishings (swing, glider, chairs, etc.) and circulation. Porch space that is used for circulation only may be smaller and will be reviewed on a case-by-case basis.
- 3. Houses on corner lots shall be designed to architecturally address the corner and both street frontages. Therefore, houses on corner lots shall have porches that wrap the house corner (facing the intersection) at least 8'-0" around the side elevation. It is suggested that additional doors be located on the wrapped porch where appropriate (i.e. private door from a living, dining or bedroom area).
- 4. All porches, decks and stair risers must be enclosed. Lattice used under front porch must be a horizontal pattern (not diagonal). Lattice shall be wood and painted or stained to match the

- 5. Detached and rear load garages are strongly encouraged. Rear and side load garages are especially encouraged on corner lots and may be required in most cases.
- 6. All front load garages and garages facing street on corner lots shall have single car width doors in lieu of a double width door. Single car width doors will be required on side load garages where the garage has high visibility from the street. Single width garage doors shall be 9'-0" wide. Doors less than 9'-0" are not allowed.
- 7. Glass panes in upper garage door panels are required on Craftsman style houses and encouraged on all others.
- 8. Garages shall be designed and constructed properly for sufficient space for storage of vehicles and comfortable circulation around vehicles into the house. Steps, mechanical equipment, storage shelving, etc. shall not prohibit vehicle storage and circulation.
- 9. Garage finished floor elevations shall be coordinated with the main house finished floor elevation a maximum of 2'-0" difference to minimize amount of steps (3 risers maximum) from garage to main house and minimize the amount of siding and trim above the garage doors. Additional attention and detailing is required over garages where large areas of siding exist (i.e. use of roof elements, trellis, etc.). Finished floor elevations on lots with questionable (i.e. moderate to severe) topography shall be reviewed and approved on site by the ARB on a case by case basis prior to beginning construction.
- 10. All detached garages, carports and storage buildings shall be finished to match the main house detailing and colors. Detached structures are not allowed in front or side-yards, or locations that obstruct the view of the lake or other natural areas by adjacent properties.

Exterior Colors and Materials

- 1. Recommended color schemes have been prepared by the developer and are available in the Cary Park Sales Office for customer selection. A list of these color schemes and a Color Selection Form are included in the Appendix.
- 2. One color scheme must be selected and submitted to the ARB for review and approval prior to painting house. In case of conflict with existing homes, another color choice may be required for ARB review and approval. Review the Cary Park files and adjacent house colors for color coordination and prevention of color duplication prior to submittal.
- 3. Color schemes outside of the recommended color spectrum will be considered on a case by case basis. Colors other than those selected from the color selections at the Cary Park Sales Office shall be submitted with color chip samples (minimum 2" square in size) for ARB review and approval. Larger color samples or actual samples painted on the house may be required.

- 4. Colors should be submitted with the original house submittal to best assure your first choice selection. Note: Color selection approval based on a first-come first-serve basis.
- 5. Various exterior colors are encouraged on the same house (i.e. siding, siding in gable ends, dormers, doors, shutters, window sashes, etc.).
- 6. Brick colors shall be in the red / brown range only and shall be submitted for ARB review and approval with the formal lot submittals / proposals.
- 7. Garage doors shall be painted to match the trim or siding color as directed and approved by the ARB to minimize the impact of the garage doors on the streetscape. The garage door color shall be designated / requested on the Color Selection Form.
- 8. Fences in side and rear yards may remain unfinished. However, fences in front yards and locations visible from street (i.e. side yard fences facing street, corner lot fences facing and visible from streets and the lake, etc.) shall be painted to match the house trim color.
- 9. Asphalt shingles and metal roof materials are allowed and the color and texture shall be consistent with the house's design and detailing. Shingles colors other than the black, gray or brown range shall be submitted to the ARB for review and approval prior to beginning construction.
- 10. All roof mounted equipment and penetrations (i.e. plumbing vents, HVAC vents, ridge vents, skylights, attic fans, etc.) shall be painted or finished to match the roof color.
- 11. Gutters and downspouts may be exposed only if painted to match the color of the adjacent trim, wall, column, etc. color.
- 12. Accent colors on doors, window sashes, upper gable ends and dormers, etc. are strongly encouraged.

Walls and Fences

- 1. Fencing can detract from the open character of Cary Park property and may have both a visual and a physical impact on adjoining property. Careful consideration must be given to the fencing concept and execution. In Cary Park, the only acceptable reason for yard fencing is to restrict the movement of children or pets to or from their property. Privacy is not a reason for fencing. If the desired end is privacy, this should be addressed with landscaping. An "open" type fencing is preferred. See acceptable fence types and details in the Appendix.
- 2. Whenever possible, alternatives to hard fencing should be used. The use of landscaping and plant material, or combinations of plants and short segments of fencing, or fencing hidden in plant material may achieve the sought-after goal.

- 17. Chain-link fences are not allowed.
- 18. Split rail or horse farm type horizontal railing fences, are not allowed.
- 19. All fence details and locations must be reviewed and approved by the ARB on a lot by lot basis.
- 20. Low stone and brick masonry walls are allowed and encouraged. See Appendix for examples.
- 21. Photographs and details of approved fences are included in the Appendix.

Driveways and Walkways

1. "Carolina" divided driveways are encouraged to give visual relief to longer driveways. The dimensions for the Carolina drive shall be 2' - 6" wide concrete on each side of a 2' - 6" wide sod strip for a total width of 7' - 6". Carolina drives should begin and end allowing required turning radius to avoid driving on center sod strip. Carolina drives should only be used where proper turn arounds are provided to allow for driving forward into and out of drive area to avoid damage to sod infill. Carolina drives should also be avoided where extreme topography may exist and therefore hindering proper vision up and down drive. Brick pavers, textured concrete, stone, etc. are encouraged as an alternative infill in the sod strip area.
2. Parking will not be permitted on areas where the subdivision's drainage flow may be interrupted.
3. Driveways and vehicle parking pads shall be paved with a hard surface material such as concrete, exposed aggregate in concrete, concrete stone or brick pavers. Any type of pad other than naturally colored concrete shall be reviewed and approved by the ARB on a case-by-case basis. Asphalt driveways are not permitted. The aggregate base, thickness, reinforcement, etc. should comply with good construction practices. Close attention must be paid to driveway, garage, carport, etc. placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots. Curb cuts/aprons shall be built to Town of Cary standard specification and detail.
4. Reduce width of drive at the street to single car dimension.
5. Additional driveways will not be permitted for parking purposes except in front of the garage or as approved by the ARB.
6. Shared driveways are permitted. However adequate space shall be provided for turn-around space and parking.
7. Parking and storage of trailers, camping trailers, boats, recreational vehicles, etc. will not be allowed on site unless screened totally from view from the street (i.e. landscaping,

fences, garage storage, additional storage building, etc.).

8. Walkways (minimum of 36" in width) are required to extend from the front door to the street sidewalk in a perpendicular or curvilinear orientation. This may be waived on lots that require the house be set back a substantial distance from the street (i.e. cul-de-sacs) and where existing trees prohibit. Where the grade and length allow, steps and multiple landings within stringers in the walkway to street are encouraged. Stringers, brick paver detailing, textured concrete, etc. are also encouraged on all walkway steps. Walks shall be constructed of poured-in-place concrete, brick pavers, concrete pavers or stone. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the principal structure and design detailing. Any material other than naturally colored concrete shall be reviewed and approved by the ARB on a case-by-case basis. Extension of walk into "Tree Lawn" between public sidewalk and curb shall be naturally colored concrete, unless approved by the ARB on a case-by-case basis.

Exterior Lighting

1. Post lights are encouraged and must be approved prior to installation.
2. Site lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not desired, or allowed by Town of Cary Code. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings.
3. Exterior lighting shall be shielded from adjacent properties.
4. Building-mounted floodlights shall be provided with shields for the lamps. Lights shall be aimed downwards, and away from adjacent properties. No floodlights shall be allowed on the front elevation or the front corners of any house.

■ ■ ■
basis.

Retaining and Screen Walls

1. Retaining walls shall be unobtrusive as possible and built to the minimum height needed to serve their function.
2. Materials may be brick, natural stone, square corner timbers, or concrete, depending on location and contextual relationship. Generally, rounded landscape timbers will not be approved due to their lack of stability when used to retain earth, the strong horizontal lines created by the juxtaposition of the timbers, and their appearance.
3. The ends of the walls should be tapered into the ground rather than abruptly ending in space. If the height of the wall would require a railing to comply with county building codes, the applicant should consider stepping the wall in a terracing effect.
4. Mechanical equipment should be concealed and located so as not to have an adverse effect on the use of adjacent property.
5. Landscaping will usually be required to soften the visual impact of retaining walls, screen walls, and other exposed structures.
6. All garbage and recycle containment and receptacles shall be located inside house or garage or totally screened from view.

Tree Removal

1. When people think of Cary Park, they see trees. Please, protect and preserve them.
2. No live ornamental trees (e.g. holly, dogwood, redbud) may be removed without specific written approval.
3. No live deciduous or evergreen trees the trunks of which are six or more inches in diameter as measured two feet above grade may be removed without specific written approval.
4. Removal of live trees will be approved if their continued existence would be detrimental. In many cases, the ARB may require replacements. “Detrimental” conditions include physical intrusion by trees, roots, and branches on buildings or other structures in a way that could cause damage, excessive shade, or could block paths and sight lines from vehicles. Overgrowth may also be considered detrimental.
5. Trees damaged by storms or other events may be removed without approval.

Awnings

- 1. Awnings may be appropriate for rear or side-yard patios and decks, or even exposed rear entrances.
- 2. Awnings must be consistent with the architectural style and scale of the house. The color of the fabric must be compatible with the existing house colors. Any exposed frames must be painted to match the trim or the dominant color of the house.

Satellite Dishes

- 1. Provide specifications on size and color of dish and proposed location. The ARB reserves the right to deny the request if it is determined that the location of the dish would make it unsightly from the street. Dishes larger than 2’-0” in diameter are not allowed. Dish color shall be match house or trim color where possible, as determined by the ARB.

Signage

- 1. Construction and builder/subcontractor signage is restricted to the format as noted in Appendix.

Utilities

- 1. Each lot is responsible for the location/verification of all utilities prior to the commencement of any clearing or grading activity.
- 2. Any discrepancies must be brought to the immediate attention of the ARB before any clearing begins.
- 3. Location of utilities after clearing operations have commenced will be the responsibility of the lot owner.

Port-A-Johns

- 1. The provision of port-a-johns are required per local ordinances and must be placed outside the street and utility rights-of-way in order to permit the timely placement of utilities.

Landscaping and Site Development

- 1. All landscaping will be in accordance with the requirements of the Town of Cary Unified Development Ordinance and the Cary Park Planned Unit Development Guidelines. Nothing herein shall be construed to be less than nor to reduce the requirements of those documents. In particular, streetscape and buffer requirements shall be adhered to.
- 2. A landscaping plan is required. Indicate types of plants, sizes and locations. The plan shall be a minimum of 1” = 30’-0” or greater. Landscape design should be integrated into the design of the home, from its inception. The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant

- 12. Screening shall be provided for all service areas, meters, HVAC equipment or as otherwise specified by the ARB. Screening shall consist of one or more of the following methods: A planting screen consisting of a minimum of two staggered rows of evergreen shrubs with a minimum height of four feet installed and spacing that will form an effective visual screen or a wall or fence of a material specifically approved by the ARB.
- 13. No fence, wall, hedge, shrub planting or grades, which may obstruct vehicular sight distance, shall be permitted at any driveway turnout or intersection. No fence, wall, hedge, shrub or trees may be planted on any street right of way except as approved by the ARB.
- 14. Permanent exterior clotheslines are not allowed.
- 15. Lawn ornaments, freestanding flagpoles and lantern poles, flood lights and security lights, and fishponds require approval of the ARB. Items not requiring approval of the ARB include holiday decorations, and for sale, for rent, garage sale, yard sale, and political campaign signs provided that such signs are in accordance with standards set forth by the ARB. These types of signs are also regulated by the Town of Cary, and those code standards shall also be honored. On the items which don't require approval, the ARB reserves the right to request a homeowner to remove an item if surrounding homeowners complain and if, upon inspection, the ARB considers the item unsightly or a nuisance.

Cary Park Minimum Landscape Requirements

Foundation Shrubs-Low Growing

Quantity	Size	Spacing	Notes
12 (more if needed)	18"-24"	30" o.c. Max	Azalea, Laurel, Holley, Boxwood, Hawthorn, Abelia, Euonymus, Dwarf Buford, Nandina, etc.

Foundation: Accent Shrubs-Medium Growing

8 (more if needed)	3'-4'	5'-0"	Holly Boxwood, Acuba, Camella, Ligustrum, screen is Cleyera, Elaeagnus, Juniper, Wax Myrtle, Ogmanthus, Pyracantha, etc.
-----------------------	-------	-------	--

Large Evergreen Screen or Accent

2	7'-8'	8'-0" to -10'-0" O.C.	Magnolia, Wax Myrtle, Ligustrum, Osmanthus, Pines, Pyracantha, Viburnum, etc.
---	-------	-----------------------	---

■ ■ ■

Flowering Accent Shrubs

4	24"-30"	N.A.	Quince, Hydrangea, Jasmine, Rhododendron, Rose, Spirea, Azelea, Camellia, Forsythia, etc.
---	---------	------	---

Flowering or Accent Tree

1	1.5"-2" (7-8)	N.A.	Dogwood, Plum, Cherry, Serviceberry, Redbud, Japanese Maple, etc.
---	------------------	------	---

Street Tree

1,2, or 3	2.5"-3"	N.A.	Placement to be determined by the ARB.
-----------	---------	------	--

Review neighborhood requirements as described in next section and coordinate with East West Partners.

Street Tree Requirement (min 2 1/2" - 3" Cal.):

1. Street yard trees shall be installed outside of the public right-of-way, or, at least 15' behind the back of curb to avoid conflict with Town of Cary sidewalk and utility corridor standards.
2. East West Partners shall approve and/or flag the location for all street trees.
3. The street tree requirements are as follows per the specific parcels and streets:

Parcels SF-1a & SF-1b: Palmwood, Mintawood, Orangewood, Grahamwood, Birdwood, Hedgewood Courts

These lots are approximately 80' in width, and require one (1) street yard tree installed for each lot. Corner lots shall require a street tree for each 80'-0" in length along the side street elevation in addition to the tree in the front street elevation. The specified tree shall be:

Quercus phellos (Willow Oak)	14' height min.	2.5-3.0" caliper min.	B&B
---------------------------------	-----------------	-----------------------	-----

Parcel SF-2:

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require two (2) street yard trees installed for each lot. Proximity of right-of-way may be adjusted to suit conditions. Corner lots shall require a street tree for each 80'-0", or portion thereof, in length along the side street elevation in addition to the tree in the front street elevation. The specified tree shall be:

Acer saccharum	14' height min.	2.5-3.0" caliper min.	B&B
----------------	-----------------	-----------------------	-----

■ ■ ■
'Legacy'
(Legacy Sugar Maple)

Parcel SF-3 & SF-4: Morris Branch, Belles Landing, Grannon Courts

*Builder shall use trees from specified source. Source determined by Jerry Turner & Associates.

These lots are approximately 90' to 100' in width, and require two (2) street yard trees installed for each lot. Corner lots shall require a street tree for each 80'-0" in length along the side street elevation in addition to the tree in the front street elevation. The specified tree shall be:

Acer rubrum 'Red Sunset' (Red Sunset Maple)	14' height min.	2.5-3.0" caliper min.	B&B
---	-----------------	-----------------------	-----

Parcel SF 5: Poplin, Creekbury Courts

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require two (2) street yard trees installed for each lot. Proximity to right-of-way may be adjusted to suit conditions. Corner lots shall require a street tree for each 80'-0", or portion thereof, in length along the side street elevation in addition to the tree in the front street elevation. The specified tree shall be:

Acer saccharum 'Legacy' (Legacy Sugar Maple)	14' height min.	2.5-3.0" caliper min.	B&B
--	-----------------	-----------------------	-----

Parcel SF-6; 7:

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require two (2) street yard trees installed for each lot. Proximity to right-of-way may be adjusted to suit conditions. Corner lots shall require a street tree for each 80'-0", or portion thereof, in length along the side street elevation in addition to the tree in the front street elevation. The specified tree shall be:

Acer rubrum 'Red Sunset' (Red Sunset Maple)	14' height min.	2.5-3.0" caliper min.	B&B
---	-----------------	-----------------------	-----

Parcel SF-8a:

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require two (2) street yard trees installed for each lot. Proximity to right-of-way may be adjusted to suit conditions. Corner lots shall require 3 street trees. The specified tree shall be:

Acer saccharum 'Legacy' (Legacy Sugar Maple)	14' height min.	2.5-3.0" caliper min.	B&B
--	-----------------	-----------------------	-----

Parcel SF-10:

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require one (1) street yard tree installed for each lot. Proximity to right-of-way maybe adjusted to suit conditions. Corner lots shall require 3 street trees. The specified tree shall be:

Acer rubrum 'October Glory' (Red Maple)	14' height min.	2.5-3.0" caliper min.	B&B
---	-----------------	-----------------------	-----

Parcel SF-11: Boulevard Application

These lots are approximately 90' to 100' in width, but are primarily cul-de-sac lots and require two (2) street yard trees installed for each lot. Proximity to right-of-way may be adjusted to suit conditions. Corner lots shall require a street tree for each 80'-0", or portion thereof, in length along the side street elevation in addition to the tree in front street elevation. The specified tree shall be:

Acer saccharum 'Legacy' (Legacy Sugar Maple)	14' height min.	2.5-3.0" caliper min.	B&B
--	-----------------	-----------------------	-----

Parcel SF-11: Interior Street, Not Boulevard

Acer <u>Ulmus</u> 'Allee' (Allee Elm)	14' height min.	2.5-3.0" caliper min.	B&B
---	-----------------	-----------------------	-----

Construction Maintenance and Miscellaneous

1. During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) to assist in keeping the debris from being scattered. This barrier shall also include a large waste can with a top that has a sign indicating misc. paper waste (i.e. lunch waste).
2. Weekly (Fridays required) and after construction is completed, no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto. No excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the Cary Park Property Owners' Association. Failure to comply with the request will cause removal of the debris by action of the Cary Park Property Owners' Association and all related costs will be charged to the homebuilder or the homeowner.

- 3. During construction, all streets shall be kept clean of mud and trash and all broken curb or paving shall be promptly repaired.
- 4. It is the primary responsibility of each homeowner to maintain their property in a way that it does not detract from the overall beauty of the Cary Park Community. Following is a list of areas that should be reviewed on a regular basis to ensure that your home is in good repair:
 - a. Shrubbery, trees, and lawns
 - b. Driveways and sidewalks
 - c. Decks
 - d. Fences
 - e. Play equipment
 - f. Roofing
 - g. Wood
 - h. Paint and stain
 - i. Garbage can storage
- 5. If at any time the ARB or the Cary Park Property Owners' Association is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the Cary Park Community, representatives of the Association will make a site inspection. Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Association may be forced to take more strenuous action and all related costs will be charged to the homebuilder or the homeowner.
- 6. There are many changes and additions that property owners can make to their property. The ones described in these Guidelines are the most common. If the project is not included in the Guidelines, refer to the one that is closest in concept to your project and use it as a guide for preparing an application to the ARB.
- 7. Most of all, in all that is proposed, consider the neighbors and neighborhood to provide the best aesthetic and quality project possible.