

ARCHITECTURAL CONTROL COMMITTEE GENERAL GUIDELINES

08/25/1992, revised 04/15/1997, 7/25/1998, 8/28/2000, 01/26/2022

The following are guidelines established by the Architectural Control Committee with input from homeowners of The Forest. These guidelines are designed to protect your community and the investment you have made in it. They are intended to assist you when requesting Committee's approval of plans for alterations to the exterior of your own home and property, and to help assure homeowners' changes meet the requirements of the covenants: [changes must be] in harmony with existing structures, as to style, shape, color and size." Your familiarity with and adherence to these guidelines will help assure quick and positive responses to your requests.

1) Storage sheds, gazebos, playhouses/clubhouses may be constructed upon prior written approval from the Architectural Control Committee. Requests should include a detailed description/drawing of the requested item along with a lot map with the location of the item. Sheds shall match the house exterior in style and color. These structures may not be placed in areas defined as buffers on recorded maps. Depending on size, these structures may have further restrictions on placement and material and may require a permit from the Town of Cary.

2) Animal enclosures will be required for pets that are kept outdoors. The guidelines for animal enclosures will be the same as for fences. A house may act as one side of the enclosure. This item is clearly stated in the covenants.

3) Walkways, driveways, parking pads and may be installed upon written approval of the committee. Requests for such items should include a lot map with the location of the items requested, along with a detailed description of the item. Any unconventional **exterior lighting** must also be approved.

4) Pools, both above ground and in ground, may be installed upon written approval of the committee. Pools must have a fence around them that is six feet in height. Requests for a pool and fencing must include a lot map showing their location.

5) Satellite dishes 39 inches or less in diameter may be installed *with* prior written approval. Requests should include a description of placement to ensure that disks are not placed in an obtrusive place if a less obvious location can still receive the satellite signal. The 1989 covenant's prohibition of satellite dishes remains but only applies to dishes greater than 39 inches in diameter. Note that placement of external television antennas, like satellite dishes, requires approval of the committee. Installation of an antenna in the home or attic is preferred.

6) Siding/Trim/Windows: Material for siding/trim/windows (replacement and for additions) should be similar *in appearance* to the original used on homes in The Forest. The Committee considers certain styles of cement/fiber-based siding products such as Hardiplank hardboard to be acceptable. In addition, high quality vinyl siding may be considered. Guidelines for vinyl are as follows:

- Vinyl must be a high quality: solid color-throughout to avoid fading (i.e. no "gray-back" siding), at least .042" thickness.
- The siding design must include a rolled-over nail hem (top ridge) that adds stiffness and helps increase wind resistance.
- The style must be Beaded (6.5" exposed), or Dutch or Shiplap, 4.5" exposure or more, which is similar to the "Dropside" style found in parts of The Forest.

Vinyl replacement windows and trim, if added, must have a similar street-appearance to the original. Preferably, windows within sight of streets include dividing grills.

If there is any doubt as to a product being similar in appearance, a sample or specific product description and/or photo should be submitted to the Committee.

7) Color changes to exterior surfaces such as siding, trim, doors, shutters, decking, roofing and fencing must have prior written approval of the Committee. Color samples should be submitted along with your request. Brick veneer walls and foundations must match the natural red-brown brick found throughout the neighborhood to keep "in harmony" with the style of existing homes.

8) Re-roofing with fiberglass/asphalt shingles does *not* require approval as long as the color and style closely match what is already in the neighborhood. Any desire for a variation from what already exists would require approval.

9) Fence installation requires approval (unless it is a replacement with no change in height, location, and style). To be approved, it ***must be of wood and match an existing style*** already approved for the neighborhood. Fences may be constructed in back yards; not in buffer areas; and may extend from the back to approximately halfway along side yards. Evergreen shrubs should be planted along the outside of any section of fence that encroaches on the front half of a side yard. On corner lots, no part of the fence may be closer than 16 feet from a sidewalk or curb and evergreen shrubs must be planted outside any section that is closer than the house is to the curb.

Fences must be between four and six feet in height, made of wood, and either left natural, stained, or painted. A sample of paint or stain (if intended) should be specified or sample included in the request. If the fence is to be around a pool, it must be six feet in height. Posts must be at least 4"x4" and set in concrete, spaced no more than 8 feet apart (7 feet is recommended). Rails must be at least 2"x4". For fences less than 6 feet in height, posts must each be finished off with ornamental tops and rails run near-parallel to grade (not stepped). The approved six-foot high style has lattice across the top.

Requests for fences should include: a lot map with the location of the fence, the height, and the statement "to match the style found at address _____" (or a diagram showing the fence style). Modifications and exceptions may be made in individual cases with respect to height or location of the fence upon showing good cause.

10. Large tree removal is considered an alteration to the property that requires (per the covenants) approval of the Architectural Control Committee. (A large tree is defined as one having a trunk diameter exceeding 6 inches, four feet above ground level). Except for defined buffer areas, the planting or removal of smaller vegetation does not require approval. The Grounds Committee must be consulted about any plans for alterations to the landscape in designated buffer areas. NOTE: Approval is NOT required for the removal of any tree on your property that is dead, diseased or poses an imminent threat or danger to persons or property.

11. Additions, sunrooms, screened-in porches, decks all require approval of the Committee. The style of the structure must be "in harmony" with the neighborhood and must meet conventional residential building practices. Front-facing walls of 6' length or more must have windows and/or doors. Windows on the front and sides of homes must match the style of existing approved ones in the neighborhood. Additions of standard heated living areas must be on a slab or enclosed crawl space. Exposed foundation walls must be of brick or brick veneer, not concrete or concrete block, and the brick color must match the existing foundation as closely as possible. A deck, screened-in porch or sunroom over a deck may only be constructed on the rear of a house. All these structures must be permitted by the Town of Cary.

The Committee has a formal request form that should help you with submitting your requests. The back of the printed form provides details about the approval process. Please contact the Committee Chairperson or any committee member to receive a copy of this form.

REFERNCE: (Article VII of the Covenants) "No [improvements] may be undertaken on any of the Properties without prior review and express written approval of the Board of Directors of the Association, or by an architectural committee... The Association shall have the right to enter upon any of the properties during site preparation or construction, erection, or installation of improvements to inspect the work being undertaken and to determine that such work is being performed in conformity with the approved plans and specifications and in a good and workmanlike manner, utilizing approved methods and good quality materials."