

**SUMMERLIN FALLS
HOMEOWNERS ASSOCIATION, INC.**

5129 OLEANDER DRIVE STE. #101
910-392-3130 OFFICE

WILMINGTON, N. C. 28403
910-395-4343 FAX

ARCHITECTURAL REQUEST INFORMATION

The architectural character of Summerlin Falls was established by the architects who originally designed it. The Architectural and Grounds Committees are responsible for preserving the architectural integrity and intent of that design. They establish architectural and grounds control standards that are not intended to stifle the imaginative or creative desires of owners, but rather assure them that protective restrictions are in effect which will help maintain the appearance and value of their property. Although not all-inclusive, the following are representative of the majority of controls that have been established. Any owner wishing to perform work on the exterior of their unit or to place anything on Common Area Property must first complete a written request and submit it to the Committee through Association Management. A written response (approved, approved subject to changes being incorporated or rejected) will be made to the applicant. Owners may begin work upon receipt of the written approval but must conform to the approved method. Completed work is subject to final approval by the Committee.

1. The committee will consider only written requests. A decision will be rendered within 45 days of receipt.
2. If a proposal is rejected, the applicant is free to request the committee reconsider its position if clarification or corrective measures can be made. Final appeal is to the Board of Directors.
3. A description of the project should include all information necessary for the committee to take action. Data should include height, width, length, size, shape, color and location of the proposed improvement. Photographs or sketches of similar completed projects will aid in the committee's consideration.

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ACTIVITIES REQUIRING ARCHITECTURAL APPROVAL OR THOSE WHICH ARE NOT ALLOWED

- Any addition to an existing lot, exterior alteration, modification or change must first be approved.
- Any change requested must be compatible with the existing design.
- Only exterior materials that presently exist on the structure will be considered for approval.
- Exterior color changes will be approved only if they are in harmony with the existing decorative scheme.
- Only areas that were originally painted may be repainted or re-stained (in original color) as may be the case.
- Any fence or screen must first have committee approval before installation is undertaken.
- No fence or screen will be approved if its installation will obstruct the sight lines of others.
- Owners wishing to install plants on common area or limited common area (none may be installed in the Common Courtyard without prior approval) must first obtain written approval of the appropriate committee. Applicants should consider the **(1)** mature growth aspects of any plants they are requesting to install, **(2)** if it will be an interference with termite inspections (grow to close to the building), **(3)** if the plant can be harmful to passerby (such rose bushes) and if it is a "fast growth" plant that will require more pruning care than that which is contracted for. Plants placed on common area are subject to removal to the extent that grounds contractors may be caused additional labor to work around them. The increased labor would be at additional cost to the association. **(4)** Planter pots (in the area of your personal entry door) (not more than 2 per unit) may not exceed 12"x12"x12" and must contain live plants that do not exceed 24" high and 24" in diameter. Empty planters must be immediately removed. **(5)** Restrictions apply to the planting of vines or installation of statuary.
- TV, Radio or DSS antennas shall not be installed on or around a building without first receiving written approval from the committee. No antenna may be mounted on a roof or fascia of a building.
- Exterior lighting installations will first require committee approval and must be installed in such manner as to not annoy a neighbor.

THESE GUIDELINES ARE NOT ALL INCLUSIVE. IF THERE ARE QUESTIONS, CONTACT THE COMMITTEE FIRST.

SUMMERLIN FALLS HOA -- ARCHITECTURAL APPLICATION

NAME: _____ HOME PHONE: _____

ADDRESS: _____ WORK PHONE: _____

CITY-ST-ZIP: _____ CELL PHONE: _____

DESCRIBE YOUR REQUEST: _____

DRAWINGS - PICTURES ARE ATTACHED

APPLICANT SIGNATURE: _____ DATE: _____

APPLICANT - DO NOT WRITE BELOW THIS LINE

APPLICATION:

APPROVED CHAIRMAN SIGNATURE: _____ DATE: _____

APPROVED SUBJECT TO CHANGES
THAT ARE ATTACHED: CHAIRMAN SIGNATURE: _____ DATE: _____

REJECTED: CHAIRMAN SIGNATURE: _____ DATE: _____

NOTES TO APPLICANT: _____
