

**AMENDMENT TO THE ARCHITECTURAL GUIDELINES
FOR
CHURCHILL**

This Amendment is adopted by Churchill LLC, a North Carolina limited liability company ("Declarant"), as of the 7th day of November, 2011.

BACKGROUND STATEMENT

On December 22, 2005, the Declarant filed the Declaration of Covenants, Conditions and Restrictions for Churchill, which was recorded in the Office of the Register of Deeds for Wake County, North Carolina in Book 11744 at Page 829, *et seq.* ("Declaration"). Then Crosland Churchill, LLC assigned to Churchill, LLC all rights as "Declarant" under the Declaration and the North Carolina Planned Community Act, pursuant to the Assignment and Assumption of Declarant Rights recorded on April 30, 2010 in Book 13926, Page 1176, *et seq.*, in the office of the Register of Deeds for Wake County, North Carolina.

The property described in the Declaration comprises the community known as Churchill. The Declaration establishes various covenants, conditions, restrictions and obligations with respect to the property comprising Churchill, including requirements for architectural review.

Pursuant to Section 4.3 of the Declaration, the Declarant adopted the initial Architectural Guidelines attached as Exhibit "D" to the Declaration, which were supplemented by an amendment ("Architectural Guidelines"), and reserved the sole and full authority to adopt and amend the Architectural Guidelines so long as the Declarant owns any property within Churchill or has a right to expand the Churchill community under Section 9.1 of the Declaration, and until a certificate of occupancy has been issued for a dwelling on every Unit in the Churchill community. Such authority remains in effect and the Declarant now desires to amend the Architectural Guidelines as set forth herein.

STATEMENT OF AMENDMENT

The Architectural Guidelines are hereby amended as attached.

ADOPTED and effective as of the date first set forth above.

DECLARANT: CHURCHILL, LLC, a North Carolina limited liability company

By: _____

Name: _____

Its: _____

Attest: _____

Name: _____

Its: _____

CHURCHILL

COMMUNITY ASSOCIATION

ARCHITECTURAL GUIDELINES

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ARCHITECTURAL GUIDELINES MOST FREQUENT ISSUES REMINDER LIST

The following are some of the most important items to remember to maintain and enhance our property values in the Churchill Community. Additionally, this list will help assist you in planning any exterior changes to your property. Please remember all exterior changes / improvements must be approved in writing by the Architectural Review Committee prior to any changes being made. Please see Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions for Churchill for additional Restrictions and Rules.

Fences / Decks / Screened Enclosures / Outdoor Living Areas / Storage Sheds

- Please remember to get written approval prior to any installation or changes.

Signage

- No signs, stickers, etc. are permitted in windows, with the exception of alarm and pet signs. Signs expressing support of or opposition to political candidates are allowed per constraints outlined in the Declaration of Covenants, Conditions, and Restrictions for Churchill. Homemade signs in yards are prohibited.

Dogs

- Maintenance of the yard to keep it free from offensive odors is required.
- Please note all homeowners are required to pick up after their pets (this is Wake County Law). Please be courteous!
- Dogs must be leashed at all times! Call animal control if you see a loose dog.

Garbage Cans

- Trash storage needs to be screened from the road. Store trash and recycling bins behind the home or in the garage, not on the front porch, at the side of the home, or in front of the garage.

Toys / Play Equipment

- No items (toys, bikes, garden equipment, trash containers, chairs, wood, recycling bins, etc.) may be left in front or side yards or on porches when not in use.
- Individual home concrete or other similar material sport courts are prohibited.

Parking

- Parking vehicles on lawns, common areas, on the street, over the sidewalk are prohibited, including sidewalks that go through driveways. For events such as Garage Sales or parties, it is the responsibility of the homeowner hosting the event to inform neighbors and make provisions to prevent damage to the neighbors' yards.

Satellite Dishes

- Satellite dishes are to be no more than 30" (one meter) in diameter, with hidden cable.
- Preferred placement of the dish is on the rear roof. If placement is necessary on the side of the yard, screening with plant material and/or painting the dish to match the background is required.
- Dishes placed in the front yard are prohibited, unless written architectural approval is received.
- Should an Homeowner determine that a satellite dish cannot be located in compliance with the above guidelines without (i) precluding reception of an acceptable quality signal, or (ii) unreasonably increasing the cost of installation, maintenance, or use of the satellite dish, then the Homeowner may apply for approval of an alternative location in which an acceptable quality signal can be received.

Mailboxes and Posts

- Units shall be replaced with the same type used in Churchill and painted / repainted / finished to match the others in the community. At the time of these updated documents were revised, the units have been provided by:

Southern Woodcraft & Design - Street & Mailbox Division
114 Southgate Drive, Oxford, NC 27565 (919-693-8995)

Yard Maintenance

- Lawns must be well kept with uniform ground coverage. Grass should be kept no more than 6” high. Edging and pruning should be done on a regular basis. Driveway and sidewalk cracks should be kept clear of grass and weeds. The designated lawn area should be fully covered with grass. Any brown or bare patches should be repaired during the spring or fall seeding season. Dead trees and shrubs must be removed and replaced with plantings of similar size and shape. All planting beds shall be mulched yearly with pine bark, pine straw, or similar natural color mulching material. Brightly colored mulch (e.g., red) is not acceptable.

Boats, Trailers, etc.

- Recreational vehicles, watercrafts, boats, trailer, etc. may only be parked / stored in the garage. Campers are prohibited.

Garage Doors

- All garage doors should be kept in the closed position unless in immediate use.

INTRODUCTION

In any planned community, questions naturally arise as how to maintain a harmonious, quality development as the community matures. The following guidelines attempt to provide a meeting ground between private interests and the broader interest of the community.

The property within Churchill is subject to the Declaration of Covenants, Conditions and Restrictions for Churchill (the "Declaration"), which provides for standards of architecture, maintenance, use and conduct in order to preserve and enhance the overall community. The Declaration establishes Churchill Community Association, Inc., (the "Association"), whose members include all property owners in Churchill, as the entity primarily responsible for administering the Declaration and the standards of maintenance, architecture, conduct, and use established pursuant to the Declaration. Article IV of the Declaration establishes procedures for application and review of the plans for proposed landscaping, structures, improvements, play equipment, and other items that homeowners may want to place on their property in Churchill. The Declaration of Covenants runs with the land and is binding with all homeowners and should be fully read and understood. Please retain these additional Guidelines as part of your permanent documents. You should make these Guidelines available to any renters of your home. In the event you need additional copies of this document or The Declaration of Covenants for the community, please contact the HOA management company.

The fact that each homeowner is subject to these Covenants should assure all homeowners that the standards of design quality shall be maintained, enhancing the community's overall environment and protecting property values.

The rules, responsibilities and procedures outlined in these Guidelines have been approved by the HOA Board of Directors (BOD), in compliance with the community's Declaration of Covenants.

The intentions of these guidelines are:

- To insure quiet enjoyment for the residents;
- To minimize problems and expenses for the association and homeowners;
- And to provide for consistent architectural integrity of the neighborhood.

The cooperation of each owner will be mutually beneficial.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Declarations establish an Architectural Review Committee, from now on referred to as the ARC, to be comprised of three (3) to five (5) representatives to rule on architectural applications / submittals. The ARC is charged with conducting the review of all applications for exterior changes and with rendering a decision to the applicant within 30 days. The ARC will respond in writing with either an approval, approval with conditions, disapproval or a request for more information on the project. More information may be required for the ARC to make an informed decision. It is the Homeowner's responsibility to provide that information in a timely manner. If the ARC fails to render a decision (after receiving all required information) in the allotted 30 days, the applicant shall notify the Association in writing that they have not received a response and if a written response is not provided to the applicant within 15 days the application is deemed approved. Approval will not be required and the application will be considered to have been approved. See also below regarding follow-up and acknowledgement of receipt of a completed application.

The ARC may from time to time publish and promulgate architectural standard bulletins, which shall be fair, reasonable, and uniformly applied. The ARC shall be responsive to technological advances or general changes in architectural designs and materials and related conditions in future years and use its best efforts to balance the equities between matters of taste and design (on the one hand) and use of private property (on the other hand). Such bulletins shall supplement the Declaration and are incorporated herein by reference.

THE ARCHITECTURAL REVIEW COMMITTEE PROCESS

The Declaration of Covenants requires prior written approval from the ARC for any improvements to an owner's lot or exterior of the home. Therefore, do not commit labor or materials until you have received written approval (reference Paragraph 4 of the Declaration for the submittal and review process).

REVIEW CRITERIA

The ARC evaluates each application on the individual merits of the application and the standards listed below:

Validity of Concept - The basic idea of the exterior change must be sound and appropriate to its surroundings.

Landscape and Environment - The exterior change must not unnecessarily destroy the natural landscape or the achieved man-made environment.

Relationship of Structures and Adjoining Property - The proposed change should relate harmoniously among its surroundings and to existing buildings and terrain that have a visual relationship to the change.

Protection of Neighbors - The interest of neighboring homeowners should be protected by making provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design, which may have substantial effects on neighboring property. For example, fences may obstruct views, breezes or access to neighboring property. The ARC should consider the various and appropriate criteria and exercise discretion in determining which of these criteria will be governing in each specific application

Design Compatibility - The proposed change must be compatible with the design characteristics of the applicant's home and the general neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

- a. Scale: The three-dimensional size of the proposed change must relate satisfactorily to adjacent structures and their surroundings.
- b. Materials: Continuity is established by use of the same or compatible materials as used in the existing home. Siding materials and shingles must match existing structure.
- c. Color: Color may be used to soften or intensify visual impact.

Workmanship - The quality of work must be equal to or exceed that of any existing structure. Poor practices may cause the owner problems and may be visually objectionable to others. For example, a wooden fence not properly treated and maintained may in a short period start to decay and become unsightly to the owner and neighboring property homeowners.

APPEAL PROCEDURE

If the applicant disagrees with the decision of the Committee, the following process is noted for an appeal:

1. Within 15 business days after receipt of a notice of disapproval, the homeowner must file a written appeal with the Architectural Review Committee at the address of contact for the community.
2. Upon receipt of the appeal, the ARC may contact the homeowner and schedule a review of any further information relating to the request and appeal.
3. Should the ARC determine that the disapproval remains, the homeowner may request (within 7 days) that the appeal be forwarded to the Board of Directors. It is the responsibility of the ARC to forward any correspondence and pertinent information to the BOD at this time.
4. The Board of Directors shall then establish the date and the time that the appeal will be heard. Normally, this will be made at the next scheduled Board meeting. To reverse an Architectural Review Committee decision, requires a majority vote of the BOD.
5. No work may progress during this appeal process time period.

VIOLATIONS AND PENALTIES

An exterior change made without the required approval of the ARC constitutes a violation of the Declaration of Covenants and Community Guidelines. Violations shall be subject to disciplinary action in accordance with Section 7.5 of the Declaration and Article VIII of the By-Laws of Churchill Community Association, Inc. ("By-Laws"), as applicable. **A violation may require removal or modification of the work at the expense of the homeowner.**

When a violation is reported to the HOA management company and determined to have occurred, the following steps shall be taken:

1. The HOA Management Company and ARC will investigate any reported violation and attempt to bring the homeowner into compliance. Homeowners will be notified in writing of the violation and are expected to bring the violation into compliance within thirty (30) days.
2. Should the owner fail to act upon the recommendations for corrections, the Committee shall submit the matter to the Board of Directors.
3. The homeowner shall be invited to a hearing with the BOD where the homeowner will have opportunity to be heard and present evidence. Failure to appear and/ or failure to bring the violation into compliance shall result in a fine beginning to accrue 10 days after the scheduled hearing date. Of course, if the violation were brought back into compliance prior to the hearing, no hearing would be necessary.
4. After the hearing, the BOD shall respond to the homeowner with a decision in writing within five (5) days. Any penalties or costs relating to the violation (and the date from which the accrual shall begin) shall be noted in the letter from the BOD.

Fines: Fines will be levied on a daily basis of up to \$100 per day, per violation, until the violation is rectified. The North Carolina Community Act passed in January of 1999, allows planned residential

communities the ability to uphold standards that will protect and insure homeowners of maintained property values, with regard to holding all homeowners accountable for abiding by the existing covenants.

Fees: A violation may also result in payment of damages incurred by the HOA in having the work removed or modified, as well as a fine assessed by the HOA. Attorneys' fees, court costs, site assessment will all be incorporated into the fine process.

** Please remember homeowners are responsible for their renters, tenants, and guests.

EXPLANATION OF STANDARDS

The Standards that follow are the procedures and guidelines applied by the ARC to assist the HOA and its members in the design review process. It is hoped that these Standards will serve as a positive tool to assist in the full and free use of each homeowner's property in a manner that is consistent with the aesthetic and harmonious development to the community.

There are three major categories of items for specific home improvement guidelines:

BLANKET APPROVALS COMMON IMPROVEMENTS APPEARANCE STANDARDS

These three are very important to you because they identify which improvements are permitted and how approvals can be secured. Any and all other items not specifically mentioned here require submittal and ARC approval.

BLANKET APPROVALS

Items in this category do **not** require approval, provided the guidelines mentioned are followed.

- Plants, shrubs and flowers planted within three feet of the front of your house, provided they do not grow higher than the lowest portion of the windows.
- Planting of flowers and shrubs around trees or mailbox.
- Mailboxes and posts, if repainted or replaced in original colors and styles.
- A single, small birdhouse placed in the rear yard behind the dwelling.
- Low voltage landscape or walking path lighting.
- Hose caddies affixed to the home or enclosed in appropriate container.
- Outside seasonal decorations, displayed up to five (5) weeks prior to and three (3) weeks after the holiday.
- Vegetable gardening in rear yards, provided they are not visible from the street, do not exceed allowed fence heights or grow through to the neighbor's yard.
- Removal of trees that are less than six inches (6") in diameter and less than four feet (4') above the ground. All other trees must have the approval of by ARC. All homes must have at least one tree in the front yard.

- Lawn furniture, barbecue equipment, toys, bikes, trampolines, etc., are all permitted if kept in good repair. These must be stored within the rear of house and not visible from the street. Plastic outdoor furniture is prohibited on front porches.
- Attic turbines, if they are mounted on the rear of the house roof, extend no higher than the roof peak, and are no more than 12” above the roof surface.
- Satellite Dishes
 - Satellite dishes are to be no more than 30” (one meter) in diameter, with hidden cable.
 - Preferred placement of the dish is on the rear roof. If placement is necessary on the side of the yard, screening with plant material and/or painting the dish to match the background is required.
 - Dishes placed in the front yard are prohibited, unless written architectural approval is received.

Should a Homeowner determine that a satellite dish cannot be located in compliance with the above guidelines without (i) precluding reception of an acceptable quality signal, or (ii) unreasonably increasing the cost of installation, maintenance, or use of the satellite dish, then the Homeowner may apply for approval of an alternative location in which an acceptable quality signal can be received.

- Front Storm Doors
 - White or the same color as your existing trim;
 - Of the “full view” window design;
 - Of anodized aluminum (including baked-on enamel);
 - Unadorned
- Back Storm Doors
 - White or the same color as existing trim;
 - Of anodized aluminum (including baked-on enamel).
- Exterior Painting / Maintenance
 - Provided that material and color remain the same, no approval is required for standard maintenance of the house exterior.
- Hot Tubs
 - Hot tubs may not be visible from the street;
 - Must meet all governing agencies having jurisdiction requirements (enclosed, fencing, plumbing, electricity, etc.).
- Play Equipment / Tree houses
 - All play, equipment should be located in the rear of the house, not the side, front yard or porches.
 - Play equipment must be located at least 3 feet from property lines;
 - Tree houses are prohibited.
- Basketball Goals
 - Basketball goals are to be placed on the rear third (toward the house) of the driveway or parking pad;
 - Goals should be mounted on a single pole with a backboard that is predominately white, clear or gray;
 - Basketball goals are prohibited from being mounted directly on the house;
 - Basketball goals may be cemented into the ground with ARC approval;
 - One goal per house;
 - It is required that player be courteous and not hinder a neighbor’s property during normal play;
 - Goals are NOT to be placed so basketball is played in the street;
 - Moveable basketball goals are to be located on the driveway, away from the street end when not in use;
 - Basketball goals need to be erect at all times and must be maintained in good condition;
 - Hours of permitted play shall be regulated by the noise ordinance of the local agency having jurisdiction (Town of Knightdale).

- Rain Barrels
 - Only two (2) Rain Barrels allowed per home.
 - Rain Barrels shall be:
 - Black, Dark Green, or Brown in color
 - Made of plastic or wood (no metal containers allowed)
 - Placed or installed at the rear of a dwelling, or on the side of the dwelling as long as it not visible from a street. Rain Barrels may not be placed at the front of a dwelling.
- 80 gallons is the maximum size of rain barrel allowed
 - Why am I limited to just three colors?
 - Because dark colors prevents sunlight from entering the barrel, unlike white or blue barrels. Without sunlight, algae and other organisms cannot flourish in the barrel.

Any deviation to the conditions stated above requires ARC review and approval prior to placement or installation of any exterior change or improvement.

COMMON IMPROVEMENTS

Items in this category require ARC approval prior to proceeding. An application must be submitted and meet these guidelines. Not every single situation or scenario is listed below. For items not specifically addressed, the committee shall use their best judgment when reviewing the application and if warranted, the documents shall be updated to include a new standard. Approval is not necessarily limited to constraints listed here, but is much more likely to be given for:

Grading

- Changes to the topography of a lot are required to be approved by the ARC prior to being started.
- Grading shall pose no drainage problems for you or your neighbors immediately adjacent to up or down stream of any drainage pattern.

** The HOA, its Board of Directors, nor the ARC accepts any liability for any damage caused by such grading, whether or not the committee approved the request.

Exterior Color and Maintenance (Changes)

- You must specify the new material and/or color you wish to use; include a color sample from the store or manufacturer.

Drives and Parking Areas

- Proposed changes in drives or parking pad additions must be submitted to the ARC;
- Gravel driveways or parking areas are prohibited.

Pools

- Above-ground swimming pools are prohibited;
- Requests for in-ground swimming pools shall be considered.

Fences/Walls

- Fence shall be installed on the property line where NOT included in a utility or drainage easement while ensuring it does NOT block any rear or side yard drainage ditch whether or not the ditch is included in an easement. While it is preferred a fence to be installed on the property line, the fence shall not be installed in any easement. If the fence is NOT installed on the rear property line due to preference (5 ft inset minimum) or easement, a gate shall be installed so the area beyond the fence can be maintained. If the fence is NOT installed on the side yard the same, it shall be inset a minimum of 3 feet for maintenance.

- Fence installation shall pose no drainage problems for you or your neighbors immediately adjacent to up or down stream of any drainage pattern.
- If your neighbor has previously installed a fence, your fence must tie into the existing fence to ensure there are no gaps in between except where an easement exists. If your neighbor's fence is not installed on their property line and a gap would be created if you install yours on your property line, please notify the ARC for a solution.
- A drainage pipe, sanitary sewer or other utility may be installed in or near any easement or right of way so extreme care shall be taken when installing the fence posts. If any utility is damaged, it shall be repaired at this homeowner's expense. It is NC state law that utility lines be marked before ANY digging occurs. Lines may be marked by calling 811.
- Fence shall be landscaped so that shrubs will cover two thirds (2/3) of the fence in 2 years where the fence faces the street.
- Fence shall be naturally treated wood (no wire, plastic or chain link allowed including for a dog enclosure). For maintenance purposes, fences may be stained with clear coat waterproofing stain, but may not be painted or stained otherwise.
- Fence must enclose all or part of the backyard, and should extend no farther forward than 10 feet from the back corner of the house. (Variations will be considered for specific lot shapes and/or items you are intending to screen with the fence.)
- If it is desired to install the fence off of any property line, it must be at a minimum distance of 10 feet so the left our area is a maintainable area (both the fence and grass / weed growth); and a gate must be available for access to the area.
- Construction shall consist of vertical member supported on horizontal members (rails) with pickets on the outward side of the fence.
- The smooth/ finished side of the fence shall face outward.
- Required fence height is a minimum of 4 ft (42" at lowest point, if scalloped design) and 5 ft at the highest point.
- Fences must be maintained and kept in good repair.

Storage Sheds

- No larger in size than 8 x 12 and no taller than 8 feet at the highest point.
- Constructed of wood; no aluminum sheds allowed.
- A suitably constructed floor system or foundation is required.
- They are placed on the property behind your home so the shed cannot be seen from the road when standing directly in front of house.
- They must be at least 3 feet from the neighboring property.
- Siding material must be similar in color and composition to the home.
- Roof must have similar pitch, similar materials, and similar color as that of the home.
- Shed Construction shall pose no drainage problems for you or your neighbors immediately adjacent to up or down stream of any drainage pattern.

Decks / Screened Enclosures / Outdoor Living Areas

- Deck / enclosure shall be on the rear of the house. Side or front decks are prohibited.
- Deck / enclosure shall not extend past the side of the house or be visible from the street.
- Deck / enclosure shall pose no drainage problems for you or your neighbors.
- All decks, patios, enclosures, gazebos and screened porches must blend in with the natural terrain.
- Decks shall be concrete, naturally treated wood or material design specifically for a deck. For maintenance purposes, decks may be stained with clear coat waterproofing stain, but may not be otherwise painted or stained.
- Enclosure shall be naturally treated wood or material design specifically for an enclosure.
- Enclosures shall not be elevated more than a standard foundation height.

Lamps & Landscape Lighting

- One walkway / entrance light on a post is allowed, not to exceed 7 feet in height to base of light fixture;

- The post shall be of metal painted black;
- The lamp design should be similar to existing house exterior lights;
- Entrance lighting on ARC-approved walls on the sides of driveway entrances will be considered providing they match existing light fixtures. *Note that low voltage lighting does not need ARC approval as listed under “blanket approvals”.

** The HOA requests that all exterior lamps be on from dusk to dawn. It is the homeowner’s responsibility to changes out bulbs, etc.

Windows

- Window unit air conditioners are prohibited;
- Fans in windows are discouraged and not allowed in the front widows of the home
- Appropriate window dressings / treatments are required (sheets, newspapers, blankets, etc. are prohibited).

APPEARANCE STANDARDS / MAINTENANCE

- Paint and stain must be maintained in uniform and good repair (with no peeling, chipping, cracking, or discoloration) on the trim or siding. (Fences and decks are allowed to have clear coat waterproofing stain). Homes shall be kept clean and will generally require power washing once or twice a year, or more if mildew is accumulating at a faster rate.
- Lawns must be well kept with uniform ground coverage. Grass should be kept no more than 6” high. Edging and pruning should be done on a regular basis. Driveway and sidewalk cracks should be kept clear of grass and weeds. The designated lawn area should be fully covered with grass. Any brown or bare patches should be repaired during the spring or fall seeding season. Dead trees and shrubs must be removed and replaced with plantings of similar size and shape.

City Requirements

The owners of the property and their agents, heirs or assigns shall be responsible for the installation, preservation and maintenance of all plantings and physical features shown on this plan. The owners shall be responsible for annual maintenance of the vegetation to include but not limited to:

Lawn Area: The entire home site shall be maintained including easements, berms etc. The lawn area will be mowed at minimum 40 times per year (weekly during the growing season) to provide a neat and uniformly finished lawn. For areas inaccessible to mowers (slopes, berms, etc.), a string trimmer will be used to cut grass to same height as mower. Curb, sidewalk, and bed edges will be mechanically edged 15 times per year during the growing season. All debris will be removed from turf prior to mowing and from turf and pavement areas following edging. The entire lawn will be core aerated by October 31 each year for fescue lawns and by April 30 of each year for Bermuda lawns. Seeding and fertilization will be performed in conjunction with aeration. The lawn maintenance calendars found at www.ChurchillHOA.com shall be followed for fertilization, weed control, and pest control.

Plant Beds and Small Ornamental Trees: All plant beds will be sprayed and weeded by hand to maintain them free of weeds at all times. All shrubs will be fertilized as required as required with a slow release fertilizer at a rate according to plant type. All trees will be fertilized by deep root feeding with a slow release fertilizer designed to feed for two years. All shrubs and trees will be pruned with hand pruners to encourage growth and remove dead material. Replace pine straw mulch annually. Formal hedges will be trimmed to an invert ‘V’ shape to encourage low limb structure and dense growth. An I.P.M. (Integrated Pest Management) program will be established and implemented.

Leaves: All leaves will be removed from the lawn areas weekly and four times a year from the plant beds. Leaves may be placed in adjacent wooded areas.

Natural Areas: Natural areas will be maintained free of brush and weeds within the first ten feet of the natural area.

- No items (toys, bikes, garden equipment, trash containers, chairs, wood, recycling bins, etc.) may be left in front or side yards or on porches when not in use. Basketball goals need to be erect at all times.
- For emergency vehicles, mail carriers and trash trucks, parking vehicles on streets, lawns or common areas is prohibited. All homes are provided with two garage and at least two driveway spaces. Parking over the sidewalk is prohibited, including sidewalks that go through driveways. Please do not park within 10 feet of stop signs, street signs, and fire hydrants. For events such as parties, it is the responsibility of the homeowner hosting the event to inform neighbors and make provisions to prevent damage to the neighbors' yards.
- Mobile house trailers (whether on or off wheels), recreational vehicles and campers are prohibited. Watercrafts, boats, utility trailers, etc. must be parked in the garage.
- Commercial trucks, commercial buses, or other commercial vehicles of any kind may only be parked in enclosed garages – not in driveways or on streets. A vendor servicing your home may park briefly in the driveway, but recurring guests, tenants, residents, and owners who own commercial vehicles must park in the garage or must store the commercial vehicle outside of the Churchill Community. Reference Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions for Churchill for additional Restrictions and Rules as it relates to commercial vehicles.
- No portion of the property may be used for the repair of automobiles requiring over 48 hours to repair.
- No portion of the properties, including individual lots, can be used to tie up dogs or for animal breeding. No doghouses may be visible from the street. Excessive dog noise will be treated as a noise ordinance violation enforced by the Town. Maintenance of the yard to keep it free from offensive odors is required. Please note all homeowners are required to pick up after their pets. There is a City/Town/County Ordinance that enforces this guideline. Please be courteous!
- Properties should be free of any debris.
- No clotheslines may be erected or maintained on any lot.
- Vegetable gardens are allowed in backyards only.
- Trash storage must be screened from the road.
- Signs may be placed in the homeowner's yard for the express purpose of selling and / or renting the property. Political signs may be placed on the homeowner's property expressing support or opposition to a candidate or referendum issue, not 45 days before the election and must be removed within 2 days following the event. Security, burglar alarm, or dog fence signs shall be located discreetly in the front yard of the house and may be required to be replaced for a smaller version. No signage may be located in the common area, with the exception of an open house or community event. No signs are permitted in windows, with the exception of alarm and pet signs. Homemade signs are prohibited. Commercial signs in yards are prohibited.

**** These standards are in addition to any listed in the Declaration of Covenants.**

APPLICATION FOLLOWS:

CHURCHILL COMMUNITY ASSOCIATION

ARCHITECTURAL APPLICATION

Mail Application to: Churchill Community Association
c/o PPM, Inc.
11010 Raven Ridge Road Phone: 919-848-4911
Raleigh, NC 27614 Fax: 919-870-7241 (Note: black and white only)
Attention: Robert VanGraafeiland E-mail: Robert@ppmral.com

Date: _____ Homeowner's Name: _____

Property Address: _____

Homeowner's Phone #: (H) _____ (E-mail) (Required) _____

Please note that your application is not complete without a full description of the change, the location of the change on the lot, dimensions and color samples if applicable, a plot plan, and this completed form.

I, _____, who resides at _____
have been notified that this owner will attach their fence to my fence, per HOA requirements.

X _____

You must notify your two closest neighbors of your project. This is not for their approval, but for their information.

I, _____, who resides at _____

have been shown this architectural application. If I have direct objections, I will contact PPM, although my objections will not stop or change the project if it is in line with the covenants and ARC guidelines.

X _____

I, _____, who resides at _____

have been shown this architectural application. If I have direct objections, I will contact PPM, although my objections will not stop or change the project if it is in line with the covenants and ARC guidelines.

X _____

Your application will not be accepted if these boxes are not checked and the form is not signed:

I request design approval and grant permission to the Architectural Committee to enter the property to consider the request and to inspect during installation and upon completion.

I have read the covenants and architectural guidelines and agree to abide by them.

I agree to notify the association within 10 days of completion of my project.

Signature of Owner

Date

DESCRIPTION OF PROPOSED CHANGE/ADDITION:

Attach a **plot plan with the location of your addition clearly indicated.** As well, include a sketch or picture, paint chips, etc. Indicate size, height, description of materials, location, etc. Note that color samples cannot be viewed when your application has been sent via fax.

**OTHER INFORMATION OR DATA
PERTINENT TO REQUEST FOR DESIGN CHANGE**

Estimated Construction Dates*: Begin: _____ Complete: _____

* You must allow the committee 30 days to review and respond. They will make all attempts to respond more quickly when possible.

(Attach picture and sketches to this form – use additional pages as needed. **Include your plot plan.**)