

HOPE VALLEY GREEN
Architectural Review Board
Architectural Guidelines for Specific Projects

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I. Hope Valley Green Architectural Review Board: Goals, Overview, and Administration

Goals:

Hope Valley Green has been planned to be one of the most distinctive and unique communities in the southwest Durham area. Only the best architecture, design, and landscaping features will be approved in order to create a context in which individual tastes will not be sacrificed, but blended in such a way that overall property values will be protected. To accomplish these goals, guidelines and protective restrictions have been established to maintain continuity in enforcing the Covenants.

Overview:

All new construction, additions, improvements, etc. must be built to code if such regulations exist. It is each homeowner's responsibility to ensure compliance with all building codes.

The following guidelines are to assist you in interpreting the specifications set forth in the Hope Valley Green Covenants and Restrictions. The design concepts for Hope Valley Green are based on a synthesis of the best features of several other successful communities. They have also been developed in order to provide each homeowner the maximum protections for, and assurance of, the longevity of his/her investment.

Design is not an exact science. The ARB makes its judgments based on the covenants, these guidelines, and individual situations. No two sites are alike, and a design solution on one site may not be appropriate on another. Also, all properties will be reviewed with respect to their visual impact on adjacent property. All requests should be evaluated (but not limited to) the following principles:

- Promotion and preservation of Hope Valley Green property values.
- Would a request be something that the average/typical consumer would want to do and would it appeal to the average/typical consumer.
- Established precedent of other successful southwest Durham area Homeowners associations.
- "Streetscape" and long term appeal.
"Streetscape" is a term used to describe the overall visual effect of a street and is the sum total of the effect produced by design, supplementary landscaping, and details.
The objective is to produce a streetscape which unifies the individuality of the homes providing continuity and identity, without sacrificing individuality.

Administration:

An Architectural Review Board composed of property owners has been approved by the elected Hope Valley Green Homeowner's Association Board of Directors to implement Hope Valley Green's Homeowners covenants and restrictions and Architectural Guidelines for Specific Projects. The ARB will consist of a total of 6 property owners who have volunteered to serve on the ARB.

- Structure of the ARB:
 - 1 Chairperson with voting rights
 - 1 Vice chairperson with voting rights
 - 3 Members with voting rights
 - 1 Alternate member that does not have voting rights if all 5 members above are present at the monthly meeting
- Selection of ARB members:

The original ARB members were selected from a pool of volunteers solicited at a general Homeowners association meeting.

The number of participants was pared down to a manageable representative group.

Remaining volunteers have been placed on a wait list to replace existing volunteers as their term expires each November or as the need is warranted.

If a property owner would like to serve a term on the ARB, please see the Chairperson or Vice Chairperson to be added to the volunteer wait list.

Each year in November, one to two members will be replaced with the next person up on the wait list depending on the need.

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- ARB member term:
As Hope Valley Green is a new community and to ensure consistency and continuity of application, one to two ARB members will be replaced on a "staggered" basis each November (depending on the need and wait list of volunteers to join the ARB).
This will ensure that at no time there is a complete turnover of the ARB which could lead to inconsistent and non-continuous application of the Homeowners covenants and restrictions and the Architectural Guidelines for Specific Projects.
- ARB Chairperson and Co-Chairperson
Chairperson and Vice Chairperson are nominated and voted upon each November by ARB members.
If the Chairperson resigns before November, the Vice-Chairperson will assume the Chairperson role until the next nomination and vote in November. Another Vice Chairperson will be nominated and voted upon the Vice-Chairperson assuming the role of the Chairperson.

II. The Architectural Review Process

Application:

All projects requiring architectural review must be submitted on the Plan Request Application for Alteration and Modifications form which will be provided with each distribution of the neighborhood newsletter or can be obtained from any ARB member. Electronic copies of the application are available as well. Fully completed applications can be submitted to the Chairperson or Vice Chairperson in person

Review:

On the first Thursday of each month at 7PM in rotating locations among the various ARB member homes, the ARB will convene to review all projects submitted for architectural review. All decisions will be made known to the applicant within or by 30 days of the ARB receiving an application for plan request alterations or additions. ARB decisions will be returned to the applicant in written form only (typically the ARB section of the application). Applicants are encouraged to attend the meeting at which their application will be reviewed. Projects are not to be started until a decision has been rendered, so plan accordingly.

Appeal:

The appeals policy addresses situations in which a homeowner has applied to the ARB for approval on a project, and the project has either been modified by the ARB to the extent that the homeowner cannot accept the changes, or the project is rejected by the ARB.

- The homeowner may submit a revised application for consideration for review at the next ARB meeting.
- If not satisfied with the decision rendered at the second ARB review, the homeowner can appeal to the Board of Directors.
At least one member of the ARB will be present at this meeting to speak for the ARB. The Board of Directors can either uphold the decision handed down by the ARB or schedule a joint meeting of the Board of Directors and the ARB for more dialogue on the issue.
A final decision must be reached at the joint meeting.

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III. Guidelines for Specific Projects

All additions, improvements, alterations, modifications, etc. must be built to code if such regulations exist. It is each homeowner's responsibility to ensure compliance with any local, state, and federal guidelines and building codes.

Guidelines for items requiring ARB review include but are not limited to the following:

Landscaping	Lawn Ornamentation	Dwelling
1. Living trees that are 14 inches or greater and beyond 20 feet of the house foundation. 2. Retaining walls. 3. Terraces 4. Patios 5. Built in barbecues. 6. Arbors	1. Front yard ornamentation (structural or decorative) 2. Items not normally or typically found in a front yard. 3. Examples include but are not limited to: bird baths, planters, sculptures, walkways.	1. Additions/Large items. Any major construction project which changes the existing main house or structure. Impact on adjacent properties and natural areas should be avoided or minimized. 2. Any Structure: Gazebo's, Storage Sheds, Greenhouses, Garages, Rooms, Screened Porches, Sunrooms, Doors, Windows, Steps, Etc. 3. Exterior paint choices (All Surfaces). Current St. Lawrence color palette to be utilized. Contact ARB Chairperson to review the palette if needed. 4. Any exterior surface item: Roofing Shingles, Shutters, and Siding. 5. Front entrance storm doors. 6. Awnings: Fabric only and must be a color consistent with the existing house. 7. Driveway locations, additions, modifications, etc. 8. Flags/Signs (per covenants) 9. Decks: Must minimize impact on adjacent properties. Modifications to decks must provide continuity in detailing such as material, color, location of post, design of rails, and use of trim. Materials should be of rot resistant wood and can only be stained. Painted decks are not allowed. 10. Fences: Can only be stained a natural color & constructed of pressure treated wood. Maximum height for a fence is 6ft. However, any fence over 54 inches must have lattice-work or be open to the point of reaching the maximum of 72 inches. Location can be no closer to the front of the property than a point on the property line even with the rear comers of the house. Painted fences are not allowed. The finished side of the fence must face neighbors and street. 11. Mail Boxes: must match all existing neighborhood mailboxes.

- Design must be compatible in scale, massing, character, architectural style, materials, and color with the original house.
- The ARB may require supplemental landscape treatment to compensate for the removal of vegetation or to soften the addition visually.

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IV. Removal of Existing Structures

Structures:

The removal of any building, major addition, fence, wall or structural element that changes the exterior appearance of a property, must be approved by the ARB.