



PORTER'S LANDING

Ash, Oak, Maple, Pine & Family Trees.

August 27, 2002

Porter's Landing Homeowners

Dear Porter's Landing Homeowners:

Attached are summary sheets of some of the covenants, conditions and restrictions regarding the Architectural Control Guidelines as well as a summary sheet of the covenants, conditions, and restrictions governing fences and swimming pools. This "summary" of restrictions from (Article VI) should help you in determining what is allowed or not allowed. This is for quick reference only and in no way replaces the *Declaration of Covenants, Conditions, and Restrictions of Porters Landing*. Please refer to the Architectural Control Guidelines for specific information.

Not only are improvements, additions, etc. governed by the Declarations of Covenants, Conditions, & Restrictions of Porter's Landing, they affect the property values of Porter's Landing.

For your convenience we have attached an Architectural Review & Approval Request Form to make it easier when submitting a request.

Please review the attached information and remember to secure Architectural Committee approval **PRIOR** to doing any work or improvements to your home. This is to alleviate any extra expenses that may be incurred in the event the plans are not approved by the Architectural Committee. Please remember to allow at least 30 days to secure approval. The Covenants allow for the enforcement of the Restrictions and Guidelines at the expense of the homeowner who is in violation. By securing approval prior to any work, this can be avoided.

Thank You,
Porter's Landing Architectural Committee

August 27, 2002

Architectural Review Guidelines
Summary Sheet for quick reference
Refer to Covenants, Conditions, and Restrictions for more detail.

No Buildings may be erected except within the setbacks.

Committee has the right to decide the precise site and location of any structure placed on the lot but the owner can make recommendations.

Home design to be traditional or moderate transitional with the emphasis on the design detail of the house it is going behind.

All structures to be of substantially new materials--no used structures.

All structures must be completed within 1 year after approval is received.

All driveways, turning and parking areas to be asphalt or concrete.

Fences have to be from front side of house to rear of house(lot) only. No fences in the front yard.

Fences must be of wood, wrought iron or brick and cannot exceed 60" in height. No chain link, concrete block or exposed wire fences.

Minimum landscaping for each structure to include seeding lawn area and/ or maintaining natural areas and foundation plantings.

No temporary buildings.

No above ground pools.

No clothes lines or drying of clothes, etc on porches or balconies.

No boat, motor home, travel trailer or other recreational vehicle may be stored overnight on any lot unless it is within an enclosed garage or in an area not visible from streets.

No antennas or satellite dishes over 24" in diameter.

No skateboard ramps. Other recreational items such as basketball hoops, swing sets, tree houses, etc. must be located within the building setback lines and must meet with the approval of the committee.

Any building destroyed in whole or part by an Act of God (fire, flood, etc.) must be rebuilt. The lot must be cleaned of all debris if the building is not to be rebuilt within 6 mo. of the damage and the lot must be brought back to substantially the same condition it was in prior to building. If the building is to be rebuilt, rebuilding should commence within 6 months of damage.

No hazardous activities allowed on any lot which would affect the homeowners insurance.

Approval Process

Prior to building any addition to an existing structure, any addition or construction on an accessory building or any changes even in color to the outside of any building, Owner must submit plans and specifications to the committee covering such proposed change.

Committee has absolute and exclusive right to refuse to approve proposed plans.

Committee must tell owner of approval or disapproval within 30 days of receipt of the plans from the owner.

Please remember to secure Architectural Committee approval PRIOR to doing any work or improvements to your home. This is to alleviate any extra expenses that may be incurred in the event the plans are not approved by the Committee. Please allow at least 30 days to secure approval. The covenants allow for the enforcement of the Restrictions and Guidelines at the expense of the homeowner who is in violation. By securing approval prior to any work, this can be avoided.

Again, please refer to the actual Covenants, Conditions, and Restrictions for more detail and any clarification required. This is just a broad outline and is not meant to be the ultimate decision making criteria for the Committee.

ARCHITECTURAL COMMITTEE GUIDELINES
Summary Sheet for quick reference regarding
PRIVATE POOLS

The following guidelines are set forth to maintain the aesthetic appeal of the community as a whole while allowing the homeowner as much freedom as possible regarding the enjoyment of his/her property.

PRIVATE POOLS

Tree Removal

Any approval for a structure automatically includes removal of any trees within the 10' perimeter of the structure.

All cedar & pines, regardless of diameter, can be removed after applying for approval of said removal.

Hardwood trees over 6" in diameter located outside the 10' area adjacent to the structure (pool) must be reviewed & approved for removal.

Fences

Fences around the pool must comply with Sec. 6-10 of the Cabarrus Co. Zoning Ordinance. Any questions may be addressed to the Zoning Office Pool Inspector.

Any fence around a pool must not be easily scaled, i.e. Can not be split rail construction.

For added safety, fence height should be 5'.

The gate should be self-latching.

**PORTER'S LANDING
HOMEOWNERS ASSOCIATION**

Request for Architectural Review & Approval

NAME: _____
ADDRESS: _____
PHONE: _____

Type of modification proposed:

FENCE UTILITY BLDG PORCH
 DECK/PATIO GARAGE POOL
 SPORTS APPARATUS EXTERIOR PAINTING ADDITION
 OTHER (Specify): _____

Attach a detailed description of the proposed improvements to include (where applicable).

- | | |
|-------------|--|
| 1. Location | 5. Contractor |
| 2. Size | 6. Copy of property survey with proposed changes/additions shown |
| 3. Color | 7. Plans, drawings, pictures or other helpful specifications or descriptions |
| 4. Material | |

ESTIMATED START DATE _____ ESTIMATED COMPLETION DATE _____

RECEIVED BY: _____ DATE: _____
(signature of committee member)

Please include two (2) complete copies of request; one to be returned with committee response within 30 days of receipt date & one to remain on file with committee. The committee reserves the right to request additional information/exhibits to clarify the request. Requests for multiple changes should be submitted separately.
PLEASE ALLOW 30 DAYS FOR APPROVAL BEFORE SCHEDULING WORK TO BEGIN.

PORTER'S LANDING ARCHITECTURAL COMMITTEE MEMBERS

John Dixon, Chairman	455 4872	Judy Griffin	455 1090
David Trivette	455 3074	Kyle Martin	455 5896
Janet Marsh	455 9801	Tony Orefice	454 5641
Tom Charles	455 8455	Suzanne Reams	455 5144
Pam Williams	454 5893		

PLEASE REFER TO THE PORTER'S LANDING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ARTICLE VI (ARCHITECTURAL CONTROL) WHEN SUBMITTING REQUESTS.

APPROVED _____ DISAPPROVED _____ DATE _____

VOTING MEMBERS:

Reason for disapproval: _____

To all residents of Porter's Landing:

It has come to the attention of the Architectural Committee that the term "structures" should be clarified in order to meet the guidelines of the Covenants & Restrictions for our community. Please refer to Article VI in your Covenants, specifically:

Section 2 - Definitions, and
Sub-section (b) & (d),
Section 3 - General Guidelines, and
Sub-section (i),
Section 5 - Landscaping.

The Committee's interpretation of "minimum landscaping" could include lattice and/or shrubs and other landscaping. This minimum landscaping needs to be complete on all sides of the structure that have direct line-of-sight from any property and/or roads.

We realize that the Covenants are somewhat vague as to the minimum landscaping of structures, so the committee will allow extensions for completion of "landscaping" around existing structures that fall into this category through 12/31/03.

Also, please remember to allow 30 days for approval before scheduling work to begin. Please call any of the Committee members if you have questions

John Dixon - 704 455 4872

Tom Charles - 704 455 8455

Judy Griffin - 704 455 1090

Kyle Martin - 704 455 5896

Janet Marsh - 704 455 9801

Tony Orefice - 704 454 5641

Suzanne Reams - 704 455 5144

David Trivette - 704 455 3074

Pam Williams - 704 454 5893

We thank you for the cooperation you have shown in keeping the pleasant quality of life we have in Porter's Landing. Let's keep it up.