

**Architectural Guidelines
For Hampton Place and Hampton Hall**

In an effort to identify the exterior structure and land guidelines set forth in Article V and VI of the covenants, the following guidelines will provide information to assist in making changes to your property. These guidelines have been established based on several years of tracking issues and concerns throughout the neighborhood and have been deemed appropriate or desirable for the purposes of protecting and enhancing the value of our properties. Therefore, modifications made to the exterior of the property and structure must in no way detract from the view of our neighbors and the value of our homes.

It is very important to remember that **any change made to the exterior of the property and structure, be reviewed and approved by the Architectural Committee first.** In other words, do not make any changes until approval has been given. Changes that involve local building codes and county ordinances will be the responsibility of the homeowner in addition to having the approval of the committee. All requests will be reviewed on an individual basis and not compared to other properties. It is important to understand, just because something may currently exist in our neighborhood, does not mean that it will be approved going forward.

Exterior Modifications

- Existing decks – must be stained and if painted must match the color scheme of the home.
- Extending decks and patios; materials must match the existing deck framing or patio product, no metal or aluminum. There are new products on the market that look like wood but require no maintenance, these can be used once product materials are submitted for review and approval granted. Submit product and design with request form.
- Addition of new decks and patios - materials must be wood, brick, paving stones, rock or concrete. There are new products on the market that look like wood but require no maintenance, these can be used once product materials are submitted for review and approval granted. Submit product and design with request form.
- No above ground pools of any kind are allowed.
- Spas – must be enclosed and concealed from view of the neighboring residences and street.
- Recreational equipment – once approved equipment must be placed in the rear yard of the lot; basketball goals may be placed adjacent to the driveway and painted to match the house.
- Repainting – exterior to include doors, shutters, trim, windows, and garage door(s)– paint must match the existing color scheme which had already been approved through the builder or previous resident, or approval of the new colors will be necessary – submit paint samples with request form. ***Note** – color samples do not always indicate the true color once applied. If the color is obviously different and you intend to keep it the shade as it appears, you must contact the architectural committee for a second approval or be prepared to change the color. Request that the contractor paint very small sections of the particular color so you can inspect the shade prior to them completing the job. You will be responsible for changing the color is inappropriate to the community.
- Roofs – color, pattern and material of shingles must match the existing roof or approval will be necessary – submit product and color samples with a request form.
- Glass or screen doors – decorative storm doors must be 1 solid pane of glass or screen, no dividers for a top and bottom section can be used on the front of the property. The exterior of the door if placed on the front of the home must match the outside color scheme of the front door, shutters and trim or white is acceptable. If the door is placed on the back of the home it can have a divider for a top and bottom section. The color must match the outside color of the back of the house or trim or white is acceptable. For those homeowners wishing to install a storm door on the interior door leading into the garage can also install a door with a divider.
- Structural additions – living space, dormers, attached storage units, decks, patios, porches and sunrooms. Any change to the original elevation or design of the house must be approved, no exceptions.

- Windows/Doors – adding or changing windows and doors from the original design of the structure must be approved. This includes renovation on the basement level where doors and windows are added or removed. Photos of the new product and design should be included with the request form.
- No stand alone sheds or storage units will be allowed. Storage units must be attached to the back of the home and look as if it is a part of the original structure. The roof line of the new addition, shingles, gutters, paint and trim must be the same as the existing structure. An architectural drawing from the contractor identifying the design, products, materials and paint color must be submitted along with the request form.
- No dog pens or houses will be allowed unless they are concealed from view within a privacy fence and have been approved.
- Driveway additions or expansion – must fit within the easements on the property, meet county codes and not create an erosion problem for neighboring residences. Dimensions and materials must be submitted. Keep in mind some properties are larger than others and each request will be reviewed independently. Information from the county providing proof that this request is within guidelines must be submitted with the request form.

Landscape Modifications

- Retaining walls should be made of the following materials: timbers, block, rock or brick.
- Fencing – product should be wood and treated; when a request is submitted the following should be included: property lines using the county recorded plat map, placement, type/design, color, and material. Examples of currently approved fencing are 6’ wood privacy scalloped with finials; 4-6’ wood decorative fencing scalloped with finials. When indicating the placement of your fence keep in mind the following: if encompassing the entire back yard the fence must be connected to the back of the home or no further up than half way on the side of the house. No fence can be connected to the front side of the home. The fence must be inside the property line, have permission from neighbor if being attached to an existing fence and the finished side must be facing outward. The approval from the neighbor to connect to their fence must be attached to the request form.
- No chain link, metal, vinyl, or plastic fencing will be allowed for containment or decorative use.
- Large fountains, water gardens and fish ponds must be concealed from view of the neighboring residences and the street. All requests will be reviewed individually based on the property and location.
- Boulders used as landscaping - identify the placement of boulders on plat map when request is submitted.
- Designers landscaping; plans should be submitted prior to the start of a project of this size.
- Landscaping such as island or boulders near the end of the driveway or sidewalk must be kept at a distance and maintained not to impair a driver from seeing clearly or a pedestrians’ ability to walk freely on the sidewalk.
- Fencing and/or shrubbery can and should be used to conceal garbage cans, woodpiles, and other permitted equipment from neighboring residences and streets. These must be in the rear yard of the property.
- Correcting an erosion problem or a safety hazard such as the removal of trees can be done without prior written approval. Call a member of the committee or a board member prior to work being done as a courtesy call only.

Maintenance of the Exterior Structure and Land:

- Section 5, page 13 of the covenants states that each owner shall keep and maintain each lot and the improvements made, including landscaping, in a neat and orderly appearance and in good condition and repair. This includes repairing and painting of all structures; the seeding watering, mowing and edging of all lawns and pruning and trimming of all trees, hedges shrubbery and other growth so that the same are not obstructive of view by motorists or pedestrians of street traffic.

NOTE: In keeping with the covenants and guidelines set forth, all homeowners are responsible for submitting a request form identifying what and where the change will be prior to making the change.