



Camden Place Homeowner's Association

CAMDEN PLACE SUBDIVISION ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS **Revised 2013**

The architectural character of the community is established by the Developer. The Architectural Control Committee is responsible for preserving the architectural integrity of that design and has the authority to establish Design Standards to achieve this goal.

The Design Standards are not intended to inhibit the freedom of the residents of Camden Place, but rather to assure that protective restrictions are in effect which will help maintain the appearance as well as protect the value of everyone's property.

Many of the Design Standards listed below are not new; they are merely restating or clarifying information already contained in the original covenants of the subdivision or in the original standards set forth by the Developer. Please note, however, that these Design Standards are **in addition to the covenants, not in place of them.** In the event of a conflict between these Standards and the original covenants of Camden Place, the original covenants shall control. Every homeowner is bound by the provisions of the covenants and should refer to them for a thorough understanding of its restrictions.

PROCEDURES

Submission of Plans and Specifications: No structure shall be commenced, erected, placed, moved onto or permitted to remain on any Lot **nor shall any existing Structure upon any Lot be altered in any way which materially changes the exterior appearance (front, side, and back) of the Structure or Lot, unless plans and specifications therefor shall have been submitted to and approved in writing by the ACC.** Such plans and specifications shall be in such form and shall contain such information as may be reasonably required by the ACC in these Standards, including but not limited to:

- (a) A site plan showing the location of all proposed and existing Structures on the Lot including building setbacks, open space, driveways, walkways and parking spaces including the number thereof and all siltation and erosion control measures;
- (b) A foundation plan;

- (c) A floor plan;
- (d) Exterior elevations of all proposed Structures and alterations to existing Structures, as such Structures shall appear after all backfilling and landscaping are completed;
- (e) Specifications of materials, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed Structures and alterations to existing Structures; and
- (f) Drawings and/or written description for landscaping and grading.

Submissions by electronic methods are acceptable, provided the foregoing information is accurately conveyed by such methods.

Approval of plans and specifications: Upon receiving the written plans and specifications described above, and after obtaining from the homeowner any such additional clarification or information necessary to make a determination, the ACC shall, as required, issue permits, authorizations, or approvals, which may include specified requirements or conditions. Notice of the ACC's determinations shall be in writing, signed by at least two of the three members of the ACC, and be given to the applicant within five (5) business days of making the determination, stating the ground(s) upon which the determination was based. Failure by the ACC to take action within thirty (30) days of receipt of plans and submissions submitted for approval shall be deemed approval of such plans and submissions.

If the decision of the ACC is unsatisfactory to the applicant, the applicant may, within ten (10) days after receipt of notice of any such decision, submit a written request to have the matter in question reviewed by the ACC. Upon the submission of any such request, the matter shall be submitted to, and reviewed promptly by the ACC, but in no event later than thirty (30) days after the filing of such request. The decision of a majority of the members of the ACC with respect to such matter shall be final and binding.

GUIDELINES

Exterior Colors: Exterior colors must be approved by the Architectural Control Committee (ACC). "Exterior color" refers to color for trim, shutters, doors, and siding. There is no need to get ACC approval to repaint with the same color. ACC approval for painting unpainted brick must be obtained.

Exterior maintenance: It is expected that exteriors of all dwellings and structures will be maintained in good repair. The expected **minimum** level of maintenance includes remedying the following conditions:

1. Mold, mildew, and algae on structures and sidewalks
2. Rotten wood

3. Peeling or missing paint
4. Unattached or rusted gutters
5. Driveway cracks with vertical displacement of two inches or more, as this could be a precursor to structural problems
6. Sink holes
7. Broken shutters or shutters not affixed to the dwelling
8. Broken window glass or missing mullions
9. Interior blinds sagging or otherwise in need of repair, if kept lowered
10. Window boxes without plants or flowers
11. Any other conditions not consistent with a well-kept subdivision

Roofs: Roof colors shall be black, slate gray, or cedar. Any shade of brown must be approved by the ACC. There is no need to get ACC approval to replace a roof with the same color; however, all new and replacement roofs may be of architectural shingles only.

Windows and Doors: No bright-plated metal exterior doors, screens, windows, louvers, or other closures shall be used. Best efforts should be used to match window trim paint to the trim of existing or replacement windows.

Landscaping installation and maintenance: Landscaping must be completed no later than 30 days after final inspection by a building inspector or prior to occupancy, whichever is sooner. Minimal landscaping shall be maintained and consist of the following: sodded front yard (and side yard for corner lot) with underground sprinkler system; seeded or sodded rear yard; and shrubbery across front of dwelling. Areas of bare dirt or landscape cloth are not permitted. Islands and disturbed areas not grassed or planted with groundcover shall be covered with pine straw or dark brown bark; however, mulched areas may not cover more than 50% of front and side yards considered as a whole. Stones and gravel may not be used as mulching material; landscaping stones are permissible on a case by case basis when required for drainage.

The grounds of each lot (whether vacant or occupied) shall be maintained in a neat and attractive condition, which includes but is not limited to, the following: lawn mowed, shrubs and bushes trimmed, weeds pulled, and dead plants, trash and debris removed. Upon failure of any owner to maintain the lot (whether vacant or occupied) in a neat and attractive condition, Camden Place Homeowners Association (CPHOA) may, after thirty (30) days notice to such owner, enter lot and have the grass, woods, and other vegetation cut, when, and as often as, the same is necessary, in its judgment, and may have dead trees, shrubs, and other plants removed therefrom. Such owner shall be personally liable for the cost of any cutting, clearing and maintenance described above and the liability for amounts expended for lien upon such lot, enforceable by CPHOA on behalf of such owner.

Tree Removal: No living tree having a diameter of six inches or more (measured from a point two feet above ground level) shall be removed from any Lot unless such removal is in conformity with approved landscaping plans and specifications submitted to the ACC in accordance with the Procedures section of these Standards.

Fencing: All fences shall be constructed of wood, with the “good” side out, or black wrought iron. The location, material and design to be used must be approved by the ACC prior to erection. CHAIN LINK FENCES WILL NOT BE ALLOWED.

Animals & Insects: Any type of outside structure for the housing of animals and insects is PROHIBITED.

Trash Receptacles: No trash receptacles shall be permanently maintained within view of the street, except on designated collection days. All trash receptacles must be behind an enclosure matching the home or be out of view from neighboring homes or streets.

Clotheslines: No permanent clotheslines shall be allowed in the subdivision.

Mailboxes: Mailboxes should be kept in good repair. Monument mailboxes of brick or stucco may be replaced by black iron posts and boxes.

Cars & Trucks: Homeowners should park all cars and trucks in garages or driveways whenever possible as opposed to on the street. Under no circumstances should vehicles be parked on lawn areas. Contractors and service people working at a house should park in the driveway whenever possible also; an exception to this would be landscape contractors with trailers.

Recreational Equipment: Recreational and playground equipment shall be located behind the residence. Equipment visible from the street shall require ACC written approval. All swing sets must be constructed of wood.

Basketball goals are covered by a separate ACC standard (see attached). General guidelines of the standard cover type and color of backboard and pole, height, and placement on lot. WRITTEN ACC APPROVAL IS REQUIRED PRIOR TO INSTALLATION, EVEN IF ALL THE STANDARDS ARE MET.

Failure to enforce: The failure of CPHOA to insist in any one or more cases upon the strict performance of any of the design standards listed above shall not be construed as a waiver or a relinquishment in the future of the enforcement of any such design standard.

Violation: In the event the ACC determines that a condition exists in violation of these Standards, the ACC shall report its finding to the Camden Place Board of Directors.

**CAMDEN PLACE ACC STANDARDS FOR
APPROVAL OF BASKETBALL GOALS**

1. PLACEMENT ON LOT.

- (a) Basketball goals may be placed only at a location which is in the Rear of a Lot. “Rear of a Lot” for purposes of these Standards is defined as that portion of the lot which is between the rear lot line and the halfway point between the extreme front elevation and extreme back elevation of the dwelling structure as determined by the ACC. In determining the rear elevation, the ACC will not include deck, whether or not enclosed, which are not on a concrete slab or above a basement. Notwithstanding the foregoing, in no event shall a basketball goal be placed in front of the primary front elevation of the dwelling structure as determined by the ACC.
- (b) Backboards must be placed on freestanding poles designed for the Rear of the Lot at a specific location approved by the ACC. In approving the specific location in the Rear of the Lot, the ACC may take into account factors deemed relevant by the ACC. In those circumstances where there is no other reasonable alternative, the ACC may approve mounting of a backboard on the side of a brick house provided the location otherwise meets the requirements of Paragraph (a). It is the intention of these Standards to approve mounting of a backboard on the side of a brick house only if it is the last approvable alternative and not because it is the best of multiple alternatives. In no event will backboards be mounted on a roof.
- (c) Backboards must be mounted so that the rim of the goal is at a height of between 8 and 10 feet from the ground.

- 2. **DESIGN SPECIFICATIONS.** Backboards must be of clear or transparent substance of a size and shape and constructed of materials approved by the ACC. The frame of the backboard, the rim, poles and other supports and component materials must be of size, shape, color and material approved by the ACC and of an unobtrusive nature. Unless approved by the ACC, backboards may not bear decals or applied colored materials.
- 3. **MAINTENANCE.** Rims must be maintained perpendicular to the backboard and must not be otherwise bent or broken. Nylon nets must be installed. The entire goal, including backboard, rims, nets, poles and other supporting materials must be properly maintained in good condition in accordance with subdivision standards and covenants.
- 4. **PORTABLE GOALS.** Portable basketball goals are not subject to these standards and are not specifically hereby approved or disapproved. Portable basketball goals remain subject to the provisions of the Covenants.

These Standards are applicable to the erection, placement and maintenance of basketball goals and do not, and cannot, in any way modify, impair or limit the provisions of the Covenants which may have the effect of prohibiting the use of basketball goals in a manner which constitutes a nuisance.