

# Quail Hollow Estates IV

## ARCHITECTURAL AND LANDSCAPE GUIDELINES

Revision: 24 June 24 2017 **FINAL**

**These Architectural and Landscape “Guidelines”** have been developed to implement the design philosophy of Quail Hollow Estates IV, namely QHE IV, to blend the homes and the residents' lifestyles into a harmonious and aesthetically pleasing residential community, which places a strong emphasis upon the preservation and enhancement of the natural beauty of QHE IV. The intent of these Guidelines is to encourage quality of design and compatibility of all improvements without undue restriction of choice or design of the home or property. The QHE IV design character is intended to be similar to the architecture of Colonial and Georgian house styles. Typically, the design of these homes incorporates materials, shapes and forms that reflect this "sense of heritage and character." While the exterior celebrates the essence of that past, the interior spaces may be designed to fit the contemporary lifestyle of the individual homeowners. This guideline is not an all-inclusive list of either items needing approval or items disallowed. The intent of this guideline document is to expand upon and add clarity to the Declaration of Covenants, Conditions, and Restrictions (particularly Articles V and VI). (Deed Book 4669, Page 0171 recorded in Mecklenburg County May 25, 1983) and is available on the QHEIV website at: [www.quailhollowestatesiv.com](http://www.quailhollowestatesiv.com).

### I. DESIGN REVIEW PROCEDURE

An Architectural Control Committee (ACC) has been established to administer these Guidelines. The ACC will review all new design and construction elements of any new proposal prior to construction. NOTE: The ACC reserves the right to amend the Architectural and Landscape Guidelines from time to time. The ACC may refuse approval or request improvements to the proposed house and site layout for any reason and at its sole discretion. APPLICATION GUIDELINES: New architectural or landscape proposals must be submitted for consideration to the ACC via the Architectural Change Request Application form found on the QHEIV website at [www.quailhollowestatesiv.com](http://www.quailhollowestatesiv.com). Along with the application any drawings, renderings, pictures, materials specs should be included and will help the ACC expedite the proposal. The ACC has 30 thirty days from date of proposal submittal to approve or disapprove. This time may be extended by the ACC at its discretion if questions/concerns are still unresolved after the 30-thirty day approval window. Any expenses incurred by the ACC in reviewing homeowner plans would be reimbursed by the homeowner. Work should NOT begin until written approval from the ACC is given. The following is an outline of what is required:

- A. **Replacement-in kind remodels, renovations or repairs** do not require ACC approval. Examples include repainting home the same color, fence or wall repairs with the same material and color, installing a replacement roof using same materials and color, etc...
- B. **Preliminary Review:** Preliminary reviews are encouraged but not required. At this stage, guidance can be given by the ACC prior to completion of plans and specifications to avoid the expense of extensive modifications. Submitted documents should include:

1. Architectural Change Request form from QHEIV website.
2. Any photos, drawings, renderings, material specs and plans available

Preliminary Review DOES NOT start the formal plan review process

C. **Final Review** (Building or Structural changes or renovations)

Submitted documents should include:

1. Final site plan (as needed) at 1/20" scale or larger, show location of all proposed improvements (building structures, driveways, walkways, walls, fences, etc.), utilities locations, setback dimensions, all materials, 2' final grade topography, all trees 6" caliper or more, location of silt fences and gravel driveways for sediment control.
2. Final footprint of house perimeter at 1/4" scale.
3. Final elevations at 1/4" scale, showing all sides, selected materials and grade.
4. All exterior material and color selection.
5. Zoning and permitting controlled by local government (please note that ACC has no zoning or permitting authority).

D. **Landscape Plan** Prior to start of New Construction or Hardscapes, a landscape planting plan (1/10" scale or larger) must be submitted for review and approval. For significant landscape remodel/refresh projects, natural trees, shrubs, grass and ground cover should be used in keeping with general appearance of the neighborhood. You are encouraged by the ACC to maintain the wooded atmosphere of the neighborhood as it relates to the existing tree canopy during landscaping planning and changes.

## II. THE SITE

A. **Driveway:** No driveway may be closer than two (2') feet to the side property line unless originally permitted to do so. Driveways shall be constructed of brick, block stone or concrete unless otherwise approved by the ACC. Two street entrances (for circular drives) will be reviewed on a case by case situation. Driveway and garage entrances may be up to twenty (20') feet wide. ACC must give approval for driveway and garage areas of more than twenty (20') feet in width. No parking positions in the front yard setbacks.

B. **Fences:** The location (fences should generally follow existing property lines), materials, size, and design of all fences must be approved by the ACC. Accepted fencing is split rail or black metal (as is currently in use at the adult and children' parks). Fences are approved for back yard use only. No double fencing allowed.

C. **Walls:** Retaining walls that are being replaced with the same materials do not need ACC approvals. Any New Retaining wall construction is to be approved by the ACC before work begins.

D. **Grading and Drainage:** Grading must be designed to conform as much as possible to natural site contours. The final site drainage should not allow more storm water to flow into adjacent lots than presently existing. Walls, fences and retaining walls shall allow for proper drainage

E. **Tree Protection:** In general trees are highly encouraged to be preserved unless a safety issue is apparent, or health of the tree is in question. ACC approval is not required for tree removal.

## III. BUILDINGS

- A. **Each lot** may contain only one detached single-family home with one private garage and accessory structures as approved by the ACC.
- B. **Exterior Materials and Colors** should be brick, stucco, stone cement board,(hardi-plank), wood or vinyl. Only the highest quality cellular products will be acceptable. Other materials will need to be approved by) the ACC. The exterior colors and materials should be selected from the Williamsburg palette and be blended together harmoniously. Several vendors including Benjamin Moore have the "Williamsburg Collection "that represents the intended colors to be used:  
<https://www.benjaminmoore.com/en-us/color-overview/color-collections/williamsburg-collection>
- C. **Roofs** and roof pitches should be in proportion to the overall size and shape of the house. Acceptable roofing materials shall be twenty-five (25) year or greater warranted composition (fiberglass/asphalt) shingles. Roof vents, power vents and plumbing vents may not be visible from the street.
- D. **Porches, Patios and Decks** should be constructed with substantial, well-proportioned railings, flooring, and posts. Space below decks shall be screened, using lattice board or natural shrubbery. Deck columns greater than six (6) feet high should be masonry (12"x12") matching house foundation material or decorative wood columns. Patios are to be constructed of concrete, brick or stone and either connected to or closely adjacent to home foundation.
- E. **Chimneys** should be made of brick, stone, or stucco. Exposed metal flues may not be used. Wood chases should be veneered with brick, stone, or stucco products. Direct vent fireplaces are discouraged on street side.
- F. **HVAC Equipment, meters, garbage containers** should not be located in the front of any house and should be fully screened from view of the public by enclosure and/or landscaping. Unique situations will be reviewed on a case by case situation.
- G. **Skylights** and all forms of venting should not be placed on the front of the house or on any elevation visible from the street.
- H. **Satellite Dishes and Antennas** attached to the home shall not be visible from the street and shall be of customary size. Any and all satellite and antennas stated above, that are ground-based, shall be screened from view with landscaping and requires approval by the ACC.
- I. **Mailboxes and newspaper boxes:** Standard mailbox/newspaper boxes are Moss Creek by Carolina Mailboxes, Inc. Website and ordering [www.carolinamailboxes.com](http://www.carolinamailboxes.com). Any other mailbox/newspaper box other than the standard Moss Creek model are to be submitted to the ACC for review.
- J. **Windows** - shall be either a double-hung or single hung design and constructed of customary materials. Windows should match the exterior trim color utilized throughout the respective home and utilize either six or nine-light colonial mullions on each sash unless it is a custom window such as a bay window or a side light next to a front door. Exceptions are contemporary homes or windows not visible from the street.
- K. **Construction Completion** should occur within 6 months after commencement of construction.
- L. **Exterior Lighting** shall not be situated as to affect the privacy of adjacent homes. No lighting of tennis courts, playground/ sport-court areas etc., is permitted on individual lots. Fixtures with light emitting toward the sky is discouraged to help prevent light pollution. Flood lights should be limited to no more than 4 fixtures per lot, should be on a motion detector, and hidden under the eaves as much as possible. Landscape lighting is encouraged as an alternative for flood lights as security lighting.
- M. **Accessory/Outbuildings/Play Houses:** No permanent free-standing storage sheds, play houses,

treehouses or other outbuildings are allowed. No permanent free-standing structures for the purpose of hanging clothes are permitted.

**N. Pools & Pool Deck(s)** must be located and built behind the house and must be screened from street view. No night lighting is permitted. The pool and deck may not be closer than 20 (twenty) feet to the side and rear setbacks without specific ACC approval. All city zoning requirements pertaining to pools and pool fencing must be adhered to.

**O. Tennis and Other Sport Courts** must be built within the building setbacks and must be screened from street view. Tennis and other sport courts must be a minimum of 24' from an adjacent lot property line. The tennis fence shall be black in color and moderate in height. No night lighting is permitted. All tennis courts and fencing must be submitted for ACC approval.

**P. Front Yard Decoration(s)**, Large Fountain(s) and Lawn Ornamentation(s) are discouraged but may be considered on a case by case basis. Any additions must blend and complement the house / home site in question and the adjacent homes.

**Q. Solar Panels:** Solar panels are not to be visible from the street and must be approved by the ACC.

**R. Signage:** No permanent sign of any type is to be erected unless it has been approved by the ACC. For sale signs are limited to one sign of not more than five (5) square feet advertising the property. Corner lots may have two For Sale signs, one on each street.

**S. Boats, Cars, etc.:** No mobile home, trailer, utility trailer, barn or other similar out building or structure shall be placed on any residential property at any time, either temporary or permanently. Boats, boat trailers, campers, RVs or stationary cars may be maintained only within a completely enclosed part of the house (garage) such that they are not generally visible from adjacent properties.

**NOTE: Approval of Plans by the Architectural Control Committee in no way implies that plans are acceptable for Mecklenburg County Building Permit or other regulatory requirements. Plans and improvements must meet Mecklenburg County code requirements.**