

Harps Mill Woods Architectural Committee Guidelines

FENCES

1. Fences shall not exceed six (6) feet and should extend no further than the rear of the house. Exceptions will be considered.
2. Fences made of wood, vinyl, or wrought iron with finished side facing away from the owner's house will be considered. Chain link fences are not allowed.
3. Careful attention must be given to property lines when constructing a fence. Fences should be built a few inches within the property line so that joint ownership of the fence is never at issue.
4. A line of trees/bushes that serve as a privacy fence along a property line is considered a fence and therefore should be approved by the Architectural Committee.
5. Architectural drawings/sketches showing the fence in relation to the lot should be sent with the request.
6. Repairs or replacements of fences which are the same size and materials, and which were previously approved by the Architecture Committee, do not require a request form and need no new approval.

PAINTING OF EXTERIOR OF HOUSE

1. Color change made to the existing colors must have Architectural approval (please submit color sample with the request).
2. Paint schemes should be in keeping with the look and feel of the neighborhood.
3. Periodic repainting and restaining with existing color does not require approval

ROOFING

1. Roofing material should keep within the look and feel of the neighborhood.

SIDING

1. Siding materials should keep with the look and feel of the neighborhood.
2. No aluminum siding

SATELLITE DISHES AND ANTENNAS

The Covenants prohibited any antenna or satellite dish installation. In 1996, the Federal Communications Commission issued rules preempting homeowner association rules regarding direct broadcast satellite dishes.

1. Satellite dishes no larger than one meter in diameter (such as used by Direct TV and Dish Network) are allowed. Dishes should be installed as unobtrusively as is possible, and if reception allows, preferably at the rear of the house.
2. Other outdoor antennas should be no larger than 39 inches (one meter).

ITEMS THAT ARE PROHIBITED BASED ON THE COVENANTS

1. Driveways are to be paved in concrete
2. No tent, shack, barn, metal storage shed, other metal outbuilding

OTHER

The Covenants prohibited any vinyl windows. Based on the advances in materials and technology, vinyl windows will be considered as long as they are consistent with the look and feel of the neighborhood.

Please note, any approval from the HOA Architectural Committee does not relieve the homeowner's responsibility to obtain any requirements, permitting or inspections for improvements made to their home. Please contact Wake County and/or the City of Raleigh for additional information.