

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.

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PORTER'S LANDING HOMEOWNERS ASSOCIATION

Request for Architectural Review & Approval

NAME: _____
 ADDRESS: _____
 PHONE: _____

Type of modification proposed:

<input type="checkbox"/> FENCE	<input type="checkbox"/> UTILITY BLDG	<input type="checkbox"/> PORCH
<input type="checkbox"/> DECK/PATIO	<input type="checkbox"/> GARAGE	<input type="checkbox"/> POOL
<input type="checkbox"/> SPORTS APPARATUS	<input type="checkbox"/> EXTERIOR PAINTING	<input type="checkbox"/> ADDITION
<input type="checkbox"/> 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.