



GREAT OAKS HOMEOWNER'S ASSOCIATION

ADDITIONAL RULES, REGULATIONS & STANDARDS

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Great Oaks Homeowners' Association, Inc.

P.O. Box 79032 • Charlotte, NC 28271-7047 • (704) 565-5009 • Fax (704) 973-9542

www.greatoakscommunity.com

January 23, 2023

Dear Owner/Tenant:

In an effort to continue to beautify our community, increase our property values and provide a safe environment, the Board of Directors is addressing some common Covenant violations.

The Board of Directors has reviewed the Covenants, Conditions and Restrictions for Great Oaks Homeowners' Association, Inc. and has prepared a document intended to clarify areas that may be difficult to interpret. The Board has also initiated additional guidelines that supplement the CCR's that will contribute to make Great Oaks an even more pleasant community in which to live. This document, the "Standards and Guidelines for Interpretation of the Declaration of Covenants, Conditions and Restrictions for the Great Oaks Community", or Guidelines for short, is attached. **Each homeowner is charged with passing along these Guidelines (along with the CCR's) to any future buyer of their home.**

Community Association Management will follow the set violation letter process. If a violation continues after the letter and Hearing stage, daily fines will be levied at **\$25 per day, per violation.**

Please review the enclosed document that outlines common violations. You are welcome to contact Community Association Management or a Board Member to discuss the violation process.

These Guidelines will become enforceable 30 days after the date of this letter.

Thank you in advance for your contribution in making Great Oaks a pleasant and desirable community in which to live.

Sincerely yours,

The Board of Directors for Great Oaks Homeowners' Association, Inc.

Architectural Review

A key responsibility of the Association is the basic appearance of Great Oaks. The restrictions mandate that an Architectural Review Committee be established. This committee has the power to monitor and control the external visible areas of the development. No fence, building, wall, or other structures can be erected, nor shall any exterior addition to or change, or alteration to an existing structure be made until the plan's specifications showing the nature, shape, height, materials, and location have been submitted and approved in writing by the Architectural Review Committee.

The Architectural Review Committee is composed of the homeowner's members appointed by the Board of Directors. The Architectural Review Committee has 30 days to approve or disapprove any plans.

I. Guidelines

Following are the basic guidelines established by the Architecture Review Committee to assist you in your architectural approval:

1. **Accessory Building:** Any accessory building (storage shed) must be constructed with similar color. This includes the roof color. No particleboard, standard plywood, cinder block, or metal material is allowed for the exterior walls.
2. **Dog pens:** Dog pens must be approved by the Architectural Review Committee prior to installation.
3. **Exterior Paint:** Paint colors must be consistent with the other homes in the community and must be approved by the Architectural Review Committee prior to painting. Paint colors and sample color swatches can be found in the [Appendix](#). The ICI color match can be found on the [myperfectcolor](#) website.
4. **Fences:** No fence may be erected on any lot closer to any street right-of-way than the building setback lines shown on the recorded map. No fence may be higher than six feet (6') tall. Chain link is not permitted, however, 2" x 4" mesh may be used with split rail fencing.
5. **Improvements:** All improvements must be completed within 30 days after approval. The homeowner will be responsible for obtaining all permits and locating utilities prior to construction.

6. **Landscaping:** Extensive landscaping projects (i.e., removing trees or denuding a large amount of the lot) needs to be approved in writing by the Architecture Review Committee.
7. **Pools:** All pools must be approved prior to installation, and approval, if granted, will be contingent upon the pool being enclosed by a privacy fence.

All approvals will not necessarily fall within these guidelines, and even if you were complying with the guidelines, it is important to remember prior to **ANY AND ALL CHANGES AND /OR INSTALLATIONS TO THE EXTERIOR OF AN EXISTING HOME AND LOT MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE**. Failure to get approval prior to installation or construction may have costly results.

II. Submitting ARC Requests

1. Online Submission Instructions:
 - a. Log in to the community website (www.greatoakscommunity.com)
 - b. Go to the **Resident Portal** tab
 - c. Sign on to the Community Association Management site
 - d. Click on “**Account Information**”
 - e. Select “**Submit ARC Request**”
 - f. Click on the “**Add ACC Request**” button
 - g. Complete all applicable fields
 - h. Download the [supporting documentation form](#)
 - i. Attach supporting documentation to the request
2. Paper Submission Instructions:
 - a. Download the [Architectural Change Request \(ARC\) Packet](#)
 - b. Fax or mail form to:
 - i. Fax: (704) 353-7986
 - ii. Mailing Address:

Great Oaks HOA
c/o Community Association Management
PO Box 79032
Charlotte NC 28271-7047

Sampling of ARC Violations

Please review the CCR's, Standards and guidelines for a full list of violations

To follow is the summary of a few common and observed ARC violations and new fines. Please use these examples in understanding some of our covenants and bylaws, and in understanding how to avoid being cited for violations.

| | Additional Comments |
|--|--|
| Unapproved or Prohibited ARC Designs | You must submit an ARC request approval form for any work done to the exterior of your home. To obtain a copy of a request for, please see www.GreatOaksHoa.com or call Community's office (704) 565-5009. |
| Maintenance to Home Exterior | Keep an eye on exterior paint, trim, garage doors, fences, siding and mailboxes making sure to paint or stain when needed. Repairing broken or falling fences, walls and screen enclosures. |
| Lawn Care | Regular mowing/edging lawns and keeping hedges and trees properly trimmed should be performed for front and back yards. Lawn clippings and trash should be secured in a garbage bag that will not allow the trash to be blown throughout the community. |
| Driveway Care | Grass growing in driveways must be removed. Do not store construction material in the driveway without a building permit. |
| Inappropriate Vehicles | Commercial Vehicles are not allowed. Remove inoperable vehicles and do not perform major car repairs |
| Vehicles Trash/Recycling Policies | Trash receptacles should be placed at the curb late afternoon the day before the scheduled collection day; remove it the same day of collection. They should not be visible at any time on the front lawns or entry way of driveways except during these times. |
| Basketball Goals and Other Recreational Structures | In the interest of community safety Great Oaks Homeowners' Association requests that homeowners and tenants please refrain from <i>erecting basketball goals and other recreational structures</i> in such a way that will cause or facilitate the playing of basketball on the street and city right-of-ways. Basketball goals and other recreational structures on the streets and right-of-ways tend to impede the orderly flow of traffic and contribute to hazardous and disorderly situations between motorists and those engaging in such recreational activities |
| Excessive noise; Illegal Activities | Be courteous to your neighbors and keep loud noises down. All illegal activities will be reported to the police and be addressed by the association. |

Common Area Maintenance

Maintenance of the common areas and easements is one of the most important responsibilities of the Association. While roads, sidewalks, and other types of common properties depreciate in value over time, well cared for common areas can appreciate in value. A carefully developed and executed ground maintenance program directly contributes to the property value. The Association has negotiated a contract for landscaping maintenance, which includes mowing, fertilizing, and the cleanup of the common areas and easements- all intended to maintain and enhance the value of the common area property for the association members.

General Policies

1. Athletic Equipment

- a. Athletic equipment that is not in the backyard must be stored away when not in use. Portable basketball goals are the exception and may remain at the top or side of the driveway. They may not be used at the foot of the driveway.

2. Barbeque Grills

- a. Must be stored in the garage or rear of home not visible from the street
- b. Cannot be used in the driveway or front of the home except in the case of an HOA sponsored neighborhood cookout or block party.

3. Damage to Common Areas

- a. Each owner is responsible for damage caused to any common areas by their family or guests.
- b. The owner may be directed to repair such damage, or the association may make the repairs and bill the homeowner for damages.

4. Driveways & Vehicles

- a. Driveways should be kept free of grass and weeds.
- b. Automotive repair (changing oil, maintenance of vehicle, etc.) should be performed within the garage and is not allowed in the driveways or the streets.
- c. Disposal of vehicle fluids, such as oil must be done according to EPA (Environmental Protection Agency) standards. Disposing of these items down storm drains or in yards is strictly prohibited.

5. Laundry

- a. No laundry or wash shall be dried or hung on the exterior of any home or lot.
- b. Clothes lines are strictly prohibited.

6. Lawn & Landscaping

- a. Lawns must be mowed and maintained on a bi-weekly basis during the growing season.

- b. Grass over 6 inches high is considered too high.
- c. Shrubbery and other plantings must be kept neat and trimmed as to appear neat and attractive.
- d. Dirt yards, yards with large dirt patches, or yards that are consumed with weeds are prohibited. It is the homeowner's responsibility to maintain a healthy lawn that is neat and attractive.
- e. Mulch in planting beds and around the home must be refreshed (replaced) yearly. Deterioration of mulch areas detract from the appearance of the neighborhood.
- f. Trees, Shrubs, and other plantings that die should be immediately removed and replaced with the same type, size, style of planting.

7. Maintenance of Lot

- a. Each Owner will keep their lot and improvements in an orderly condition and in a suitable state of repair.
- b. No clothesline may be erected on any lot.
- c. The front of all homes must be free of all work materials, firewood, furniture, toys, rubbish and storage items when not in use. The lawn/patio furniture is appropriate for use on the front porch and rear decks and porches.

8. Nuisances

- a. Nothing shall be done in any part of the Subdivision including noxious or offensive activities which may become an unreasonable annoyance or nuisance to other owners.

9. Seasonal Holiday Decorations

- a. External seasonal house decorations should be removed within 30 days of the holiday.

10. Signs

- a. For sale" or "For rent" signs on the homeowner's lot are allowed, provided the sign(s) does not exceed six (6) square feet in size or otherwise unobtrusive as determined by the Association's Board of Directors.
- b. One sign, not to exceed two square feet, identifying the home/lot as being protected by a security system.
- c. During political campaign years, signs (of reasonable size and quantity, as determined by the Association's Board of Directors) endorsing political parties or candidates are allowed. Per NC Statute, political signs are allowed 45 days prior to an election and must be removed within 7 days after the election.
- d. Such signs or permits as may be required by governmental or municipal agencies, or by court order.

11. Statues

- a. Ornamental statues are not to be displayed in the front yard.

12. Temporary Structures

- a. No residence of a temporary nature shall be erected or allowed to remain on any lot. (i.e. tent, shack, etc.)

13. Trash Containers

- a. Garbage cans and recycle bins must be stored in one of the following locations (stated in the order of preference): 1) inside your garage or 2) behind the house (screened from street view by the house).
- b. No garbage cans or recycle bins should be placed at the curb any earlier than the night before collection and should be removed by midnight the day of collection.

14. Trash & Vegetation

- a. No trash, rubbish, garbage or other waste material shall be kept or permitted upon any lot, except in sanitary containers (garbage cans) located in an appropriate area screened and concealed from view.
- b. No weeds, vegetation, rubbish, debris, or materials of any kind whatsoever shall be allowed to accumulate on any portion of the lot which would render it unsanitary, unsightly, offensive, or detrimental to any other property.
- c. Outside burning of trash, leaves, debris or other materials is not permitted.
- d. Compost must be fully contained in an air tight container and not be visible from any street or common area.
- e. Building materials and equipment used for architectural improvements, as approved by the ARC or Board, should not be stored where visible from the street for more than thirty (30) days.

15. Window Treatments

- a. Window treatments such as blinds, draperies, shades, plantation shutters and stained glass shall be permitted.
- b. The following are NOT permitted:
 - i. Aluminum foil window covers
 - ii. Bed sheets, towels or newspapers

Parking Policies

1. No lot shall be used in whole or in part for wrecked or inoperable vehicles or similar unsightly items unless the same are fully enclosed within the garage located on the Lot.
2. No boat, trailer, recreation vehicle (RV), camper, camper truck or commercial vehicle shall be parked, stored or left in any driveway or on any other part of a lot unless the same are fully enclosed within the garage located on the Lot. (Does not apply to sales trailers, construction trailers or other vehicles used by Declarant and its agents in the conduct of their business.)
 - a. A **commercial vehicle** as defined by the Board of Directors is as follows:
 - i. Box trucks
 - ii. Bucket Trucks
 - iii. Tractor & Trailers
 - iv. Taxi Cabs
 - v. Trucks/Vans over 1 ton, regardless of license
 - vi. Flat Bed Trucks.
 - vii. Trucks with dual axels.
 - b. Police and Fire vehicles are not classified as commercial and are not restricted by this document.
3. **Parking on the grass or sidewalks is strictly prohibited.**
4. Parking on Vacant (undeveloped) lots, or common areas is prohibited.

Pet Policies

1. All pets must be properly vaccinated and licensed according to county laws.
2. All animals must be properly supervised when outside.
3. Any pet off your property must be on a leash.
4. No animals, livestock or poultry of any kind shall be kept on any lot or in any dwelling except that dogs, cats or other household pets may be kept or maintained provided that they are not kept for commercial purposes.
5. If the board receives a complaint that the animal constitutes an unreasonable annoyance, inconvenience, nuisance or danger, the owner will be notified by the Board. If the board finds that the animal does constitute an unreasonable annoyance, inconvenience, or danger, the board may require such animal be removed from the property.

APPENDIX

Exterior Siding Palette

[ICI Color Match](#)












| Color Name | Sample |
|----------------------|--------|
| 856 Lemon White | |
| 861 Moonscape | |
| 869 North Star | |
| 234 Grey Mauve | |
| 243 Empress Mauve | |
| 251 Grey Moth | |
| 257 Little White Lie | |
| 328 Sedgewick Rose | |
| 332 Apple Seed | |
| 334 Pink Peppercorn | |
| 336 Pebble Pink | |
| 338 Au Naturel | |
| 341 Shellstone | |
| 485 Eldorado Tan | |
| 491 Ivory Beige | |
| 672 Tusk Tusk | |
| 746 Lanyard | |
| 748 Tawny Grey | |
| 752 River Birch | |
| 756 Basic Beige | |


| Color Name | Sample |
|----------------------|--------|
| 1052 Jade Frost | |
| 1056 Wispy Grey | |
| 1507 Surreal Blue | |
| 1511 Silver Trophy | |
| 1515 Winter Evening | |
| 1632 Silver Tinsel | |
| 1635 Azurite Crystal | |
| 1638 Icebreaker | |
| 467 Grey Hills | |
| 471 Chinchilla White | |
| 478 Roma Haze | |
| 488 Grey Pearl | |
| 954 Silver Lace Vine | |
| 1297 Aquatic Blue | |
| 1306 Key Largo | |
| 1432 Lakefront | |
| 1435 Essex Blue | |
| 1441 Mexican Springs | |
| 1469 Oxford Blue | |

Accent Palette

The accent palette consists of front doors and shutters only.

[ICI Color Match](#)

| Color Name | Sample |
|-------------------------|---|
| Classic Burgundy |  |
| 159 Classic Liberty Red |  |
| 200 Tobacco Brown |  |
| 214 Museum Rose |  |
| 225 Pink Quarry |  |
| 322 Century Brown |  |
| 324 Sepiatone |  |
| 742 Caisson Green |  |
| 743 Sierra Leone |  |
| 745 Great Wall |  |
| 681 Cormorant |  |

| Color Name | Sample |
|---------------------|---|
| 682 Bronze |  |
| Black Swan |  |
| 1484 Mary Janes |  |
| Dark Secret |  |
| 1674 Deep Onix |  |
| 453 Monterey Cliffs |  |
| 314 Artisan Brown |  |
| 1388 Village Blue |  |
| 1423 Black Sable |  |
| 1459 America's Cup |  |