

Ballenridge Homeowners Association

The Ballenridge Top Ten Architectural Standards & Construction Guidelines

The Architectural Committee, along with the Board of Directors of Ballenridge have adopted the following standards and guidelines to assist you in planning any exterior changes to your property. These are intended to be guidelines, in conjunction with and in addition to any Covenant requirements. **ALL EXTERIOR CHANGES MUST BE APPROVED IN WRITING PRIOR TO ANY CHANGES BEING MADE.** A form for submitting those requests is attached. Your cooperation in the approval process is appreciated.

- 1. Home additions/Improvements**
 - Consistent with the original design of the house
 - Colors and materials consistent with general scheme of neighborhood
- 2. Accessory Buildings**
 - Colors and materials consistent with general scheme of home
 - Wood and vinyl exterior only
 - Exterior dimensions not to exceed 8' x 12'
 - Screened by shrubbery or hedges
- 3. Fences**
 - Picket or privacy picket, 4' – 5'
 - Taller fences considered on a case by case basis
 - Wood and vinyl fences only
 - Screened by shrubbery or hedges
- 4. Trailers, Boats, Campers, Other Recreational Vehicles, Etc.**
 - Must be garaged
- 5. Swing Sets**
 - Made from natural materials
 - Screened from view of street
 - Other play equipment reviewed on a case by case basis
- 6. Satellite Dishes**
 - Are allowed, with prior approval as to location; dishes of 18" or less are usually approved, with proper screening from street and adjoining lots as permitted
 - Painted to match existing house/brick when feasible
- 7. Landscaping**
 - Consistent with lot size
 - Compatible with general scheme of neighborhood
- 8. Yard Art (benches, fountains, arches, stone walls, etc.)**
 - Approved on a case by case basis; must be compatible with general scheme of neighborhood
- 9. Lamps & Yard Lights**
 - Approved on a case by case basis; must be compatible with general scheme of neighborhood
- 10. Other Items**
 - Garbage cans must be screened from view of street
 - Hose reels must be stored out of view from street
 - Dog pens and dog houses – reviewed on a case by case basis

FACT SHEET ON EASEMENTS AND RIGHT-OF-WAYS
for
THE HOMEOWNER

1) Sanitary Sewer Easements

- a) Typically contain at least one 8" underground plastic pipe and above ground manholes
- b) Manholes need to extend a minimum 1' above grade
- c) Sanitary Sewer lines are **maintained by the Town**
- d) Repairs not likely for ±30-50 years or more
- e) Fences or other permanent structures cannot be placed on sanitary sewer easements
- f) Allowable vegetation limited to low ground covers—vegetation maintained by homeowner
- g) Typically 20' to 30' wide (refer to your property survey for exact dimensions and locations)

2) Drainage or Storm Sewer Easements

- a) **Maintained by property owner**
- b) May contain: underground pipe, grass channel, rip rap channel, concrete channel, wetland area, or undefined "natural" channel
- c) Typically conveys storm runoff from properties upstream to properties downstream
- d) Not necessarily designed to convey entire flow in every rain
- e) Vary in width (refer to your property survey for exact dimensions and locations)

3) Right-of-way

- a) Town-owned property that typically contains a variety of underground utilities
- b) Typically extends ±10' to 12' behind curb (refer to your property survey for exact dimensions)
- c) Sometimes includes sidewalk
- d) Contains Town-owned portions of water and sewer services
- e) Allowable vegetation limited to low ground covers (with exceptions of street trees, in some pre-approved instances)—vegetation maintained by homeowner

Always telephone NOCUTS at 1 800 632-4949 and the Town Public Works Department at 557-3904 for locations of utilities before digging.

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Town of Holly Springs
Public Works/Public Utilities/Engineering Department
PO Box 8, Holly Springs, NC 27540
telephone: 552-6221
fax: 552-5569