

Summerwood Community ACC Guideline Additions

Mint Hill, NC

Version 9/15/2020; revised 5/2022

Section 1 - General Information

1.1 - Purpose of guidelines

The primary purpose of having community guidelines and standards is to protect your investment as a homeowner and provide a common framework for neighbors to preserve the aesthetics of our neighborhood.

1.2 - Role of the ACC

The role of the Architectural Control Committee (ACC) is to oversee that the neighborhood standards are upheld and to ensure requests are handled in a timely manner. The ACC will review and respond to all applications within 30 days of receiving all required documents. Please note that applications may take a few days to get to the ACC from Braesael. Refer to Article 14 for additional information. The ACC is available for clarifications and happy to meet with all homeowners regarding questions regarding applications.

1.3 - Amendments to the Architectural Guidelines

These Guidelines may be amended to provide clarification, or to reflect changed conditions or technology. The ACC will conduct a periodic evaluation of the Guidelines to determine if amendments are required. Owners may submit to the management company written requests for changes to the Guidelines. Upon review, the ACC will make a recommendation to the Board of Directors. Amendments will require final adoption by the Board of Directors.

Section 2 - General Regulations

2.1 - General Maintenance

Refer to Article 6 – Common Area and Lot Maintenance of the CCR’s for homeowner responsibilities.

Clarifications

Homeowners are responsible for trees and grass between the sidewalk and the street that are directly in front of the home.

Sod replacement of a damage lawn area does not require an ACC application.

2.2 - Trees

2.2.1 Tree Removal

We discourage removal of any trees except when there is concern for safety, disease or property damage. In addition, natural vegetation on slopes and around the storm water management areas is critical to natural water flow management and protection from erosion.

Any trees, shrubs, brush, etc. that has a trunk diameter of 3" or larger must have an application submitted to and approved by the ACC prior to removal. If more than 10% of trees on any lot are planned to be removed, regardless of size, an application must be submitted to and approved by the ACC prior to removal. All applications for tree removal must include the reasoning why the request is being made as well as pictures of trees to be removed for documentation. All tree stumps are to be removed or ground down below the surface of the surrounding soil and landscaped so as to prevent the creation of a hazard on the property. Dead trees must be removed.

Any tree to be removed in the front yard (or side yard facing the street on corner lots) will require a documented replacement plan.

Residents are advised to consult with the County Arborist for compliance with county ordinances on tree cutting.

2.3 Lighting

Lighting in the yard must be placed so that light does not shine into adjoining property windows. Application is not required for low voltage lighting in the rear yard as long as the lighting does not shine in a manner which could disturb neighbors.

All non-holiday accent lighting shall be non-colored (White).

Solar Panel Guidelines adopted May 2022 to clarify ACC review of proposed projects.

2.4 Solar Panels

Only roof-mounted installations that are not visible from the front-street view of the home will be approved. This includes the front-facing panel and may include certain profile edges of panels.

Roof-mounted panels shall: (1) be laid out in a symmetrical rectangle or square pattern, (2) be low profile and mounted flush to the roof, (3) not exceed the area of the roof or break the ridgeline of the roof, and (4) be positioned as low as possible on the roof and expand wider, rather than higher on the roof plane.

All wiring, conduits, and meters shall be concealed underneath the solar array, in the attic, or in the garage. Panels must be static (no movement permitted), and no tracking mechanisms will be approved.

Submission Requirements

In addition to the requirements for any other architectural submission, all applications for approval of any solar installation shall include: (1) detailed plans for installation and placement of any solar device, including materials, wiring, conduits, and bracing, (2) a tangible, physical color sample of the device proposed for installation, (3) catalog photographs or manufacturer's cut sheets of the solar panels and related materials, (4) contractor information, (5) survey, and (6) any other reasonable documentation that the ACC requests. The ACC may require that a glare study be conducted and included as part of any solar installation application. It is highly recommended that the homeowner arranges a site visit with the ACC and the proposed contractor before signing a contract. This may assist in a more fluid ACC process and may help avoid a possible request denial. Under no circumstances is any alteration of a homeowner's Lot permitted to begin prior to receiving the written authorization of the ACC. Depending on your lot location and roof plan, the installation of solar panels could be limited. Please check with the Architectural Control Committee prior to purchasing.