



Eagle Watch
Homeowners' Association

DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: November 5, 2024

I. AUTHORITY

This DESIGN STANDARDS document is promulgated pursuant to authority granted to the Architectural Control Committee (hereafter referred to as the "ACC") of the Eagle Watch Development (hereinafter referred to as the "Development") under section 8.C of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Eagle Watch, recorded in Deed Book 14928, pages 1,962-1,997, Cherokee County, Georgia records as amended (hereinafter referred to as the "Declaration"). The requirements of these Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Declaration.

II. PURPOSE

Plans must be submitted to and approved by the ACC pursuant to the Declaration and these Design Standards for the sole and exclusive purpose of assuring that the construction and use of all structures within the Development are in conformity and harmony of external design with the existing structures and standards of the neighborhood.

III. DEFINITIONS

The words "Structure", "Owner" and "Lot" as used herein shall have the same meaning as such words have in the Declaration.

IV. SUBMISSION

A. Two (2) sets of plans for the proposed house or modification must be submitted for approval on each lot. When applicable, the following must be submitted.

1. A site plan showing the location of all proposed and existing structures on the Lot including building setbacks, open space, driveways, walkways, and parking spaces, including the number thereof and all siltation and erosion control measures;
2. A foundation plan;
3. A floor plan;
4. Exterior elevations of all proposed Structures and alterations to existing Structures, as such Structures will appear after all backfilling and landscaping are completed;
5. Specifications of materials, color scheme, lighting scheme, and all other details affecting the exterior appearance of all proposed Structures and alterations to existing Structures; and
6. Plans for landscaping and grading.

B. Any change in the approved plans must be resubmitted for approval.

- C. The ACC may impose and collect a reasonable and appropriate fee to cover the cost of review of plans and of inspections performed.

V. CONSTRUCTION

- A. After approval by ACC of the plans for any Structure and prior to the commencement of any construction or grading on the Lot for which such plans were approved, the location of such Structure shall be clearly marked on as such lot. After such marking, the Owner or the Owner's contractors shall request in writing that a representative of the ACC inspect the proposed location of the Structure as marked on the Lot to determine whether such location is consistent with the guidelines for the location of buildings contained in Appendix "A" of these Design Standards. Within a reasonable time after receipt of such written request, the ACC shall: 1) inspect the proposed location of the Structure as marked on the Lot, and 2) notify the Owner in writing of its approval or disapproval of the proposed location of the Structure. In any case in which the ACC shall disapprove the location or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accomplished by a statement of the grounds upon which such action is based. In any case the ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable location may be marked and submitted for approval. In no event shall the Owner allow any grading or cutting of trees on the Lot prior to the approval of the proposed location by the ACC.
- B. During approved construction, all vehicles in any way connected with such construction shall enter the Lot or Lots under construction only by the driveway as approved in the plans and specifications by the ACC. In no event shall any driveways other than those approved by the ACC be constructed or used for temporary access to any Lot. All vehicles shall be parked at the Lot to avoid damage to trees, paving, curbs, gutters and any other improvements on the Lot. .
- C. All stumps and brush are to be removed from Lots prior to foundation construction, and no such stumps, brush or other debris shall be buried on such Lots. Construction debris shall be removed as often as necessary to keep the Lot and any Structure thereon attractive. Construction debris shall not be dumped in any area of the Development.
- D. Lots shall be graded in such a manner so as not to block any natural or manmade swales, ditches or drainage structures. Earth berms shall be installed on Lots by the Owner hereof when, in the opinion of the ACC, such Lots may erode due to topography. Whenever possible, Lots shall drain independently rather than to adjoining Lots.
- E. New home construction shall be completed, including approved landscape installation, within 180 days from the date of commencement on said lot. The date of commencement shall be defined as the first day in which land clearing on the lot is initiated. A time frame to complete exterior alterations to existing Structures shall be agreed upon by all parties prior to commencement.
- F. Any Owner or Occupant who submits an application to the ACC for approval of an exterior modification or improvement after such modification or improvement has already been constructed or installed in violation of the Declaration must pay a fee in accordance with the below fee schedule for each such retroactive request prior to the Board's review of such request. This fee is in addition to all other enforcement remedies available to the Association pursuant to the governing legal documents of

the Association. Any modifications or improvements for which no request is submitted is subject to enforcement at the discretion of the Board.

Fee Schedule:

- General Fee for Post-Modification Review: \$1,000.00
 - Fee Schedule for Specific Post-Modification Reviews:
 - Tree Removal: \$1,000.00 per tree
 - Fence: \$1,000.00
 - Paint:
 - Base: \$2,000.00
 - Trim: \$2,000.00
 - Accent: \$2,000.00
 - Front Door: \$2,000.00
 - Landscape: \$2,000.00
 - Trash Screen: \$500.00
- G. Upon approval of modifications by the ACC, each owner will receive a permit sign to be prominently displayed on the property while modifications are in progress listing the required completion date of the modification.

VI. DESIGN AND MAINTENANCE

A. Minimum House Size.

1. No single-family residential Structure shall be located on any Lot unless said Structure shall meet or exceed the minimum square feet (heated living area) requirement established by the county zoning ordinance.
2. All lots are to be used exclusively for single-family use; however, business activity that is undetectable from outside the home is permissible in that it shall not constitute a nuisance.

B. Setbacks. Building area setbacks shall be within the recommended building lines indicated on the recorded subdivision plats of the development, provided however, that less restrictive setbacks may be approved by the ACC if an exception is requested when plans are submitted to the ACC for approval. In no event shall the setbacks be less than those required by the Cherokee County Subdivision Ordinance.

C. Houses on Slab. Unless otherwise approved by the ACC, all slab houses must be on "built-up" slab with a minimum of two steps, preferably three steps, up from the finished walkway to interior finished floor elevation.

D. Foundations. Subject to the approval of the ACC, the concrete block or other concrete finishes of all foundations must be finished in either brick, stone, or stucco, as applicable to the material of each individual house.

E. Chimney Stacks.

1. Chimney stacks on fronts or sides of houses may not be cantilevered and hung in the air, but must sit on foundations veneered with brick or stone as applicable to the material of each individual house. Drive-under houses must have a built-out shed roof at the side of the house that can function as a chimney base.
2. All chimney tops, whether brick, stucco, or siding chimneys must be topped with a metal shroud painted black.

F. Garages.

1. All houses must have attached garages (minimum two (2) car size) and automatic closing devices for the garage door(s).

2. The orientation and location of garages should be determined in relation to topography, trees and building lines in conjunction with overall house approval.
 3. Garage Door Colors:
 - i. Garage doors shall be coordinated with all structures on the lot, and materials and colors for such doors shall be specified on the plans submitted to the ACC for approval.
 - ii. No front facing garage door may be a color that has an LRV below 6.15.
 4. No garage may be converted to any use other than as a garage (including, without limitation, a conversion to use as enclosed living area, screened or glass porch or patio) without the prior written consent of the ACC.
 5. No carports or open vehicle storage structures are permitted.
- G. Windows and Doors.
1. Silver-finish aluminum doors (including sliding doors) and windows shall not be approved. A factory-painted or anodized finish aluminum may be used, the color of which shall be specified in the plans submitted to the ACC for approval and shall be subject to the color guidelines contained in Appendix "A" of these Design Standards.
 2. All window treatments, including draperies, shades, blinds, etc., must be of neutral or white color on the side exposed to the exterior of the house.
 3. Paper or paper products, newspapers, plastic or plastic sheeting, colored laminate or similar items will not be permitted as acceptable window treatments.
- H. Exterior Colors and Materials. Exterior colors and materials on all speculation houses as well as contract houses shall be specified in the plans submitted to the ACC for approval. Such colors shall be subject to the Color and Material Guidelines contained in Appendix "A" of these Design Standards. Should a builder or homeowner wish to make changes in the scheduled color schemes or design their own colors, this may be done only by consulting with the ACC in order to achieve a well-coordinated color scheme throughout the community.
- I. Roof.
1. Roofing material and color shall be specified in the plans submitted to the ACC for approval and shall be subject to the color and material guidelines contained in Appendix "A" of these Design Standards.
 2. All roof shingles must be asphalt shingles.
 3. All roof shingles must be three-tab or architectural in style.
 4. No plumbing or heating vent shall penetrate roof surfaces that face the street or street adjacent to the residential structures.
 5. All roof stacks and flashing must be painted to blend with roof color.
- J. Driveways and Sidewalks.
1. All vehicles must be parked within garages, driveways, or other paved parking areas. All houses must have a driveway. Driveways shall be constructed with concrete. However, other hard surface material may be considered by the ACC if an exception is requested when plans are submitted to the ACC for approval. Existing trees, topography and landscape planning should be taken into consideration and, where possible, driveways should curve.
 2. As part of the Eagle Watch homeowner's responsibility under the covenants to keep their property properly maintained and in good order, driveways must be maintained and in good repair. The following is the Eagle Watch Homeowners' Association standard for when repair might be mandated.

- i. Any separation in the concrete which creates two distinctive pieces of concrete in which an elevation difference in the two pieces of the driveway exceeds more than ½ inch.
 - ii. Any driveway with one or more cracks in which the distance between the two pieces of concrete separated by the crack is ¼ inch or more for a continuous length of three feet or more.
 - iii. Any driveway with multiple large cracks that are clearly visible from the street.
 - iv. All driveways must remain clean and free of stains, mold, and color changing agents. The cleanliness of driveways will be evaluated by the Board of Directors, the Architectural Control Committee, and/or the Managing Agent. The need to have a driveway cleaned shall be requested at the discretion of the Board of Directors, the Architectural Control Committee, and/or the Managing Agent, but any driveway having an appearance that has an LRV (Light Reflectance Value) of less than 60% must be pressure washed.
 - v. All sidewalks and walkways on a property, whether the sidewalk or walkway is exclusively for property use only or is a public sidewalk in the county right-of-way, must also meet the same cleanliness standards of driveways.
 3. Sidewalks shall be installed when the lot is bordered on either side by an existing walk, or when it is obvious that the lack of a sidewalk will eventually cause a break in the continuation of a walk.
- K. Landscaping.
1. A written plan of the landscaping must be submitted to the ACC prior to installation of any materials; this plan should include a drawing to show location, variety and size of all plant materials, as well as location and description of all "hardscape" items such as fences, walls, rocks and so forth. Landscaping shall be completed in accordance with approved plans not later than thirty (30) days after: (1) final inspection by the Cherokee County building inspector, or (2) occupancy of residential structure, whichever is earlier.
 2. In the case of existing homes, proposed changes and additions in landscaping must be submitted in detail for ACC review. This includes the addition of all "hardscape" items such as fences, walls, rocks, and so forth. A time frame for completion shall be agreed upon between the ACC and the homeowner.
 3. Artificial flowers may not be planted in any area of the yard that is visible from the street.
 4. Rocks as Mulch/Ground Cover:
 - i. Rocks as mulch/ground cover can only be used from the base of the house and cannot extend more than ten uninterrupted feet (cannot be separated by sidewalks or paths) in any direction.
 - ii. White rocks, artificial rocks, pea gravel, gray granite or surge stones, or polished stones of any type cannot be used.
 - iii. Rocks should be uniform in type/color and be not less than 1" or more than 3" in diameter.
 - iv. Homeowners must submit a detailed drawing or picture of the landscape plan and a sample of the rock to be used when submitting a modification request.
 - v. Rocks may be employed around mailboxes.
 - a. The rocks may not extend more than five feet (5') from the exterior of the base of the mailbox.

- b. The rocks must adhere to the guidelines for rocks in Part K.4 of these Design Standards.
 - vi. Rocks may be installed to assist with drainage issues on a property.
 - a. All other remedies such as drain boxes, water diversion, plant installations, etc., must be used whenever possible. Rocks for drainage should be considered as the last option.
 - b. The rocks must adhere to the guidelines for rocks in Part K.4 of these Design Standards.
 - c. A plan for the installation of the rocks and a sample of the rock must be supplied to the ACC for review and approval prior to installation.
 - d. The footprint of the rock must be kept to the smallest footprint possible based on the drainage needs.
 - e. The homeowner may be required to engage a Storm Water professional to certify the need for rock and the design implemented at the Homeowners' expense.
- 5. Lighting:
 - i. All exterior lighting fixtures must be approved by the ACC before installation.
 - ii. Except for seasonal decorative lights, all exterior lighting should be warm white lighting rating 3,000 Kelvin or warmer.
- 6. Sod:
 - i. Three types of sod are appropriate for the Eagle Watch Community: Zoysia, Bermuda or Fescue. Any of these three types of sod may be installed in the existing footprint of the lawn without prior ACC approval.
 - ii. All lawns must be maintained reasonably free of weeds and secondary grasses.
 - iii. Each type of grass should be exclusive of any other type of grass when installed.
- 7. All landscape beds should be reasonably free of weeds and secondary grasses.
- 8. Black, brown, or dark green metal landscape borders are permitted provided the borders extend no more than two (2) inches above ground level. Plastic landscape borders are not permitted. Borders can only be installed around landscape beds to delineate grass from landscape beds.
- L. Pools and Spa Equipment.
 - 1. Plans for proposed swimming pools or hot tubs including surrounding decks, fencing, screening, and landscaping must be submitted in their entirety for approval before any clearing, grading or construction commences.
 - 2. Above ground pools will not be approved.
 - 3. Swim spas are considered pools for fencing purposes and will be required to meet county fencing guidelines for pool fencing.
- M. Antennae.
 - 1. No exterior television or radio antennae or satellite dish greater than one (1) meter in diameter or receiver of any sort shall be placed, allowed or maintained upon any portion of a Structure or Lot without prior written approval by the ACC. No antennae shall be installed or used for the purpose of transmitting electronic signals.
 - 2. Satellite dishes one (1) meter or less in diameter may be installed without seeking ACC approval provided they are placed in a screened location so they are not visible from any roadway or neighboring property. Requests for exceptions to this requirement will be granted only if it can be demonstrated that such placement would impair reception.

N. Mailboxes.

1. All mailboxes must be a black standard U.S. Postal Office mailbox, size 1 1/2.
2. All mailboxes must be mounted on the standard post as approved by the ACC.

O. Recreational Equipment.

1. Basketball backboards are acceptable subject to ACC approval of the location and colors of both sides of said backboard.
2. Recreational and playground equipment shall be placed or installed only on the rear of a lot. Before erecting any type of recreational equipment, prior written permission is needed from the ACC.

P. Prefabricated Structures.

1. Unattached structures including, but not limited to; gazebos, fences, pools, ponds, tree houses, decks, trampolines, and children's play structures must be located in the rear of the property and must have ACC approval. No shed or storage structures will be approved.
2. Prefabricated or factory-built structures (sheds) shall not be permitted within the Development, and such manufactured units shall not be employed as elements in the construction of residential structures affixed to real property within the Development except by express written consent of the ACC.

Q. Signs.

1. All signs are subject to section 9.I of the Declaration.
2. Unless specifically enumerated in this Design Standard or in the Declaration, signs are not permitted.
3. No sign may be placed on any common property of the Development without the prior approval of the Board of Directors. All such approved signs must display the "EWHOA APPROVED" seal showing the date of Board approval. Any sign placed on the common property without the approval and seal will be removed and discarded. Any signs removed from common property are subject to fees and fines as enumerated in the Eagle Watch HOA Fining Policy.
4. Garage/Yard/Lawn sales, etc.: One (1) temporary sign may be installed on the homeowner's lot no sooner than 24 hours in advance of a sale. Signs must be removed promptly after a sale has ended. Directional signs in the community are not permitted. A fee of \$25/sign will be charged for removal of signs.
5. One (1) "For Sale" sign may be placed in the front yard of a residence only. No "For Sale" sign may be placed in the rear yard. The For Sale sign may have one Georgia Real Estate Commission-approved sign topper. Directional signs for properties listed for sale may only be placed to advertise open houses, may only be installed 24 hours before an open house, and must be immediately removed upon completion of the open house. Open house signs must display the day the open house will take place and be a standard 18" x 24" or less size only. Balloons, flags, or other similar decorations are not permitted on signs of any type, including for sale or open house signs. A fee of \$25/sign will be charged for removal of the sign. No signs or displays of any sort are permitted at the entrances to the community.
6. Residents' security system signs must be the Eagle Watch-approved style and posted only on the mailbox post.
7. Residents' invisible fence signs must be the Eagle Watch-approved style and posted only on the mailbox post.
8. One (1) sign endorsing a political candidate may be placed in the front yard of a residence. The candidate the sign represents must be standing for election to an

office that represents the voting precinct for Eagle Watch. A sign may be no larger than four square feet and must be professionally produced. No signs for political issues or banners, flags, or other political advertisements are permitted. A candidate sign may be placed no sooner than thirty (30) days prior to a designated election polling date and must be removed within five (5) days of the end of polling for said election. Any violation of this Design Standard will result in an immediate fine of \$100.00 with an additional fine of \$25.00 per day until the issue is corrected.

9. One (1) sign for meetings of religious groups/organizations or for community non-profit organizations may be placed in the yard of an individual homeowner up to 48 hours prior to the meeting. The sign must be removed upon completion of the meeting. No directional signs may be placed in the community.
 10. One (1) sign acknowledging graduation from Elementary School, Middle School, High School or College may be placed in a yard no earlier than May 10th of each year and must be removed by June 10th of each year. College acceptance signs may be placed in the yard of an individual homeowner no earlier than August 10th of each year and must be removed by September 10th of each year.
 11. Sports team signs may be placed in a yard up to 48 hours before a game and must be removed upon completion of the game.
 12. Contractor signs will only be permitted on your front yard once the ACC has approved your modification request. Contractor signs may only be installed at the time work has commenced and must be removed at the completion of the project.
 13. Residents may request exceptions for unique circumstances by submitting a request for approval from the Board of Directors to the Community Association Manager.
- R. Statuary. The location of exterior sculpture, fountains, birdbaths, and similar items must be approved by the ACC before installation. Guidelines for consideration of statuary for any location on the property are:
1. One such item may be permitted where such item is appropriate to the approved scheme of landscaping used by the Homeowner.
 2. Groupings of such items are not permitted.
 3. The setting of such statuary shall be located as close as possible to the residence as an integral part of the landscape plantings (i.e. a part of shrubs, plants, etc.) and not as an isolated decorative fixture.
 4. The type, size, coloration, height and lighting shall be factors to be considered in determining the appropriateness of the item.
- S. Decorative Flags. Ornamental flags, school flags and official country or official state flags may be employed to compliment homes within the community.
1. Flags that, in the opinion of the ACC, are obtrusive, shall not be installed.
 2. All flags must be displayed on a pole off the house excluding U.S. flags on ACC approved flag poles.
 3. Flag poles to display the United States flag may be installed in the yard with ACC approval.
 - i. The flagpole must be part of a comprehensive landscape plan.
 - ii. Only United States flags may be displayed on a flagpole in the yard; all other flags must be displayed on a pole attached to the home.
 - iii. The flag displayed on a flagpole in the yard may be no larger than 5' x 8'.
 - iv. The flagpole in the yard may be no taller than 22'.

- v. All displays of U.S. flags should follow the codes set forth in Title IV of the United States Code.
- vi. Only one flag may be displayed on the property.

T. Exterior Maintenance.

1. Each Lot and home must be kept in good repair, which includes exterior painting and/or pressure washing as needed.
2. Yards are to be properly sodded, seeded, mowed, and watered. Trees, hedges, and bushes are to be trimmed and pruned on a regular basis.
3. All vacant lots shall be kept clean and free of debris.

U. Trees. No live tree having a diameter of three inches or more (measured from a point two feet above ground level) shall be removed from any lot without the prior written approval of the ACC. Dead trees removed should be replaced.

V. Possession and Placement of Park Benches: One (1) park bench may be permitted in the front or side yards of any residence within the confines of the Eagle Watch Subdivision subject to the following restrictions:

1. Benches must be constructed of wooden slats with or without wrought iron end caps and must be stained, using acceptable wood colors, and varnished. Any other bench type is not allowed.
2. Groupings of several benches will not be permitted. This design does not affect porch furniture.
3. All placement of benches must be appropriate to the scheme of landscaping used by the homeowner; that is, benches should be a part of the landscape setting; surrounded by plant material or trees to form a park like setting.
4. A homeowner who wishes to place a park bench in his or her front or side yards following the above guidelines does not need Architectural Control Committee (ACC) approval.
5. Wrought iron benches may be allowed in the front or side yards, but must have advance approval by the ACC.
6. Other types of benches, such as concrete benches or Adirondack furniture, will not be allowed in the front or side yards of a home.
7. Benches must be maintained in good repair and appearance at all times. Benches that have weathered must be restained and revarnished. Any bench that shows signs of weathering and is not properly maintained will be ordered removed until the bench is properly stained and varnished.

W. Vehicles and Vehicle Storage.

1. Any vehicle that is not registered, insured, capable of being driven at highway speeds and driven on a regular basis (a minimum of once a week) may not be kept in the driveway or yard of any home nor may it be parked on the street front of any home. Any such vehicle must be kept in a garage or at a Location outside of the Eagle Watch community.
2. Vehicles may only be parked in paved parking areas.
3. Any covered vehicle in a driveway may only be covered by a neutral colored cover specifically made for use with the type of vehicle. All vehicle covers must be kept in good condition free of holes, tears, variances in color, etc.
4. Any towed vehicle, boat, recreational vehicle, motor home, mobile home, commercial vehicle, or like equipment may not be stored in the community, except in a garage, for periods longer than forty-eight (48) hours. Recreational vehicles (RV's) which are owned by people visiting Eagle Watch residents may park their vehicle for longer than the forty-eight (48) hour period but not longer than ten (10) days once the owners have obtained a permit from the Eagle Watch Property

Manager. Such permit must contain the name(s) of the RV owners including proof of identification, the registration number of the vehicle, the name(s) and address of the Eagle Watch residents being visited and the duration of the visit. Such permit must be posted conspicuously on the back of the RV. The RV may be parked in the driveway of the Eagle Watch resident or in the parking lot of the Eagle Watch amenity areas. No more than two permits per household per year may be issued. Commercial vehicles are defined as: a. any vehicle which has lettering or graphics designed to promote a business or commercial activity; b. any vehicle which has equipment on the vehicle used in a business or commercial activity.

5. All garage doors should be kept closed at all times except when entering or leaving the garage.

X. Clotheslines, Garbage Cans, Woodpiles, Etc.

1. All clotheslines, woodpiles, equipment and other similar items are only to be kept in the rear yards and must be screened and concealed from your neighbors' view and street view. Clotheslines are not permitted.

2. Trash Cans:

- i. Trash cans are to be kept inside the garage except on the evening before pick up or on the morning of pick up unless they are screened from view in an outside location.

- ii. A trash can screen may be installed with ACC approval and must meet the following requirements:

- a. The screen structure must be attached to the house.

- b. The screen structure must have a front and a side to completely block the trash can from street view and neighbors' view. The back of the structure may be open or have a gate.

- c. The screening structure must be one of the following constructions:

- i. Framed siding to match the siding of the house and painted to match the siding color of the house.

- ii. Dog-eared fence board, natural in color.

- iii. Lattice board

- i. Lattice board must be natural wood color.

- ii. The lattice must be suspended from 4"X 4" pressure treated fence posts not extending more than 5 feet above the ground.

- iii. A top and bottom finish trim piece is required.

- iv. Horizontal slats, natural in color.

- d. The screening structure must completely screen the trash can from street and neighbors' view and may be no taller than 6'.

3. Dumpsters and roll-off waste containers will only be permitted for use during construction projects. Permission must be obtained from the Community Association Manager for a dumpster or roll-off waste container prior to delivery of the dumpster or roll-off waste container. No dumpster or roll-off waste container will be permitted for more than 10 consecutive days. No homeowner will be given permission for a dumpster or roll-off waste container more than twice per calendar year; exceptions will be granted on a case by case basis for plumbing/water damage, fire damage and storm damage.

- Y. Pets. Pets are not permitted at any amenities facilities, including the community parks.

APPENDIX "A"
TO DESIGN STANDARDS
COLOR AND MATERIAL GUIDELINES

The exterior materials of all structures on all Lots shall be harmonious and complementary.

A. MATERIALS - Recommended materials include:

- (1) Natural wood lap siding; hardboard siding.
- (2) Brick - All brick shall be in subdued colors and samples must be submitted for approval. Old used brick will be accepted in special areas, as will be the painting of brick. No weeping or black mortar.
- (3) Stone - Stone shall be Tennessee Field Stone with gray mortar (no black mortar).
- (4) Stucco
 - a) Stucco is a specialized house finish. Stucco houses shall only be approved by special request and only after the ACC agrees that stucco fits the streetscape and overall community standards.
 - b) Visible stucco on foundation walls shall not exceed 36" in height.
 - c) All foundations above must be covered and/or veneered in the primary material of the house exterior. All such foundation stucco is to be painted to match exterior of house.
- (5) Natural plywood siding with well detailed edges and joints.
- (6) Vinyl Siding: Vinyl Lap Siding has been approved as an acceptable building material when constructing or reconstructing or renovating a home within the confines of the Eagle Watch Subdivision.
 - a) Only Premium Grade material will be allowed and must have a minimum thickness of 0.042 inches.
 - b) Vinyl siding color standards remain the same as those approved for exterior painting.
 - c) The size of the vinyl siding must match the size of the siding originally installed on the house or be a minimum of 5".
 - d) All vinyl siding additions must be submitted to the Architectural Control Committee (ACC) for modification approval.
- (7) Composite Shake Siding
 - a) Composite shake siding is limited to the front elevation of a house.
 - b) Only premium grade material will be permitted.
 - c) Composite shake siding must be textured to appear like natural cedar; smooth composite shakes are not allowed.
 - d) Scalloped edge cedar shakes are not permitted.
- (8) Board and Batten Siding

- a) Board and batten siding is limited to the front elevation of a house.
 - b) Only solid wood, fiber cement or engineered wood permitted.
 - c) Space between battens may be no less than 12 inches.
 - d) Batten width may be no less than 1.5 inches.
 - e) Boards and battens must be the same color as the base color of the house.
- (9) Hardie Board Siding
- a) Must match the lap size of the existing siding.
- (10) Anytime a house veneer material is changed, consideration must be made to keep/add decorative elements around front-facing windows. (ie: bands, wide casing, shutters).

B. COLORS

- (1) All proposed exterior repainting plans must be submitted to the ACC for consideration and approval.
- (2) The exterior colors of the walls and roof of a single-family residential structure shall be compatible and harmonious with the colors of nearby single-family residential structures.
- (3) Shingle color will be considered in paint scheme selection.
- (4) All base colors, which are the large areas of painted walls, shall be neutral earth-tone colors, with low saturation. Highly reflective, highly saturated (intense/bright) colors as well as pastel colors shall be prohibited.
- (5) Secondary colors shall be compatible with the primary colors and be limited to architectural details such as fascia, frames, shutters, front door, etc.
- (6) The primary exterior color of adjacent residential structures shall not be or appear to be the same.
- (7) Light Reflectance Value (LRV) - Refers to the percentage of light a paint color reflects; used to identify how light or dark a color will appear. The LRV number can be found on the back of the paint chip (card) or on the paint manufacturer's website.
- a) Base Color: Base colors must have an LRV greater than 15 and less than 85.
 - b) Garage Door: Front Facing garage doors must have an LRV of 6.15 or higher
 - c) Adjacent homes
 - i. Adjacent homes with similar base hues must have an LRV difference of 20 points or more.

- ii. Adjacent homes with white base shades may not use similar trim or accent colors.

(8) Front Doors

- a) Front door accent colors are limited to the door slab only; colors cannot be applied to trim, sidelights, transom, etc.
- b) Colors that are deemed highly reflective or highly saturated (intense/bright) shall be prohibited.

APPENDIX "B"
TO DESIGN STANDARDS
FENCING AND SCREENING GUIDELINES

Fencing will be permitted on lots provided that all fencing is approved by the Architectural Control Committee for materials, placement, colors, design, etc. prior to installation. All proposed fencing must meet the following minimum guidelines:

A. ACCEPTABLE FENCE TYPES/MATERIALS/PLACEMENT

1. Three or four rail split-rail cedar wood fences (welded-wire backing for pets), natural in color.
2. Three or four rail board fence commonly referred to as a farm fence, natural in color.
 - a. Fence boards must be standard 1" x 6" boards.
3. Wrought iron or aluminum styled to appear like wrought iron.
 - a. Decorative caps are limited to the gate posts.
4. Fence Heights:
 - a. Fences should not be taller than five feet (5') in height, the measuring point being the ground to the highest point on the fence.
 - b. Fences for pools may be six feet (6') per health department code.
5. Fences shall attach to the back corners of the house unless otherwise approved by the ACC.
6. Screening may be required to inhibit view of the fence from the street.
7. Fences shall complement the design, texture and color of all structures on the same Lot.
8. Fences shall not attract attention as distinct architectural elements.
9. Woven metal or chain link fences shall not be permitted.
10. No fence which completely blocks vision shall be placed or constructed except where the need for privacy is evident and only upon approval by the ACC
11. A fence may be stained with the following stipulations:
 - a. Only fences that are not attached to neighboring fences may be stained. No fence may be stained that connects to any other neighboring fence.
 - b. Only semi-transparent stain may be used to stain a fence. Semi-solid or solid stains are not permitted.
 - c. All fence surfaces must be the same color.
 - d. Wood must be pressure treated pine or cedar. It is the responsibility of the property owner to ensure surfaces are properly prepared to accept stain in a uniform fashion.
 - e. Only two stain colors are approved for staining a fence in Eagle Watch:
 1. Sherwin Williams: SuperDeck Waterborne Semi-Transparent Stain – Charwood, SW 3542
 2. Sherwin Williams: SuperDeck Waterborne Semi-Transparent Stain – Hill Country, SW 3532
12. The ACC recommends all fences be independent of one another for each property, meaning fences on neighboring properties should not adjoin and every fence has its own, independent enclosure.
 - a. If fences between neighbors are adjoining (forming one common fence line between the properties):

1. The fences must be the exact same style of fence.
 2. The fences must be the same exact height.
 3. The fences must be the same exact color.
 4. Metal and wood fences, or fences of differing styles, may not be joined in any way.
- b. If fences are not adjoining:
1. Each fence should be a minimum of two feet (2') away from the property line to allow for maintenance of the area between the fences.
 2. Each owner is equally responsible for maintaining the area between the two fences, including but not limited to mowing and weed control.
 3. Each wooden fence, if along the same horizontal grade (level ground) should be the same height, not to exceed 5'.

Screening may be used within the Development to define private spaces or to attract or divert attention to or from particular views.

- A. OBJECTS TO BE SCREENED - Screening is to be used in connection with the following:
- (1) free standing utility apparatus, such as transformers, and switching equipment;
 - (2) exterior, ground-level machinery, such as air conditioning and heating equipment;
 - (3) outside storage and service areas for equipment and supplies; and
 - (4) trash cans and related storage areas.
- B. METHODS OF SCREENING - Subject to the approval of the ACC, the following methods of screening may be used.
- (1) Earth Banks and Berms - banks and berms shall:
 - a. have a maximum slope of 2:1 and
 - b. be covered with an acceptable grass
 - (2) Planting screens, hedges, specie and layout design to be approved by ACC.
 - (3) Fences and walls - Fences and walls shall:
 - a. complement the design, texture and color of all structures on the same Lot;
 - b. be a maximum of 6 feet above grade in height;
 - c. decrease in height and increase in transparency with increasing distance from a structure so as not to obstruct views;
 - d. include planting as an integral component to camouflage the majority of the screen from street/neighbor view;
 - e. not attract attention as distinct architectural elements.
 - f. not completely block any Homeowner's vision.
 - g. not be woven metal or chain link.

APPENDIX "C"
TO DESIGN STANDARDS
ORNAMENTAL STREET TREE REPLACEMENT

All properties in Eagle Watch have at least one ornamental tree in the front yard of the property known as the "STREET TREE". These "STREET TREES" must be replaced if removed for any reason. Unfortunately, many of the tree varieties used as STREET TREES are very susceptible to damage and/or disease and must be damaged before they can be removed. The Homeowner must obtain advance ACC approval for STREET TREE removal and replacement. The ACC determines if the extent of damage warrants removal and determines appropriate replacement.

The Homeowner must also replace any STREET TREE, which has fallen or has been destroyed, by weather or any other act, and obtain ACC approval of the replacement variety.

PROCESS:

1. The Homeowner determines that a STREET TREE on their property needs removal.
2. The Homeowner submits a Modification Request to the Eagle Watch Community Association Manager.
3. The Architectural Control Committee (ACC) reviews the Modification Request and inspects the home site and the tree.
4. If the ACC approves the removal, the ACC will identify the replacement tree as Large or Small and will recommend the specific variety Appendix D of the Design Standards, Street Tree Replacement Chart.
5. The homeowner will remove the tree and the stump and notify the Community Association Manager of the specific variety to be planted within 30 days.
6. The homeowner will have the option of planting the ACC recommended variety, or any of the named varieties within the specified "Size".

In rare cases the ACC may waive replacement based on review of the home site.

The ACC recommends that trees be planted from October 1st through May 30th to maximize survivability.

APPENDIX “C”
TO DESIGN STANDARDS: STREET TREE REPLACEMENT

The ACC-approved trees for Street Tree Replacement are listed as follows:

Size	Name	“Variety”/Fall Leaf or Blossom Color	Height / Width in Feet	Comments	Nursery Stock (Minimum Size)
Large	Pin Oak (<i>Quercus palustris</i>)	Yellow then Red Fall Color leaves	50-60/25-40	Deciduous, Moderate to fast growing, leaves brown in the fall and hang on in winter. Full sun.	10 to 12 ft, 1 ½-2”, B&B
	Sugar Maple (<i>Acer saccharum</i>)	Yellow to Red Fall Color leaves	50-60/25-40	Deciduous, Medium to Fast growing. Shade tolerant	10 to 12 ft, 1 ½-2”, B&B
	Zelkova (<i>Zelkova serrata</i>)	“Village Green” / Yellow to Dark Red Fall Color leaves	40-60/30-40	Deciduous, Fast growing. Full sun.	10 to 12 ft, 1 ½-2”, B&B
Small	Japanese Magnolia (<i>Magnolia soulangiana</i>)	“Saucer”/White or Pink	20-30/15-20	Deciduous, Medium growing. Full sun or partial shade.	15 Gal., 1 ½-2”
	Crepe Myrtle (Tree Type) (<i>Lagerstroemia indica</i>)	1. “Natchez”/White 2. “Muskogee or Wichita”/Lavender 3. “Choctaw”/Bright Pink 4. “Tuskegee or Tuscarora”/Dark Pink 5. “Carolina Beauty”/Dark Red 6. “Watermelon Red”/Red	15-30/10-15	Deciduous, Fast growing. Full sun. Be certain it is the “Tree Type”	15 Gal., 1 ½-2”
	Flowering Dogwood (<i>Cornus florida</i>)	“White Cloud” or “Constellation” / White only	20-30/15-20	Deciduous, slow growing. State flower of North Carolina & Virginia. Full sun or light shade.	15 Gal., 1 ½-2”
	Kousa Dogwood (<i>Cornus kousa</i>)	“Kousa” / White	15-20/15-20	Deciduous, slow growing. Can be large shrub or pruned to tree shape. Full sun.	15 Gal., 1 ½-2”
	Magnolia (<i>Magnolia Grandiflora</i>)	“Little Gem”/ White	15-20/8-10	Evergreen, Medium growing. Full sun or partial shade. Be certain the seller certifies the variety “Little Gem”.	15 Gal., 1 ½-2”

APPENDIX “D”
TO DESIGN STANDARDS
ARTIFICIAL TURF

Artificial turf may be permitted on the rear of a property as part of an overall comprehensive landscape plan when installed to meet the criteria as set forth in this Appendix to the Design Standards.

Natural turf is always the preferred turf installation and, as such, any approved artificial turf for installation will be approved at the smallest footprint possible that will allow proper turf coverage and address the areas of concern.

Artificial turf will only be approved in areas in which natural turf is impractical due to drainage and/or shading issues.

At no point should artificial turf be installed forward of the rear corners of the home or be visible from the street without the express written permission of the Architectural Control Committee.

A. Turf Guidelines

1. Turf Standards

- i. Turf must simulate the appearance of live turf and shall have a stated minimum warranty.
- ii. Turf must be cut pile infill with pile fibers of a minimum height of 1.00 inches and a maximum height of 2.00 inches.
- iii. Turf must have a minimum face weight of 40 ounces per square yard.
- iv. Turf must be manufactured from polyethylene or nylon monofilament, dual yarn system.
- v. Turf must have a backing that is permeable.
- vi. Turf must be lead-free and flame resistant.
- vii. For the purpose of a putting green, turf with a height of 0.75 inches may be used. At least one and no more than four holes with flags must be part of the design.

2. Installation Standards

- i. Turf must be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material that is a minimum of four (4) inches in depth.
- ii. Turf must be anchored at all edges and seams.
- iii. Turf should not have noticeable seams between multiple panels. Seams should be joined in a tight and secure manner.
- iv. Turf should have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer’s specifications. Specialty infill can/should be used in certain situations. Infill should:
 1. Be brushed into the fibers to ensure that the fibers remain in an upright position;
 2. Provide ballast that will help hold the turf in place; and

3. Provide a cushioning effect.
 - v. Areas of living plant material shall be installed and maintained in conjunction with the installation of synthetic turf.
 - vi. Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barriers to prevent the intrusion of living plant material into the synthetic turf.
- B. Submission of Plans – The following must be submitted for review by the Architectural Control Committee (ACC):
 1. The required Modification Request Form;
 2. A set of landscape plans showing the area of synthetic turf, areas with living plant material, and the area and method of separation between these areas (i.e., concrete mow strip or bender board);
 3. Specify the brand and type of synthetic turf, including manufacturer specs and warranties (a sample of the proposed material must be furnished);
 4. A scaled cross-section and details of the proposed materials and installation that includes the subgrade, drainage base or leveling layer, and infill.