

Abbington Community Association

Top Ten

Architectural Standards and Construction Guidelines

The primary purpose of the Covenants, Conditions and Restrictions for Abbington Community Association and the foremost consideration in the origin of same has been the creation of a community which is aesthetically pleasing and functionally convenient. The following has been created to assist you in planning any exterior changes to your property. As per Article V, Section 1, the Declarant shall establish and amend from time to time objective standards and guidelines.

All exterior changes must be approved in writing prior to any changes being made. Please plan your improvements keeping in mind that the Architectural Review Committee Board has **60 days** in which to respond to the architectural request.

1. **Home Additions/Improvements/Storage Buildings**
 - Consistent with the original design of the house
 - Colors and materials consistent with general scheme of neighborhood

2. **Fences**
 - 4' - 5' Wooden fences only
 - Taller fences considered on a case by case basis
 - Fences installed in the buffer zone must meet Town of Apex ordinances, finished side facing out with support side facing inside the lot. All fences in buffer must be uniform style selected by the developer.

3. **Boats, Recreation Vehicles, Trailers**
 - Parking on any Lot requires prior architectural approval

4. **Play Structures**
 - Made from natural materials
 - Slides, Forts, Etc. must be of earth tone colors, blending with natural surroundings.

5. **Satellite Dishes**
 - Dishes are allowed with prior approval as to location. Dishes of 18" or less are approved with proper screening from street and adjoining lots.

6. **Landscaping**
 - Consistent with lot size
 - Compatible with general scheme of neighborhood
 - No trees measuring six (6) inches or more in diameter at a point two (2) feet above the ground may be removed without prior approval. Approval for the removal of trees located within ten (10) feet of the approved site for such building will be granted unless such removal will substantially decrease the beauty of the Properties.

7. **Yard Art (benches, fountains, arches, stone walls, etc.)**
 - Approved on a case by case basis; must be compatible with general scheme of neighborhood.
8. **Lamps and Yard Lights**
 - Approved on a case by case basis; must be compatible with general scheme of neighborhood.
9. **Mailboxes**
 - No alteration in the exterior appearance of any mailbox shall be made without prior approval.
10. **Other Items**
 - Garbage cans must be screened from the view of the street
 - Dog pens and dog houses will be reviewed on a case by case basis