



The ARC is an extension of the Master Board. Their responsibility is to help in the reviewing and approving of exterior projects of Kinderton Village home owners. The ARC was establish to help in maintaining the value of all homes in the community. They will also help with suggestions of home projects that don't meet the Architectural Outdoor Guidelines. This will help the homeowner to have their vision but keep their home value high and the communities homes higher.

# ARCHITECTURAL REVIEW COMMITTEE GUIDELINES, STANDARDS & SPECIFICATIONS

**PAGE 2** A. Exterior Structural & Appearance Changes to House

**PAGE 3** B. Exterior Lighting  
C. Yard/Ground Landscaping

**PAGE 4** D. Fences

**PAGE 5** E. Yard Equipment & Devices 1-7  
F. Waiver

**PAGE 6** E. Yard Equipment & Devices Addendum Reference E (8)

**PAGE 7** A. Exterior Structure Addendum Reference A (11)

**PAGE 8** Plants/Trees that have been submitted for approval.

**CLICK HERE FOR  
KINDERTON APPLICATION FOR ARCHITECTURAL/LANDSCAPING REVIEW**

**CLICK HERE FOR DETAILS HOW TO ACQUIRE A PLAT**  
Plat (Diagram of plot of land) will be needed for some outside improvements.  
Plats are typically included in mortgage closing documents provided by closing attorneys  
and can also be found on the Davie County Register Of Deeds Remote Access Site.

August 18, 2017

**KINDERTON VILLAGE HOMEOWNERS ASSOCIATION**  
**MASTER ASSOCIATION RESOLUTION: 2017-01 (Revised August 18, 2017)**

**Architectural Review Committee Guidelines, Standards and Specifications for:  
Single Family Association Lots and Houses**

**A. Exterior Structural and Appearance Changes to House**

1. Replacement roof shingles must be the same grade or better than shingles being replaced. Color must be compatible with roofs of surrounding houses. Written ARC approval is required.
2. Replacement or changes in material, styles, design of exterior cladding, trim, shutters, bay window roofs, windows, entrance doors and garage door(s) must be the same grade or better. Written ARC approval is required.
3. Any changes to existing original color or previously ARC approved color of exterior cladding, trim, shutters, bay window roof, windows, entrance doors and garage door(s) must have written ARC approval.
4. Entrance doors must be of high quality factory painted aluminum, extruded composition or equivalent. Written ARC approval is required.
5. Storm doors must have a full view window and made of high grade factory painted aluminum, extruded vinyl or equivalent with color matching door trim. Screen inserts are allowed. Written ARC approval is required.
6. Under roof front porch may have muted color sunscreen curtains. Under roof porches at side or rear of house may have muted color sunscreen curtains, be screened in or be converted with glass enclosure. Written ARC approval is required.
7. Awning over patio on backside or side of house may be approved. Color must be compatible with exterior cladding. Written ARC approval is required.
8. Patio shall be cement, designer stone or brick pavers. Patio shall abut to the house foundation as follows:
  - a. Back of house entrance:
    - Not to exceed beyond 20' (feet) from the back of the house.
    - Setback from the alley edge a minimum of 10' (feet) for public utility easement.
  - b. Side of house entrance:
    - Not to exceed beyond the front corner of the house.

Written ARC approval is required.

9. Wood or wood composite patio or deck will not be approved by the ARC.
10. Window air-conditioning unit or other mechanical equipment either flush or protruding from a window will not be approved by the ARC.

August 18, 2017

**KINDERTON VILLAGE HOMEOWNERS ASSOCIATION  
MASTER ASSOCIATION RESOLUTION: 2017-01 (Revised August 18, 2017)**

**Architectural Review Committee Guidelines, Standards and Specifications for:  
Single Family Association Lots and Houses**

**B. Exterior Lighting**

1. Replacement or changes in original material, styles and design of exterior lighting installations require the expressed written approval of the Architectural Review Committee.
2. The style and type of lighting shall be compatible with the building design and materials.
3. Lighting shall be limited to the minimum necessary for safety, identification and decoration.
4. Lighting of buildings for security or decoration shall be concealed up or down lighting or tightly controlled lights which do not have exposed bulbs.
5. Above grade floodlighting of trees and plantings shall be concealed as much as possible by shrubs or other plantings.
6. No exterior lighting shall be permitted that, in the opinion of the Architectural Review Committee, could create a nuisance to the adjoining properties.

**C. Yard/Grounds Landscaping**

1. New tree, shrubbery, plants and flower bed landscaping projects require the expressed written approval of the Architectural Review Committee.
2. Except for trees, ARC approval is not required for replacement with like kind species that have previous expressed written approval.
3. All landscaping for the purposes of screening any device or item must be approved by the ARC.
4. Trellis and other yard structures must have the expressed written approval of the ARC.
5. Area Between Sidewalks and Streets:
  - Only the Master Board can authorize the cutting down of a tree.
  - Only the Master Board can authorize the planting of a tree.
  - With the exception of grass seed other plantings of any kind are not authorized.
6. Alley 10' (feet) Utilities Right-Of-Way:
  - ARC approved tree planting must be 10' (feet) from the edge of the alley.
  - ARC may approve certain types of shrubbery/plants within the 10' (feet) right-of-way on the condition that the resident understands that any utility service provider could damage such planting without recourse to the resident/owner.
7. Refer to *Architectural Review Committee Guidelines, Standards and Specifications - Single Family Lots and Houses ADDENDUM A (C.7.Yard/Grounds Landscaping)* for listing of recommended trees, shrubbery, plants and flowers.

August 18, 2017

**KINDERTON VILLAGE HOMEOWNERS ASSOCIATION**  
**MASTER ASSOCIATION RESOLUTION: 2017-01 (Revised August 18, 2017)**

**Architectural Review Committee Guidelines, Standards and Specifications for:  
Single Family Association Lots and Houses**

**D. Fences**

1. All fencing installations require the expressed written approval of the Architectural Review Committee.
2. Material may be white vinyl, black wrought iron or black aluminum only. No wooden fences.
3. Fencing around the perimeter of the front yard will not be approved by the ARC.
4. Fencing in the side and rear yards shall be between 36" to 60" (inches) in height, all with an open picket design.
5. Fencing in side yard adjacent to the street shall be 24" to 30" (inches) in height. The fencing may change to 36" to 60" (inches) at the rear yard, all with an open picket design.
6. Vinyl fence pickets to be a minimum of 7/8" (inch) to a maximum of 3" (inches) in width. Open spacing between pickets to be a minimum of 3" (inches) to a maximum of up to 4" (inches) in width.
7. Fencing on alley lots shall be set back a minimum of 10' (feet) for public utility easement from the edge of the alley.
8. Fencing used as screening to hide garbage cans shall be white vinyl with a solid design. Fence shall be 60" to 72" (inches) in height. Screening fence must abut to either the backside of the house or on the side of the house. At least one (1) of the remaining three (3) sides shall have a gate.
9. Fencing used as screening around the perimeter of a patio that abuts to the backside of the house may be of open picket or solid design and may be up to 72" (inches) in height.
10. Fencing used as screening along the side of the house with a covered side porch or patio that abuts to a side porch may be installed up to the side lot property line and is not to exceed thirty (30) linear feet.
11. Fencing used as screening of heating/cooling units, gas meters, other utility boxes/meters, irrigation backflow units, lot corner decoration may be allowed as approved by the Architectural Review Committee.
12. Fencing of any type or configuration to be used primarily to contain animals or as a "Dog Run" will not be approved by the ARC.

**KINDERTON VILLAGE HOMEOWNERS ASSOCIATION**  
**MASTER ASSOCIATION RESOLUTION: 2017-01 (Revised August 18, 2017)**

**Architectural Review Committee Guidelines, Standards and Specifications for:  
Single Family Association Lots and Houses**

**E. Yard Equipment and Devices**

1. Hot tubs must be installed on an ARC approved patio that abuts to the main structure and is enclosed with an ARC approved privacy solid design fence that is 72" (inches) in height.
2. All types of swing sets must be approved by the ARC. All types of swing sets must be of high-quality manufacture. Swing set dimensions are to be no more than 11' (feet) high from the ground to the top of the set, including a canvas cover. Length is to be no longer than 12' (feet) and width no wider than 12' (feet), excluding the length of a potential slide. Color of swing set, including canvas covers, must be a muted color compatible with the exterior cladding of the house. Manufacturer's specifications data sheet must be submitted with the ARC Request. Approved ARC landscaping is required under and around the swing set. Approved swing sets are to be placed in the backyard of the lot. The location, within the backyard must be approved by the ARC.
3. **Patio furniture and umbrella must be of high quality manufacture and must be maintained in good condition.**
4. Installation of any yard equipment, fixture or device must have the expressed written approval of the ARC. **Installation of any type of detached permanent "open fire" pit will not be approved by the ARC.**
5. Storage buildings/barns, doghouses, playhouses or any other free standing type structure will not be approved by the ARC.
6. Trampolines will not be approved by the ARC.
7. The placement of a portable basketball goal or the installation of a permanent basketball goal (ground or roof) will not be approved by the ARC.

**F. Waiver**

1. A waiver to the above listings of guidelines, standards, and specifications may be granted only in limited circumstances and only upon substantial and documented justification supporting a good faith reason for a waiver.
2. Upon the receipt of a request for a waiver by a property owner the Architectural Review Committee ("ARC") will review the request. If, in the opinion of the ARC, the waiver request is denied, the ARC decision is final with no further review. If, in the opinion of the ARC, the waiver request has a possibility of being approved by the ARC, the request will be forwarded to the Master Association Board of Directors. The Master Association Board of Directors will review the request. Upon consent of four (4) out of (5) Board of Directors, the request shall be returned to the ARC for approval; otherwise, the ARC shall deny the request.

**Architectural Review Committee Guidelines, Standards, and Specifications for:  
Single-Family Association Lots and Homes**

**Addendum (Reference E. Yard Equipment and Devices, paragraph 8)**

**Effective: October 23, 2019**

**Supersedes: N/A**

**8. Resin/polycarbonate storage unit for concealment of trash and recycle containers**

Homeowner must send to the ARC an application showing size, color, and placement of the unit for approval before purchasing. The unit must meet the following guidelines:

- It must adjoin or abut the house.
- It must be no larger than 5 feet wide, 4 feet tall, and 3 feet deep.
- It must be white or match the color of the house.
- It must be water- and weather-resistant.
- It can have a floor and/or top.
- It must be installed in the back of the home or on the side if installation in the back is not possible. It cannot stand away from the house or along a fence.
- It must be of high-quality manufacture and must be maintained in good condition.

**Architectural Review Committee Guidelines, Standards, and Specifications for:  
Single-Family Association Lots and Homes**

**Addendum (Reference A. Exterior Structure and Appearance Changes to House. Paragraph 11)**

**Effective: May 18, 2020**

**Supersedes: N/A**

- 11. Addition of a Pergola to patio at back or side of house. The Pergola must meet the following guidelines:**
- Homeowner must send to the ARC an application showing construction materials, size, color, and placement of the Pergola for approval before purchasing.
  - Pergola must be a permanent structure. It must be attached to the house or bolted to the patio — CANNOT BE PORTABLE
  - Pergola must have flat, crossbeam, open roof.
  - Pergola may have a detachable, muted, sunscreen shade across top that can be removed.
  - Pergola must be White, Black, Gray, or Brown vinyl or metal structure.
  - The size can be no larger than 12 feet by 16 feet
  - Pergola must be of high-quality manufacture and must be maintained in good condition.
- 12. Gazebos have canvas or metal roofs. Gazebos, of any style, will NOT be approved.**

**KINDERTON VILLAGE MASTER HOMEOWNERS ASSOCIATION RESOLUTION: 2014-01**

**Architectural Review Committee Guidelines, Standards, and Specifications for:  
Single Family Association Lots and Houses**

**ADDENDUM A (Reference C. Yard/Grounds Landscaping, paragraph 5.)**

Effective: 00/00/14

Supersedes: None

The small lots in Kinderton Village require smaller plants. There are many varieties of larger trees and shrubs that have been hybridized to produce smaller plants. The term “dwarf” is a relative term; for instance, a tree that grows to 80’ may have a “dwarf” variety that grows to 25’ with an 18’ canopy: that also means the roots will be 18’ wide too. LOOK AT THE TAG FOR SIZE, i.e., height and width. The height and width of most SHRUBS are about the same, i.e., a 5’ shrub will probably be 4-5’ wide.

Also, “dwarf” means that the plant grows at a moderate rate until it reaches the approximate height; after that it still grows, but at a much slower rate. Everything is growing or dying; there is no stagnation.

Look at the site where you want to plant. Make sure the plant will not cover your windows, or the tree branches will not interfere with people walking by.

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>	<b><u>Ht.</u></b>	<b><u>Width</u></b>
<b><u>Large Evergreens</u></b>			
Ilex attenuate ‘Fosterii’	Foster’s Holly	25’	15’
Ilex x Nellie Stevens	Nellie Stevens Holly	20-25’	10-15’
Ilex X Savannah	Savannah Holly		
Myrica cerifera	Southern Wax Myrtle	5-20’	5-10’
<b><u>Small &amp; Ornamental Trees, Deciduous</u></b>			
Acer palmatum dissectum	Japanese Maple Lace Leaf	to 6’	6’
Acer palmatum	“ “ ‘Bloodgood’	4-30’	6-20’
Betula nigra	River Birch (side or backyard)	40’	
Betula pendula	European White Birch (side or back)	30-40’	25’
Betula	Whitespire	30’	15’
Cercis Canadensis	Eastern Redbud	25’	20’
Cladastris kentukea	Yellowwood (dwarf varieties)	40’	15-25’
Cornus florida	Flowering Dogwood	20-30’	20’
Lagerstroemia indica	Crape Myrtle	15-30’	16’
“ “	Crape Myrtle (dwarf varieties)	4-12’	6’
Magnolia stellata	Star Magnolia	20’	15’
Malus hybrids	Flower Crabapple	10-30’	10-25’
Malus yedoensis	Yoshino Cherry	15-35’	25’
Prunus caroliniana	Carolina Cherry Laurel	4-8’	4-8’
Prunus subhirtella	Okame Cherry	15-35’	25’
Pyrus	Cleveland Pear Select	30-40’	15-20’
Salix caprea	Pussy Willow	10-25’	8’
Zelkova (Roots grow downward)	Zelkova (ONLY Dwarf form)	25’	18’



**Evergreen Shrubs – 6-12 feet**

Abelia grandiflora	Abelia	8'	5'
Aucuba japonica	Aucuba		4-6'
Azalea indica	Indian Azalea		
Buxus sempervirens	Tree Boxwood		
Camellia japonica	Camellia		
Chamaecyperis obtusa 'Nana Gracilis'	Hinoki Cypress	6-10'	3-4'
Cotoneaster species	Cotoneaster		
Euonymus japonica	Evergreen Euonymus		
Jasminum floridum	Flowering Jasmine		
Laurus nobilis	Laurel		
Ligustrum japonicum	Japanese privet		
Myrica cerifera	Southern Wax Myrtle		

**Deciduous Shrubs, 6-12 feet**

Buddleia davidii	Butterfly Bush
Hydrangea macrophylla	Big Leaf Hydrangea
Kolwitzia amabilis	Beauty Bush
Spirea prunifolia plena	Bridalwreath Spirea
Spirea vanhouttei	Vanhoutte Spirea

**Evergreen Shrubs, 4-6 feet**

Azalea	Encore
Azalea hybrid	Azalea
Gardenia jasminoides	Gardenia
Ilex cornuta 'Burford Nana'	Dwarf Burford Holly
Ilex crenata 'Helleri'	Hellers Japanese Holly
Ilex crenata 'Rotundifolia'	Roundleaf Holly
Kalmia latifolia	Mountain Laurel
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
Prunus laurocerasus 'Schiphaensis'	Skip Laurel
Prunus laurocerasus 'Zabeliana'	Zabel Laurel
Raphiolepis indica	Indian Hawthorn
Rhododendron carolinianum	Carolina Rhododendron
Weigelia florida	Weigela (Pink flowering, Wine & Roses, etc.)

**Deciduous Shrubs, 4-6 feet**

Azalea molle hybrid	Mollis Azalea
Callicarpa Americana	Beautybush
Euonymus alata 'Compacta'	Dwarf Winged Euonymus (Burning Bush)
Hydrangea arborescens 'Grandiflora'	Snowhill Hydrangea
Panicum virgatum 'Haense Herms'	Red Switch Grass
Rosa rugosa	Common beach rose, Knockout rose, Carpet rose
Rosa multiflora	Japanese Rose
Spirea cantoniensis	Reeves Spirea
Spirea thunbergii	Thunberg Spirea

### **Evergreen Vines (for trellises)**

Confederate Jasmine  
Lonicera japonica 'Halliana'  
Lady Banks' Rose

Jasmine – can be used as a vine or groundcover  
Halls Honeysuckle  
Semi-evergreen in this zone.

### **Deciduous Vines (for trellises)**

Clematis  
Hydrangea anomala petiolaris  
Rosa hybrid  
Vitis rotundiflora

Clematis  
Climbing Hydrangea  
Climbing Rose  
Muscadine Grape (backyard only)

### **Ground Covers**

Boetelora gracilis  
Euonymus fortuneii 'Coloratus'  
Festuca ovina  
Liriope muscari  
Pachysandra terminalis  
Vinca minor

Mosquito Grass/Blue Gramma  
Winter Creeper  
Blue Fescue Ornamental Grass  
Lily Turf  
Japanese Spurge  
Periwinkle or Myrtle

### **Mulches**

Pine straw, Shredded Hardwood (double or triple hammered), Shredded Pine Bark, Pine Bark Chips, Cedar Mulch