

# **SARDIS FOREST PATIO HOMES ASSOCIATION (SFPHA)**

## **AGREEMENT A**

### **SUNROOM, SCREENED PORCH, COVERED PATIO**

- 1) An SFPHA ARC form including detailed plans or drawings, materials to be used, contractor name and address, estimated construction dates and a signed SFPHA AGREEMENT A must be submitted prior to construction. Include photos before construction.
- 2) All construction must be done by a licensed and insured contractor.
- 3) The design and quality of the construction must be in keeping with the buildings in the community.
- 4) All necessary building permits must be obtained prior to the start of construction. All current and applicable standards must be met.
- 5) The width of the addition cannot exceed the original concrete patio. The addition depth cannot go beyond the end of the storage room. The roof height must not exceed the height of the storage room.
- 6) Skylights must be flat (not the "bubble" style).
- 7) The addition must adequately address water runoff and drainage. Any future runoff, leaks or impairment of drainage to your unit or your neighbor's units due to the addition will be your responsibility.
- 8) All materials must match existing construction in aesthetic appearance, quality of craftsmanship and quality of materials. The siding can be composite board, cement board (or Hardie Board), or wood. Vinyl siding is not allowed. Trim must be cement board, wood or PVC.
- 9) The exterior wood color, door color and window color must match the existing paint color and finish (see Architectural Control Guidelines – Exterior Paint Color for details)
- 10) The roof shingles must match the existing building shingles: Certainteed XT 25, 3-Tab Shingles, Weathered Wood (color).
- 11) All construction and/or modifications must be completed at one time - not in intervals.
- 12) All work must be done with minimal inconvenience to other residents of Sardis Forest Patio Homes. The work area must be maintained daily. Removal of all debris is required, including in the common areas. Damage to the common areas or existing structures as a result of this construction is the responsibility of the homeowner.
- 13) A notice of completion with photos must be submitted to the ARC committee once construction is finished.
- 14) All requirements are met and approved by Mecklenburg Code Enforcement.
- 15) ANY COSTS INCURRED DUE TO NON-COMPLIANCE OF THE APPROVAL CONDITIONS WILL BE AT OWNER'S EXPENSE.

Please sign below verifying your agreement to the terms and conditions stated above and return to the SFPHA Architectural Control Committee along with your completed ARC form.

Upon completion of your \_\_\_\_\_ addition, the Notice of Intent must be signed, dated and notarized verifying construction is complete. Return the signed Notice of Intent, along with a check for \$26.00 made payable to the Register of Deeds Mecklenburg County, to Cedar Management Group. SFPHA is required to file this form with the county.

**I/WE AGREE TO THE TERMS AND CONDITIONS SET FORTH IN THIS AGREEMENT**

\_\_\_\_\_  
Name of Homeowner

\_\_\_\_\_  
Signature of Homeowner

Date

\_\_\_\_\_  
Name of Homeowner

\_\_\_\_\_  
Signature of Homeowner

Date

\_\_\_\_\_  
Name of SFPHA ARC Committee Chair

\_\_\_\_\_  
Signature of SFPHA Committee Chair

Date

**NOTICE OF INTENT**

**I (WE), \_\_\_\_\_ AND \_\_\_\_\_,  
OWNER(S) OF PROPERTY LOCATED AT \_\_\_\_\_ NOLLEY  
COURT, MECKLENBURG COUNTY, CHARLOTTE, NORTH CAROLINA,  
AND MORE PARTICULARLY DESCRIBED AS:**

**BEING ALL OF LOT NO. \_\_\_\_\_ OF SARDIS FOREST PATIO HOMES,  
PHASE \_\_\_\_\_, AS SHOWN ON MAP THEREOF RECORDED IN  
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE MECKLENBURG COUNTY  
REGISTER OF DEEDS,**

**DO HEREBY AGREE THAT IMPROVEMENTS HAVE BEEN MADE TO MY  
(OUR) PROPERTY. I (WE) HEREBY AGREE THAT ALL MAINTENANCE,  
REPAIR AND UPKEEP WILL BE MY (OUR) RESPONSIBILITY AND THE  
RESPONSIBILITY OF SUBSEQUENT OWNER(S).**

**I (WE) HEREBY RELIEVE AND HOLD HARMLESS SARDIS FOREST PATIO  
HOMES ASSOCIATION AND ITS ASSIGNS FROM ANY LIABILITY,  
MAINTENANCE AND/OR REPAIRS TO THIS IMPROVEMENT.**

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

**This \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_ This \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_**

**STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG**

**I, a Notary Public for said County and State, do hereby certify that**

\_\_\_\_\_ and \_\_\_\_\_  
**personally appeared before me this day and acknowledged the due execution of the  
foregoing instrument.**

**Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_**

\_\_\_\_\_  
**Notary Public**

**My Commission Expires \_\_\_\_\_ .**

**RETURN TO:  
Sardis Forest Patio Homes Association  
C/O Cedar Management Group  
P.O. Box 26844  
Charlotte, NC 28221**