


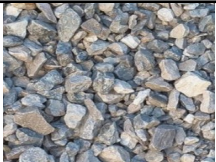

Architectural Control Guidelines





For Architectural Integrity of Sardis Forest Patio Homes

Owners must obtain **prior written approval** by the Architectural Request Committee (ARC) for all exterior changes or additions including, but not limited to, buildings, fences, walls, other structures, patio enclosures, screen porches, sun porches, sunrooms, as well as additional approval required to later convert screen porches to sun porches or sun rooms, windows, doors, storm windows, storm doors, privacy fences, and wrought iron railings. Owners must have written permission with approval by the committee prior to painting any exterior portion of the building. Proposed changes must be submitted to the committee in writing by contacting Cedar Management and allowing up to thirty (30) days for a decision. Changes prior to ARC approval, are subject to removal, fines or both.

For more ARC information, please read / refer to
(SFPHA) Sardis Forest Patio Homes Association
Declaration of Covenants, Conditions and Restrictions (CCRs) and Amendments.
Revision 7/2024

The Sardis Forest Patio Homes **ARC Form** can be found at
<http://sardisforestpatiohomes.com/association-documents/>

Change/ Addition	Description	ARC Approval (Yes/No)	Additional Information
Fences	<ul style="list-style-type: none"> • Gothic style - 6' or existing height • Pressure Treated pickets & flat top post • Flat side to exterior <p>Must be in existing footprint Replace displaced pathway rock; remove all debris</p>	Y	<p>"Good Side" of fence, faces your neighbors</p>  <p>"Good Side" or flat side of the fence faces your neighbors / common path</p>
Pathway Rock / Gravel	1" Washed Stone, Medium, Gray Color	N	 <p>Must replace when erecting fence or owner caused displacement</p>
Fence - Cleaning / Finishing	<p>Pressure Washing</p> <p>Transparent Finish - Flat / Matte</p>	N	 <p>Approved Options:</p> <ul style="list-style-type: none"> - Boiled Linseed Oil - Varnish / Oil - Clear Wood Sealer

<p>Front Walkway Path & Steps</p>	<p>Power washing Bleaching Clear Concrete Sealer</p>	<p>N</p>	
<p>Exterior Paint Color: Sherwin Williams Latitude - Satin Finish</p>	<p>Front Door & Shutters Option: Rear Patio / Storage Door</p>	<p>N</p>	<p>- SW Tricorn Black -</p> <p>SHERWIN-WILLIAMS 702832 02/17/24 704-332-8481 Order# 0051198</p> <p>EXTERIOR ARCHITECTURAL LATITUDE ACRYLIC LATEX SATIN STANDALONE</p> <p>6258 TRICORN BLACK SHER-COLOR FORMULA</p> <p>CCE#COLORANT 02 32 64 128 B1-Black 10 - - -</p> <p>ONE GALLON ULTRADEEP K62T00654 651201600</p> <p>FRONTDOOR/SHUTTERS NOT RECOMMENDED FOR USE ON VINYL</p> <p>Non Returnable Tinted Color CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.</p>  <p>0051198-001</p>
<p>Exterior Paint Color: Sherwin Williams Latitude - Satin Finish</p>	<p>Rear Doors / Patio Storage Doors, Wood Fascia, Soffits, Siding, Trim</p>	<p>N</p>	<p>- Custom Color-</p> <p>SHERWIN-WILLIAMS 702832 02/17/24 704-332-8481 Order# 0051198</p> <p>EXTERIOR ARCHITECTURAL LATITUDE ACRYLIC LATEX SATIN STANDALONE</p> <p>SFPH REAR DOOR/FASCIA/TRIM/SID CUSTOM MANUAL MATCH</p> <p>CCE#COLORANT 02 32 64 128 G2-New Green - 2 - - N1-Raw Umber - 52 - - Y3-Deep Gold - 21 - -</p> <p>ONE GALLON EXTRA WHITE K62W00651 651201543</p> <p>REARDOOR/TRIM/SIDING NOT RECOMMENDED FOR USE ON VINYL</p> <p>Non Returnable Tinted Color CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.</p>  <p>0051198-001</p>
<p>Front Porch Lights</p>	<p>Lights similar to style shown</p>	<p>Y</p>	
<p>Front Yard Landscaping</p>	<p>Must submit ARC request for approval</p>	<p>Y</p>	<p>- Trees and Bushes must have approval - Maintained by owner - Must be live plants - Ornaments should match community</p>

			character
Front Yard Pine Needles	Allowed only in original footprint	N	
Flowers / Bulbs	Allowed	N	- Plant at owners risk - Maintained by owner
Patio Trees and Shrubs Landscaping Debris	Cannot extend into neighbors property Cannot obstruct common area paths Debris must not be in common areas. Call 311, wood 5' lengths by road. For more city info: https://www.charlottenc.gov/Services/Trash-and-Recycling/Yard-Waste	N	- Maintained by owner - Plant at owners risk  <small>Charlottenc.gov</small>
Garbage / Recycling	Identity: Townhome Number and Unit Neat Presentation. Location against fence of unit, if possible. For more city info: https://www.charlottenc.gov/Services/Trash-and-Recycling	N	 *Display Number & Letter on the Front
Fire Pit	Due to code enforcement of setbacks to combustible material fire pits are not allowed	N/A	
Pergola	Cannot extend past storage room No higher than rear windows	Y	- Submit Plans - Maintained by Owner - Pressure Treated
Antenna Location	To be reviewed	Y	
Front Door	Solid Colonial Style	Y	Sherwin Williams - Tricorn Black
Rear Patio Door	French or Sliding Grids optional Exterior color including grid should closely match building trim	Y	Approved Colors: - Sandstone - Tan - Khaki - Beige - Almond - Black Interior color at owners

			discretion
Front Storm Door	Metal with glass Brown / Black with full length glass	Y	Permanent screen not allowed
Rear Storm Door	Metal with glass or screen	Y	Approved Colors: - Black - Brown
Permanent Patio Structures	No higher than 2' above fence or 8' total off the ground, whichever is less	Y	Cannot be placed beyond the end of the storage room
Screened Porches Enclosed Sunrooms Covered Patio	SFPHA Agreement A must be submitted with an ARC prior to construction	Y	Owner responsible for all permits and costs
Replacement Windows	6 x 6 Grid Color should closely match building trim Interior color at owners discretion	Y	Approved Colors: - Sandstone - Tan - Khaki - Beige - Almond
Outdoor Stair Railing	Must look similar to current neighborhood railings Black in color Must be maintained by owner	Y	