

Architectural Control Guidelines

For Architectural Integrity of Sardis Forest Patio Homes Association (“SFPHA”)


Owners must obtain **prior written approval** by the Architectural Control 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 with an ARC Form to the ARC committee at SardisForestARC@gmail.com. Owners must allow up to thirty (30) days for a decision.


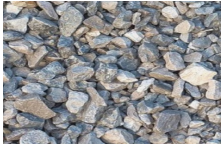





Changes prior to ARC approval, are subject to removal, fines or both.



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





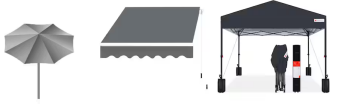
Revision 1/2025



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	<p>Must be in existing footprint</p> <ul style="list-style-type: none"> - Gothic style - 6’ or existing 8’ height - Pressure Treated pickets & flat top post - Flat side to exterior - Pickets should be placed from the ground up - Recommend, screws <p>Must also..</p> <ul style="list-style-type: none"> - Replace displaced pathway Rocks - Replace any displaced Pine Needles - Remove All Debris - Storage behind fence, not permitted <p>Shared Fence Line * Both units equal Responsibility</p>	Y	<p>"Good Side" of fence, faces your neighbors</p>  <p style="text-align: right; font-size: small;">Homedepot.com</p> <p>"Good Side" or flat side of the fence faces your neighbors / common path</p>
Identify when to replace a fence	<p>Rotting Wood - Sections of the wood are soft, crumbly, or breaking apart. Significant rot at the base of posts or along pickets.</p> <p>Warping or Bowing - Boards are curving, splitting, twisting, or bending out of shape, making the fence unstable or unsightly.</p> <p>Broken or Missing Boards - Numerous missing or broken pickets compromise the fence’s structure and appearance.</p> <p>Leaning or Unstable Fence - Posts are loose, leaning, or no longer able to support the fence.</p> <p>Excessive Termite or Insect Damage - Signs of infestation, such as sawdust piles, hollowed-out wood, or visible bugs.</p> <p>Splintering and Cracking - Widespread cracks or splinters that cannot be easily repaired.</p> <p>Moisture Damage - Discoloration, mildew, or signs of water damage that spread over time.</p> <p>Rusty Hardware - Hinges, nails, or screws are rusted and weaken the overall structure.</p>		

<p>Fence Cleaning / Finishing</p>	<p>Pressure Washing Transparent Finish - Flat / Matte</p>	<p>N</p>	 <p>Homedepot.com Approved Options: - Boiled Linseed Oil - Varnish / Oil - Clear Wood Sealer</p>
<p>Pathway Rock / Gravel</p>	<p>1" Washed Stone, Medium, Gray Color - Width of Trash bin - Along Fence & from gate to common path</p>	<p>N</p>	 <p>Homedepot.com Must replace when erecting fence or owner caused displacement</p>
<p>Drainage</p>	<p>Drainage from downspout away from home both front & back, is homeowners responsibility</p> <ul style="list-style-type: none"> ● Recommendation: <ul style="list-style-type: none"> - French Drain - Extend from downspout beyond fence line - Drainage catch basin, must be flush with gravel or landscape ● Disturbance of common area, 1" gray gravel / pine needle must be replaced 	<p>Y</p>	   <p>Homedepot.com</p>
<p>Front Walkway Path & Steps</p>	<p>Power washing Bleaching Clear Concrete Sealer</p>	<p>N</p>	 <p>Homedepot.com</p>
<p>Front Porch Lights</p>	<p>Lights similar to style shown - Colonial Approved color - Black White Light Bulbs, exception holidays</p>	<p>Y</p>	 <p>Homedepot.com</p>
<p>Front Yard Landscaping</p>	<p>Any plants installed will become part of SFPHA common property</p> <p>*Note: Landscaping may be subject to trimming by landscapers or may experience incidental damage</p> <p>Ornamentals / personal property is homeowners' responsibility</p>	<p>Y</p>	<p>Must submit ARC request for approval</p> <p>Trees and Bushes - Must have approval</p> <p>Plants - Must be live plants - Maintained by owner</p>

Flowers / Bulbs	Allowed - Becomes common property of SFPHA	N	- Plant at owners risk - Maintained by owner
Front Planters	Allowed Planter Types: - Hanging Baskets - Concrete planters - Fiberglass planters - Tera Cotta planters - Qualified Rubber Planters	N	Not Allowed - 'Grower pots' - Tires or other non conforming planters
Invasive Plants - Not Permitted	<p>Trees:</p> <ul style="list-style-type: none"> - Tree of Heaven (Ailanthus altissima) - Chinaberry (Melia azedarach) - Mimosa/Silk Tree (Albizia julibrissin) <p>Shrubs and Vines:</p> <ul style="list-style-type: none"> - Chinese Privet (Ligustrum sinense) - Japanese Honeysuckle (Lonicera japonica) - Kudzu (Pueraria montana var. lobata) - Autumn Olive (Elaeagnus umbellata) - Multiflora Rose (Rosa multiflora) <p>Grasses and Groundcovers:</p> <ul style="list-style-type: none"> - Bamboo species (Phyllostachys spp., Bambusa spp.) - Japanese Stiltgrass (Microstegium vimineum) - English Ivy (Hedera helix) - Wisteria (Wisteria sinensis, Wisteria floribunda) 		
Front Yard Pine Needles	Allowed only in original footprint	N	 <p style="text-align: right; font-size: small;">Homedepot.com</p>
Front Mulch Black / Brown * Only if Allergic to Pine Needles	At owner's expense, mulch must be refreshed yearly If ownership changes, original pine needles must be replaced. Fee will apply to account if left unchanged Color: Black / Dark Brown - No Rubber Mulch Allowed	Y	- Maintained by owner - Only allowed in original footprint  <p style="text-align: right; font-size: small;">Homedepot.com</p> <p>**Must be approved</p>
Front Yard Statues & Artifacts Yard Decorations Decorative Components	- Ornaments should match community character * ARC reserves the right to limit the number, size, style, and quantity.	Y	- Maintained and cleaned by homeowner - Not to impede SFPHA Landscapers
Front Furniture	No Chairs to remain outside - Temporary or while in use is permitted Must be maintained		

<p>Front Outdoor Stair Railing</p>	<p>Must look similar to current neighborhood railings</p> <p>Approved Color: - Black</p> <p>Must be maintained by owner</p>	<p>Y</p>	
<p>Holiday Decorations</p>	<p>Are Encouraged.</p> <p>Duration: The period should not exceed one month before the holiday and one month after.</p>	<p>N</p>	<p>Decorations should not obstruct or impede the work of landscapers.</p>
<p>Patio Trees & Shrubs</p> <p>Landscaping Debris</p>	<p>Cannot extend into neighbors property</p> <p>Cannot obstruct common area paths</p> <p>Debris must not be in common areas. Call 311, wood 5' lengths by road.</p> <p>For more city info: https://www.charlottenc.gov/Services/Trash-and-Recycling/Yard-Waste</p>	<p>N</p>	<p>- Maintained by owner</p> <p>- Plant at owners risk</p>  <p style="text-align: right; font-size: small;">Charlottenc.gov</p>
<p>Garbage / Recycling</p> <p>For more city info: https://www.charlottenc.gov/Services/Trash-and-Recycling</p>	<p>Identify the Bin</p> <p>- Townhome Number & Unit</p> <ul style="list-style-type: none"> ● Neat presentation of Bin ● Location- Against fence of same unit, if possible ● No Spray Paint allowed, unless neatly stenciled 	<p>N</p>	 <p>*Display Number & Letter on the Front</p>
<p>Fire Pit</p>	<p>Due to code enforcement of setbacks to combustible material fire pits are not allowed</p>	<p>N/A</p>	
<p>Grills / Indoor Fireplaces</p>	<p>Portable / Gas Grills</p> <p>- with no additional gas line</p> <p>- May only be used for cooking</p> <p>Location: must be considerate of neighbors with odors. The Fire Department recommends a minimum 10' from the structure.</p>	<p>N</p>	<p>Addition of gas lines requires prior approval</p>
<p>Sun Covering</p>	<p>Umbrellas - Allowed</p> <p>Awning - Not Permitted</p> <p>Canopy - Needs Approval</p> <p>Other Tents - Temporary; No longer than 48hrs</p>	<p>N / Y</p> <p>See Details</p>	 <p style="text-align: right; font-size: small;">Homedepot.com</p>

<p>Pergola</p>	<p>Cannot extend past storage room No higher than rear windows Submit Plans - May incur fees for ARC to consult architect</p>	<p>Y</p>	<p>- Maintained by Owner - Pressure Treated</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 EXTERIOR ARCHITECTURAL LATITUDE ACRYLIC LATEX SATIN STANDALONE 6258 TRICORN BLACK SHER-COLOR FORMULA CCE*COLORANT 02 32 64 128 B1-Black 10 - - - ONE GALLON ULTRADEEP K62T0054 651201600 FRONTDOOR/SHUTTERS NOT RECOMMENDED FOR USE ON VINYL 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. 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 EXTERIOR ARCHITECTURAL LATITUDE ACRYLIC LATEX SATIN STANDALONE SFPH REAR DOOR/FASCIA/TRIM/SID CUSTOM MANUAL MATCH CCE*COLORANT 02 32 64 128 G2-New Green - 2 - - N1-Raw Ueber - 52 - - Y3-Deep Gold - 21 - - ONE GALLON EXTRA WHITE K62W0051 651201543 REARDOOR/TRIM/SIDING NOT RECOMMENDED FOR USE ON VINYL 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. 0051198-001</p>
<p>Front Door</p>	<p>Solid Colonial Style</p>	<p>Y</p>	<p>Sherwin Williams - Tricorn Black</p>

Rear Patio Door	French or Sliding <ul style="list-style-type: none"> - Grids optional Exterior color including grid should closely match Interior color at owners discretion	Y	Approved Colors: <ul style="list-style-type: none"> - Sandstone - Tan - Khaki - Beige - Almond - Black
Front Storm Door	Metal with glass <ul style="list-style-type: none"> - Full length glass - Permanent screen not allowed 	Y	Approved Colors: <ul style="list-style-type: none"> - Brown - Black
Rear Storm Door	Metal with glass or screen	Y	Approved Colors: <ul style="list-style-type: none"> - Black - Brown
Window Replacement	6 x 6 Grid Color should closely match building trim Interior color at owners discretion	Y	Approved Colors: <ul style="list-style-type: none"> - Sandstone - Tan - Khaki - Beige - Almond
Screened Porches Enclosed Sunrooms Covered Patio Patio Structure	SFPHA Agreement A must be submitted with an ARC prior to construction No higher than 2' above fence or 8' total off the ground, whichever is less	Y	Owner responsible for all permits and costs Cannot be placed beyond the end of the storage room
Antenna Location	To be reviewed	Y	
Vehicles	<ul style="list-style-type: none"> - Must have valid, unexpired tags. - Vehicles must be properly maintained and not abandoned. - Commercial vehicles are prohibited, except when temporarily working on-site. 	N/A	<ul style="list-style-type: none"> - See CCRs for more details - * If homeowners are concerned about landscapers blowing debris around their vehicles, it is their sole responsibility to move their personal vehicles.