



## **D. ARC Hardscape Modification Guidelines for Existing Homes**

**1. ARC Approval IS REQUIRED for ALL Hardscape Projects**, including those involving permanent structural components comprised of wood, stone, concrete or metal. Other guidelines, detailed in separate documents, apply for exterior renovations and landscaping projects.

### **2. To Request ARC Approval:**

- 2.1. Prior to beginning work, submit the following to [SomersbyParkARC@gmail.com](mailto:SomersbyParkARC@gmail.com):
  - 2.1.1 Overview of project, including site plans marked with setbacks, drawings or diagrams where appropriate.
  - 2.1.2. Description and color or sample of all proposed materials. Manufacturers' specifications and/or catalog sheets should be provided if appropriate. Although recommended materials are detailed below, the ARC will consider new materials that come on the market.
  - 2.1.3. Estimated timeline for start and completion.
- 2.2. All requests require electronic submission. Please advise if you need assistance complying with the requirement for digital submission.
- 2.3. Requests are reviewed by the ARC which will approve, approve with conditions, approve in part, or disapprove in writing.
- 2.4. The ARC endeavors to respond to all requests in a timely fashion. Do not proceed without written authorization.
- 2.5. Upon project completion, notify the ARC and submit "after" photo(s) to [SomersbyParkARC@gmail.com](mailto:SomersbyParkARC@gmail.com).

### **3. Guidelines, Materials and Specifications**

#### **3.1. Accessory Structures**

- 3.1.1. Accessory structures such as gazebos, arbors, pergolas, etc. should complement existing architecture; acceptable materials include pressure treated wood, cedar, locust, composite and wrought iron.
- 3.1.2. Stand-alone and pre-manufactured storage buildings are not permitted.
- 3.1.3. The following should not be installed in the front of homes or be visible from the street: outdoor kitchens, permanent grills, permanent play equipment, recreational structures/courts, pools and spas/hot tubs and permanent firepits.
  - 3.1.3.1. Pools, spas and hot tubs should have covers.
  - 3.1.3.2. Above ground pools and inflatable bubble covers are not allowed.
  - 3.1.3.3. Placement of fountains is not restricted to rear yards.
  - 3.7.3.4. While permanent installations require ARC approval, portable firepits may be used without consulting the ARC; all fire pits should be at least 10' from the roof line of any building, tree or foliage.

### **3.2. Bridges, Fences, Gates and Pet Enclosures**

- 3.2.1. Bridges that cross any natural or man-made body of water or wetland area should be made of pressure treated wood.
- 3.2.2. Fence heights should be between 36" and 48".
- 3.2.3. Chain link, aluminum, vinyl and bamboo fence materials are not allowed.
- 3.2.4. Wooden fences should be made of pressure treated wood, cedar or locust wood. Composite materials, as well as masonry and wrought iron may be considered.
- 3.2.5. Picket and split rail designs are acceptable.
- 3.2.6. Pet enclosures should not be visible from the street; "invisible fencing" is preferred.
- 3.2.7. Evergreen plantings may be used in natural landscape fences.
- 3.2.8. Garden gates should be constructed of wood or iron.

### **3.3. Driveways and Parking**

- 3.3.1. ARC approval is required for all driveway repairs and renovations, including those where the same materials are used to resurface an existing driveway. Somersby Park's Roads Committee is available as a resource; email [SomersbyParkRoads@gmail.com](mailto:SomersbyParkRoads@gmail.com) for assistance.
- 3.3.2. Driveways should be at least 10' wide and provide off street parking for at least two automobiles.
- 3.3.3. An apron of the same material and color as the driveway pavement should be installed to the edge of the road, be at least 20' wide at the connection and taper to meet the driveway surface.
- 3.3.4. Driveways, turnarounds and parking areas should be surfaced; asphalt, manufactured pavers, stamped and/or colored concrete and chip and seal are acceptable materials.
- 3.3.5. Driveways located along a property line should be screened with appropriate evergreen shrub mass.
- 3.3.6. There should be a non-paved, landscaped buffer of at least 4' between the house foundation and the driveway pavement, except at entry doors and garage doors.

### **3.4. Lighting**

- 3.4.1. While installation of line and low voltage path lighting requires ARC approval, temporary/solar path lighting does not.
- 3.4.2. Down lighting is encouraged to reduce glare and better light roads and paths.
- 3.4.3. Flood lights and motion detectors should not be the primary source of lighting on porches, decks or garages. They should be used only on occasion for momentary lighting purposes.
- 3.4.4. Path lighting should be installed so as not to disturb neighbors or impair vision of traffic on nearby streets.

### **3.5. Mailboxes**

- 3.5.1. Each home should have a mailbox conforming to ARC standards of design, construction, color and installation.

- 3.5.2. The post and horizontal box support is available on request from the ARC for a nominal fee; or, if desired, the ARC can provide specs for individual homeowners to follow.
- 3.5.3. The post and horizontal box support may be repainted or restained/sealed with a solid stain (BEHR “Redwood Natural Tone” #3637107808 or comparable natural paint/solid stain that has been color-matched from an alternate manufacturer); other neutral/natural colors may be submitted for consideration.
- 3.5.4. A standard black metal USPS approved mailbox should be mounted atop the crossbar; the mailbox (approximate outside dimensions are 21” L x 10.5” H) should have an arched top, flat, vertical sides and a red flag mounted on the right side.
- 3.5.5. The post should be installed so that the bottom front of the mailbox itself is 42” above ground and 8” - 12” from the outside edge of the driveway; the front of the post should be installed 29.5” – 33.5” from the edge of the road. A two-sided address plaque should hang from the crossbar by two sets of stainless steel hooks and screw eyes. Replacement plaques are available on request from the ARC for a nominal fee.
- 3.5.6. It is expected that all mailboxes be maintained to the satisfaction of the ARC at the owner’s expense. The ARC and/or HOA may exercise its right to have any maintenance, repair, or replacement performed by the ARC, HOA or its representative at the owner’s expense.
- 3.5.5. Any mailbox installed prior to 11/15/2007 may continue to be used if it is properly maintained and in general compliance with the standards set forth by the ARC.

**3.6. Patios, Decks and Porches**

- 3.6.1. Patios should be constructed of natural or cultured stone, manufactured pavers or stamped and/or colored concrete.
- 3.6.2. Decks and porches are considered exterior renovations to existing homes; consult “C. ARC Exterior Renovation Guidelines for Existing Homes.”

### **3.7. Right- of- Way**

- 3.7.1. Prior to beginning any hardscape project, owners should keep in mind the HOA's ownership of the entire road bed and utilities right-of-way that exist between their property and Somersby Park roadways.
- 3.7.2. Owners enjoy an easement across this common area in order to access their home sites and to landscape to the roadway edge. Any work, utility or otherwise, that becomes necessary within this easement is not subject to stoppage or other interference by the affected property owner.
- 3.7.3. Neither the Homeowners Association nor the ARC is responsible for damage to hardscape, landscape or other items placed by the owner in this area.
- 3.7.4. Owners assume responsibility for removing any hardscape or landscape element placed in this area should it inhibit or prevent access to utilities; owners bear the entire expense for removal.
- 3.7.5. Because of HOA ownership of the entire road bed abutting privately owned lots, it is important that the boundary line of private property be identified and marked before installation of hardscape.
- 3.7.6. Owners are responsible for contacting 811 to ensure that no roadside utilities are damaged; replacement and repair is at the owners' expense.

### **3.8. Roadside Drainage**

- 3.8.1. Mountain rainfall, often severe, creates heavy water flow on and along the roads of Somersby Park. Roadsides are susceptible to erosion in these conditions and measures should be taken to limit such damage from runoff.
- 3.8.2. Methods and materials used to control roadside drainage should be approved by the ARC and/or SPHOA Board prior to placement or installation.

### **3.9. Signage**

- 3.9.2. One sign may be placed on a property for the purpose of selling or renting that property. The sign should contain the agent's name and phone number. A single logo for the listing agency may be used; photos are not allowed.

- 3.9.3. The approved standard sign for such use is shown below and can be obtained at the owner's expense by contacting SpeedGraphics & Sign Design, Inc. at (828-771-0322) or [sales@speedgraphics.com](mailto:sales@speedgraphics.com).



- 3.9.1. Real estate open house signage, including balloons, banners and directional signage, is prohibited.

### **3.10. Walkways, Garden Paths and Steps**

- 3.10.1. Walkways should be constructed of natural or cultured stone, manufactured pavers or stamped and/or colored concrete.
- 3.10.2. Acceptable materials for garden paths and steps are pressure treated wood, landscape timbers and framed mulch/gravel plus other walkway materials listed above.
- 3.10.3. Other materials that complement existing materials of the home may also be considered.

### **3.11. Walls and Utility Screens**

- 3.11.1. Retaining walls should be constructed from boulders, stone or stucco, complementing existing materials on the home.
- 3.11.2. Garden walls should be constructed of stone, pressure treated wood or landscape timbers.
- 3.11.3. Utility screens should be constructed of stone, pressure treated wood or other low-maintenance materials; evergreen plantings are also acceptable.

## **4. Conduct of Workers:**

- 4.1. Property owners assume responsibility for conduct of workers and for any activities that cause damage to roadways, right-of-ways, Common Areas and/or neighboring properties. Repairs must be made promptly at the owners' expense.
- 4.2. Use of the upper gate on Laurel Park Highway is restricted to property owners; all other traffic should access the property through the gate at 3080 Hebron Road. Contact [SomersbyParkARC@gmail.com](mailto:SomersbyParkARC@gmail.com) if you need a gate code assigned for workers.
- 4.3. Hours allowed for personnel to be on site are Monday through Friday from 7am to 7pm or dusk, whichever is earlier, and Saturday 8am to 5pm. No work may be performed on Sunday or major national holidays, including New Year's Day, Memorial Day, 4<sup>th</sup> of July, Labor Day, Thanksgiving and Christmas.
- 4.4. Loud cars and speeding are not allowed within the development, and if site conditions allow, all vehicles should be parked on the property. Loud music is not permitted, and shirts and shoes are required while on the job site.
- 4.5. Dumpsters and portable toilets, if used, should be removed within 24 hours of job completion.
- 4.6. Site cleanliness should be maintained at all times. If not appropriately maintained, a "stop work order" may be issued by the ARC.