

GUIDELINES FOR ALL OTHER EXTERIOR CHANGES AND IMPROVEMENTS

Review by the architectural committee is required prior to any action being taken by the property owner. The appropriate forms (and any drawings, site plans, etc.) that are required need to be submitted to the committee. Review and approval must occur before any changes or construction can occur.

The following guidelines apply:

- All changes must meet the building requirements of Cary and the Wessex covenants.
- All such structures are reviewed by the Architectural Committee
- All setback requirements must be met as stated in the covenants
- Privacy of adjacent homes should be considered
- Construction and finish materials must be wood, hardiplank, stucco, brick, and/or stone and should match or compliment that of the home. Consideration will be given to the design and compatibility of all materials, colors, railings, windows, steps, trim, roof coverings, etc.
- No aluminum structures will be approved, including sunporches and additions
 - Aluminum that is wrapped completely in wood may or may not be approved
- Swing sets must be made from natural materials and screened from street view
 - Other play equipment reviewed on a case by case basis
 - Satellite Dishes are allowed, with prior approval as to location; dishes of 18 inches or less are usually approved, with proper screening from street and adjoining lots as permitted.
- Lamps & Yard Lights must be compatible with general scheme of neighborhood and are approved on a case by case basis

GUIDELINES FOR LANDSCAPING AND TREE REMOVAL

Major landscape changes and tree removal require prior approval. Major landscape changes include but are not limited to adding sidewalks, walls, fountains, major changes to plant materials, and changes in topography. These guidelines are general in nature and each request will be considered on its individual merit. Approval is based on specific needs and requirements.

Landscape Guidelines:

- Consistent with lot size
- Compatible with general scheme of neighborhood
- Yard Art (benches, fountains, arches, stone walls, etc.) Approved on a case by case basis; must be compatible with general scheme of neighborhood
- Lamps & Yard Lights Approved on a case by case basis; must be compatible with general scheme of neighborhood
- Items such as hose reels must be hidden from view of street

Tree Removal Guidelines:

- Trees with a diameter of 9" or more shall not be removed without prior, written approval.
- Tree diameter is measured 2 feet above the base of the tree
- The architectural committee must review all proposed tree removal, regardless of their condition
- Tree stumps in the front yard should be removed as close to the ground as possible. Stump grinding or removal is required
- All tree debris must be removed at the time of cutting
- Pruning and trimming may be done without being reviewed

The following criteria are taken into consideration when reviewing tree removal requests:

- Crowding trees that are too close to allow proper growth
- Leaning due to damage or unnatural growth
- Dead and diseased trees
- Location--trees that are too close to houses or driveways, etc.