

Towns at Holly Springs Homeowners Association, Inc.

Thank you for your purchase of a Lennar home! Below you will find the Design Guidelines for the Towns at Holly Springs Homeowners Association, Inc. ("Association"). The Association's governing documents require that any modification, alteration, or improvement to the exterior of your home or Lot be submitted to and approved in writing by the Association prior to installation or construction.

These Design Guidelines are provided to assist homeowners in understanding the types of modifications that may generally be considered acceptable. However, all modification requests are reviewed on a case-by-case basis and are subject to the specific conditions, location, easements, drainage requirements, and other characteristics of the individual Lot. **These Design Guidelines do not constitute preapproval of any modification, and the guidelines are subject to change.**

All approvals are subject to the following conditions:

1. The modification or improvement must not impede, alter, or obstruct the flow of water within any drainage easement, drainage area, or swale.
2. If any portion of an approved modification or improvement is constructed or installed within an easement, the Owner/Applicant shall be responsible for all costs associated with the repair, removal, replacement, or reinstallation of the modification or improvement should the Association, a governmental authority, municipality, or utility provider require access to the easement. The Owner/Applicant shall hold the Association harmless from any costs associated with such work.
3. The Owner/Applicant is responsible for determining and complying with all applicable building codes, permitting requirements, setback requirements, and other governmental regulations. Approval by the Association does not constitute approval by any governmental authority or relieve the Owner/Applicant of the responsibility to obtain any required permits or approvals.

At the end of this document, you will find the Association's Request for Modification Form ("Form"). A completed Form must be submitted for **all exterior modifications** and returned to your Association Manager with Fieldstone Association Management for review.

THE VERBAL APPROVAL OR REPRESENTATION OF ANY SALES AGENT, LENNAR EMPLOYEE, CONTRACTOR, OR ASSOCIATION REPRESENTATIVE DOES NOT CONSTITUTE APPROVAL. ALL MODIFICATIONS MUST RECEIVE WRITTEN APPROVAL FROM THE ASSOCIATION PRIOR TO COMMENCEMENT OF WORK.

When plans, drawings, surveys, photographs, specifications, or other supporting documentation are required, they must be submitted with the completed Form. Incomplete requests may not be reviewed until all required information has been provided.

A Request for Modification Form is attached to these Design Guidelines. Additional Forms are available from Fieldstone Association Management.

DESIGN GUIDELINE 1

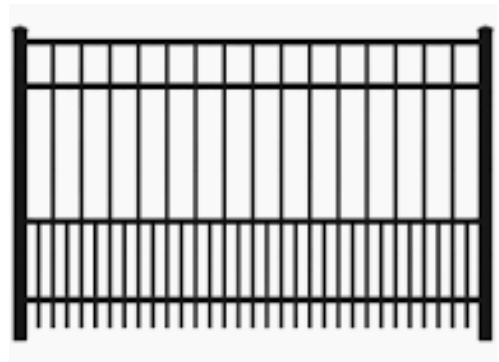
Fences

- Chain-link fences and chain-link dog runs are **not permitted**.
- The following fence types may be considered for approval:
 - Maximum five-foot (5') **Flat Top Black Aluminum Fence**; or
 - Maximum five-foot (5') **Flat Top Black Aluminum Fence with Puppy Pickets**.
- The fence must fully enclose the rear yard and extend **from the existing privacy screen to the adjacent privacy screen**, as there is no other acceptable location for the fence to attach to the townhome.
- The fence must include a gate on each side of the fence to provide the Association's landscape contractor with access to the rear yard for required landscape maintenance.
- The homeowner is responsible for ensuring that the Association's landscape contractor has **safe and unobstructed access to the rear yard** at the time landscape maintenance is performed. The rear yard must be kept free of toys, furniture, debris, personal property, or any other items that may obstruct access or hinder the contractor's ability to safely perform the required landscape maintenance. **If the landscape contractor is unable to safely access or maintain the rear yard due to an obstruction or condition within the homeowner's Lot, landscape maintenance will not be performed.**
- **Townhome Lots 21–26:** Based on the existing conditions behind these Lots, if approved, fencing may extend **only to the top of the slope** and may not extend beyond the top of the slope.
- **Lots with a Sanitary Sewer Easement:** Prior to the Board reviewing a Request for Modification for the installation of a fence within a sanitary sewer easement, the homeowner must provide **written approval from both Cherokee County Water and Sewer and the City of Holly Springs** confirming that a fence may be installed within the applicable sanitary sewer easement.
- All fence installations require the submission of a completed Request for Modification Form and **written approval from the Association prior to installation**. Approval is based on the specific conditions of the Lot and compliance with these Design Guidelines and the Association's governing documents.

Fence Examples:



Flat Top Black Aluminum Fence



**Flat Top Black Aluminum Fence
with Puppy Pickets**

DESIGN GUIDELINE 2

Exterior Decorative Objects, Front Porch Flowerpots, Lighting, etc.

- A Form must be submitted for all exterior decorative objects, both natural and manmade.
- Items such as bird baths, wagon wheels, fountains, and pools are not permitted.
- Landscape lighting should not exceed twelve (12) inches in height
- The number of landscape lights should not exceed six (6).
- The total wattage of landscape lighting should not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.
- Landscape lighting will not be permitted along the sides of the driveway. Up-lighting of trees and of the house will be considered on a case-by-case basis.
- Front doors and front entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Artificial plants, flowers, etc., are not permitted. Neatly maintained front porch flowerpots (maximum of three (3)) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of a Form.
- Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
- Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. Recognized holidays: Easter, 4th of July, Diwali, Halloween, Thanksgiving, Christmas. If there is a holiday not listed as a recognized holiday, homeowner is to contact HOA for review and approval.

DESIGN GUIDELINE 3

Basketball Goals

- In ground basketball goals are not permitted.
- Basketball goals may not be attached to the house.
- Portable goals are permitted and may not be maintained for periods of more than twenty-four (24) hours in the street or at the curb.
- No sandbags or weights are allowed on the base of the basketball goal. Base must be filled with water or sand to keep in place. Contact manufacturer if additional weight recommendations are needed.
- Portable basketball goals may not be laid on the ground for any period of time. Portable basketball goals must be kept out of sight when not in use.

DESIGN GUIDELINE 4

Exterior Landscaping and Maintenance

- Each homeowner shall keep his/her lot and all improvements thereon in good order by watering turf and plantings, including but not limited to; reporting to management any signs of death, disease or insect infestation in the plantings. Your homesite landscape maintenance by the Association includes; regular mowing, edging, the pruning of trees, shrubbery and weed control in the pine straw beds only, fertilization occurs on a schedule which depends on the landscaper's rotation, new pine straw annually.
- Outdoor storage of garden tools and hoses must be screened from view.
- Outdoor storage of garbage cans and trash bins is prohibited. Containers must be stored in the garage.
- All landscape beds must be covered with natural pine straw. The HOA will refresh pine straw twice a year. Upon request, organic brown or black mulch may be considered as ground cover. Homeowners that request to replace pine straw with mulch will be responsible for removing the pine straw before placing mulch. The HOA will not refresh mulch. It will be the homeowner's responsibility.
- Rocks are not permitted as landscape bed ground cover.
- The preferred landscape bed edging is a neat four to six (4" – 6") inch deep trench. Other edging, if approved, shall not exceed three (3") inches above the turf height and be of a uniform type.

DESIGN GUIDELINE 5

- Plastic, wood or metal storage sheds or other structures are not allowed.
- Full glass Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house.

Example Full Glass Door:



TOWNS AT HOLLY SPRINGS - REQUEST FOR MODIFICATION REVIEW

TOWNHOME UNIT

PER SECTION 6.2, THE BOARD OF DIRECTORS HAS UP TO (45) DAYS TO COMPLETE THE REVIEW, ONCE ALL REQUIRED INFORMATION HAS BEEN SUBMITTED.

Name _____ Date _____

Address _____ E-Mail _____

City/State/Zip _____ Phone _____

Community _____ Lot/Block _____

Please provide the Architectural Control/Covenants Committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Design Guidelines approved for the community.

Description of Modification Requested:

Estimated Start Date _____ Estimated Completion Date _____

Acknowledgment of Adjacent Homeowners **(all homeowners sharing common boundary line)**: This acknowledgement will be considered by the Covenants Committee but will not be binding upon the Covenants Committee. No application will be considered unless this section is completed, or the Applicant Homeowner has made a reasonable effort, in the sole discretion of the Board, to have this section completed.

Signature _____ Lot (____) In Favor Of (____) Not In Favor Of (____)

Signature _____ Lot (____) In Favor Of (____) Not In Favor Of (____)

Signature _____ Lot (____) In Favor Of (____) Not In Favor Of (____)

Under each of the most common headings below, all the items listed must be submitted. Please refer to the Covenants for other necessary information required for modifications:

_____ **Exterior Decorative Objects, Front Porch Flowerpots, Lighting, Etc.**

_____ Description of object _____
_____ Location and picture or sketch of object _____

_____ **Exterior Landscaping and Maintenance**

_____ Landscape plan denoting plant material and location

_____ **Storm Windows/Doors**

_____ Picture or drawing of all windows/doors on which storm windows/doors will be installed.
_____ Picture depicting style of storm window/door to be installed.
_____ Color (window/door trim must be baked enamel and color must be compatible with primary and trim colors).

August 17, 2026

Note: I understand and agree that no work on this request shall commence until written approval of the Covenants Committee has been received by me. I represent and warrant that the requested changes strictly conform to the community Design Guidelines and that these changes shall be made in strict conformance with the Design Guidelines. **I understand that I am responsible for complying with all city and county regulations.**

Neither Fieldstone Realty Partners, LLC, the Association Board of Directors, the Association Advisory Committee or the Association Covenants Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The Architectural Review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner's Signature _____ Date _____

FOR ARCHITECTURAL CONTROL COMMITTEE USE

Approved By: _____
Covenants Committee Member

Date Received _____

Approved _____ Not Approved _____ Conditions _____

Comments:
