



Prepared by Stratford Forest Community, Inc. Architectural Control Committee  
Return to: Stratford Forest Community, Inc.  
Attn: Michelle V. Haines  
17207 Sycamore Ridge Court  
Cornelius, North Carolina 28031

**AMENDED  
ARCHITECTURAL AND DESIGN GUIDELINES  
STRATFORD FOREST COMMUNITY, INC.**

*Whereas*, on August 22, 1999, the Architectural Control Committee filed certain Architectural and Design Guidelines (“Guidelines”) for Stratford Forest Community, Inc. The Guidelines are of record in the office of the Register of Deeds, Mecklenburg County, in Charlotte North Carolina, in Book RE 11101, page 234-237.

*Whereas*, according to the Declarations of Covenants, Conditions, and Restrictions of Stratford Forest Community, Inc., the Architectural Control Committee may amend the Design Guidelines from time to time.

*Now, therefore*, the Architectural and Design Guidelines for Stratford Forest Community, Inc. shall be and hereby are amended as follows:

**Purpose Statement**

The Architectural Control Committee of Stratford Forest Community, Inc. will strive to protect the property values and preserve the quality of life for all homeowners while at the same time providing individual expression of the homes located within the community. The Committee shall review any proposed exterior modifications and/or additions to ensure the continuity of the neighborhood. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted for review at least thirty (30) days prior to commencement of work. Review shall be based upon, but not limited to the quality of workmanship and design, and as to the harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finishing grade elevation.

The Committee is not responsible for ensuring structural integrity, or impervious violations. Each homeowner is responsible for obtaining all necessary building permits and other government approval, which may be required.

This document is not intended to replace the Declaration of Covenants, Conditions, and Restrictions of Stratford Forest Community, Inc.



### ***Architectural and Design Guidelines***

1. Driveways and sidewalks shall be paved with concrete. Additions and/or expansions shall be consistent with the existing driveway or sidewalk. Renovated or rebuilt concrete driveways and sidewalks may contain subtle and understated stains and/or dyes that unify and are consistent with the house exterior and natural landscaping. Walkways shall be designed as an integral part of the house, and landscaping shall be provided from the driveway to the front door. Concrete stamping is not permissible as it detracts from the overall continuity from house to house.
2. All houses, decks and patios shall incorporate foundation and/or perimeter landscaping.
3. Freestanding storage sheds, workshops, garages, gazebos, doghouses or other external structures shall be designed, located and sized as an integral part of the house, and service yard. The structures shall be screened with landscaping. They shall be painted or stained and have materials consistent with the house and/or natural landscaping.
4.
  - a. Decks and patios shall be designed and located as an integral part of the house and service yard. Decks constructed of wood materials may be stained or have natural clear coat polyurethane, or contain neutral, subtle and understated color schemes that unify and are consistent with the house exterior and natural landscaping, none of which shall contain bright or jarring colors. Composite decking materials may be used upon review and approval, and be consistent with the above color schemes. Decks may be extended with compatible materials, stains, and colors used with the existing deck. Concrete stamping is permissible with patios. Patios are not limited to concrete materials. Concrete patios may contain subtle and understated stains and/or dyes that unify and are consistent with the house exterior and natural landscaping, none of which shall contain bright or jarring colors.
  - b. Converting a deck or patio into an enclosed spaced shall be designed as an integral part of the house. It shall be painted or stained to be consistent with the exterior of the house and/or natural landscaping, and consistent with the color schemes provided above.
5. There are two types of acceptable fencing:
  - a. Containment fencing - Split rail with two or three horizontal rails. The fence shall not be painted or stained, but allowed to weather naturally. Gates must be of the same construction and design. Wire mesh may be attached for further containment, which shall not protrude above the top rail.
  - b. Privacy Fencing - Shadow box or picket fence shall have a height of no more than six (6) feet. Special circumstances may suggest the need for a different finish other than stained or natural on the inside and outside of the fence, but any and all exceptions shall have prior approval. The side with the backing rails shall be faced on the inside of the fenced area.
6. Exposed foundations shall be brick, stucco or stone. No other building materials shall be allowed or combined.
7. Masonry materials (stone, brick, etc.) when used as accents shall not look "applied" or used like wall paper. While appropriate combination of stucco and brick or stone are acceptable, combinations of brick and stone are not. All brick selections shall be submitted with samples.

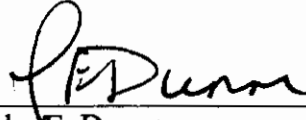
8. All homes shall be stained with a solid stain or painted. Color schemes shall be with neutral and/or soft, warm color tones, which shall not include any bright or jarring colors. Painting applications that appear faded, discolored, or washed-out are not permissible. No permission or approval shall be required to repaint with originally approved color scheme. Modifications to color schemes shall be submitted with samples.

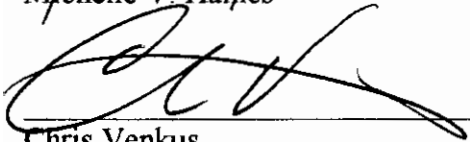
9. Primary exterior materials installed during the original construction and development primarily consists of hardboard siding, brick, and with wood accents. When available, and if practical, the original building material(s) used on any particular home shall be the only building material permissible for exterior modifications, alterations, and additions. Vinyl or aluminum siding shall not be used as they are inconsistent with wood sided homes, have a tendency to look applied and are by nature shiner materials. However, applying a vinyl building material to door frames and window sills as a trim or capping method is permissible. The vinyl product shall be comparable and/or equivalent to a heavy gauge material, and shall look similar to the existing exterior material.

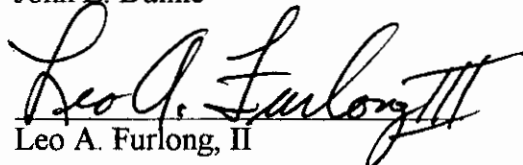
10. Mailboxes shall be assembled and maintained on a wooden post as installed during original development. All mailboxes, including the post, shall be painted white to conform to the original mailboxes and posts approved and installed in the community.

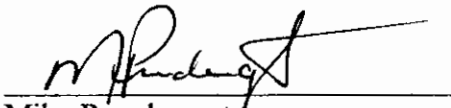
Seen and agreed this 29<sup>th</sup> day of August 2006, by the following members of the Architectural Control Committee of Stratford Forest Community, Inc.

  
Michelle V. Haines

  
John E. Dunne

  
Chris Venkus

  
Leo A. Furlong, II

  
Mike Prendergast

STATE OF NORTH CAROLINA

COUNTY OF Madison to-wit:

Sworn and subscribed to before me this 29th day of August 2006, by Michelle V. Haines, John E. Dunne, Chris Venkus, Leo A. Furlong, III, and Mike Prendergast.



Jennifer B. Benbow  
Notary Public

My Commission Expires: 6-19-2010