

## WOLFE RUNNE HOMEOWNERS' ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE REQUIREMENTS

The Wolfe Runne Homeowners' Association (HOA) has established an Architectural Review committee (ARC) with the responsibility to review and make recommendations to the Board of Directors for approval of all buildings and improvements, including landscaping, for all platted lots within the Community. All requirements and restrictions with regard to building on or improving said lots are codified in the Wolfe Runne Covenants and Restrictions.

These guidelines prepared by the ARC provide a summary of these restrictions and any more specific requirements as may be determined to be necessary by the ARC. They are to assist all homeowners in preparation of all proposals to the ARC for construction, landscaping and alterations to their home sites. They have been approved by the Board of Directors of the HOA, are consistent with the covenants and are considered legally enforceable. Should you have any questions regarding these requirements, please contact the Chairman of the ARC at [arc@wolferunne.org](mailto:arc@wolferunne.org).

### General Guidelines

1. Building may only be for a private, permanent dwelling for a single family, and should not detract from the natural beauty of the community nor depreciate values within the community.
2. All proposed original construction and modifications must be submitted through the ARC for approval by the Board of Directors, and include:
  - a. A signed statement that the owner(s) have read and are in compliance with the Wolfe Runne Covenants and Restrictions.
  - b. Specific exceptions being requested, with justification.
3. Minor modifications to structures or landscaping, those which do not significantly alter the appearance of or change the footprint of any structures should be submitted using the attached checklist.
4. Major construction and alterations proposed must include:
  - a. Construction plans prepared by a certified draftsman to include all structures to be built/modified and specify kind of structure, shape, height, materials to be used, site location on the lot, floor plans, foundation and footage plans, exterior design, color schemes. Proposal must include a fee for the technical review by an outside architect, which the ARC will be securing.
  - b. Landscape plans prepared by a licensed landscaper, including identification of all mature trees (4" diameter trunk) to be removed and those retained (which must be tagged) and

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the design of all lot changes being planned. These include types of all new plantings, walls, fencing, outdoor lighting, swales, driveway location and materials, location and permit for a septic system and location of playground equipment, if any. Landscaping plans may be delayed until after construction, but should be proposed, approved and completed within 6 months of completion of construction of the house.

- c. Grading plans. If the homeowner plans to change the existing grade of the home site, such that the drainage pattern is altered or the adjacent properties are/may be affected, such plans must be submitted and approved prior to commencement of changes.
- d. Contractor proof of insurance and funds which may be required to be put in escrow to pay for any damages to community property. This will be returned when ARC determines that construction is completed and any/all damages have been corrected.

### Specific requirements and/or restrictions

1. Minimum size: Living area under roof and heated must be at least 2500 sq. ft. for a two story building and 2000 sq. ft. for a one story building.
2. Garage must be attached, sufficient for at least two cars, and must be totally enclosed with doors and windows to complement the house.
3. Off-street parking and driveway must accommodate a minimum of two automobiles, and surfaces may be asphalt, cement, pavers or gravel with a paver/masonry connector to the roadway.
4. Construction materials for siding must be cedar, stucco, brick and/or stone, and for roofing must be architectural shingles or cedar shakes. Any other material, as well as that for patios, decks and walkways, will be evaluated on a case-by-case basis.
5. Exposed portions of the foundation should be covered with brick, porridge or stucco.
6. Setbacks for placement of home or additions must be 40 feet from streets and roadways, 15 feet from side boundaries, 20 feet from rear boundary, 40 feet from ponds, and 15 feet from established wetlands.
7. Grading must provide swales to assure appropriate run-off of ground water along roadway and sides and rear of lot if necessary to protect other properties. Driveway must be placed and graded to avoid run-off of ground water to adjacent properties, and must have a culvert to allow run-off via adjacent swales.

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8. Unattached buildings, such as outbuildings, garages, storage sheds, barns, gazebos, dog kennels or play houses are not desired, and a request for approval must be submitted for approval before construction.
9. Fencing, walls and gates are strongly discouraged. No perimeter and front yard fencing, stockade or privacy fencing, or chain-link fencing will be allowed.
10. Playground equipment must be approved, with plans specifying placement and proposed screening.
11. Propane tanks must be located outside the utility easement around the periphery of the home site and must be placed underground or screened from all views.
12. Septic systems, both new and replacements, must be built to DNREC standards and plans must include a copy of the DNREC issued permit.
13. Solar panels may only be mounted on the roof of structures, and must be installed by a licensed contractor. Plans must include placement and arrangement of all panels.

## Timing

1. Plans for major construction shall be submitted in writing to the ARC no less than 60 days prior to the desired contract start date.
2. Plans should be approved by the Board of Directors before 15 days prior to the start date of construction.
3. Construction of approved plans must be initiated within 6 months of Board approval or plans will have to be resubmitted to the ARC for action.
4. Construction must be completed within a year of initiation.
5. Cessation of work process for 60 days or more shall be deemed an intent to abandon with the Board having the power to effect an injunction compelling completion or demolition.

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## Non-compliance

Any action taken to modify existing lots/buildings without ARC review and Board approval could result in:

1. A letter to the lot owner identifying the issue and the necessary corrective action that should be taken;
2. Declaration by the Board that the lot owner is a "Member-not-in-good-standing" whereby they cannot use Wolfe Runne amenities, common areas, or serve on the Board or committees.
3. Fines of no more than \$2500 which can be repeated if no remedial action is taken.
4. Liens on the property if no corrective action is taken.

## Builder requirements

Homeowner is required to ensure that the builder:

1. Provides silt fencing around the perimeter of the construction prior to excavation or delivery of landscaping materials.
2. Provides a portable toilet on site upon commencement of major construction.
3. Provides a dumpster on site upon commencement of major construction, with protection against debris being blown about.
4. Maintains a clean and orderly construction site and regular servicing of the dumpster and toilet.
5. Limits signs to one promotional sign on site once plans are approved, which must be removed within one month of issuance of the certificate of occupancy for the home.
6. Provides a temporary driveway consisting of at least 3 inches of gravel running no less than 90% of the length and width of the planned permanent driveway, to be installed prior to commencement of major construction.
7. Is aware of timing and noise restrictions: no equipment emitting loud noises is permitted before 7:30 am on weekdays and 8:00 am on weekends, and must cease by 10:00 pm.