Consolidated
ARCHITECTURAL DESIGN STANDARDS

FOR

Meadowlands Property Owners Association, Inc.

Architectural Review Committee
c/o
Atalaya Property Management
PO Box 769
North Myrtle Beach, SC 9597

Amended September 5, 2026

ARCHITECTURAL DESIGN STANDARDS

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Section I - Preface

Development Plan

Meadowlands Golf Club residential community was developed in stages with architectural design standards (ADS) for each stage. Over time, the use of multiple design standards has resulted in conflicts between the covenants and restrictions which empower the architectural review committee and confusion among residents as to what is allowed and not allowed. This consolidated document seeks to combine what is good in the previous documents and to eliminate some provisions that were overly cumbersome and restrictive. Our goal at Meadowlands is to evoke those feelings of fellowship and community which invite neighbors to sit back on the porch and enjoy each other's company.

Lot Number Clarification

Due to an engineering error, lot numbers north of the golf clubhouse begin at the number one in duplication of earlier platted lots numbered one through one hundred thirty-five located to the south of the golf clubhouse which is located at 1000 Meadowlands Trail. In the hope of clarifying this confusion, this document will refer to lots in the southern sector as South Section and those in the northern sector as North Section.

The North Section includes Thistle Trail, Willow Walk, Pipit Place, Whispering Wind Way, Meadowbrook Lane, Donmovin Court, Lapwing Lane, Bullrush Court, Royal Fern Court, Privit Court, Pasturage and the portion of Meadowlands Trail beginning at Shingletree Road and ending at the Resident's Center. The South Section includes Ridgewalk Way, Marsh Rose Path, Wild Oak Lane and the portion of Meadowlands Trail which runs between the golf clubhouse and Calabash Road.

Principles and Purpose of ADS

The Architectural Design Standards (ADS) are established in accordance with the Master Declaration of Meadowlands. (See Page 26 for authorizing document.)

The purpose of the ADS is to ensure high design standards and architectural harmony which preserve and enhance the natural setting and beauty as well as property values within Meadowlands. The ADS is not established to restrict design freedom, but to encourage the unique design that the site deserves.

Architectural Review Committee

The Master Declaration established the Architectural Review Committee (ARC) as an autonomous entity reporting only to the Declarant and sets forth its jurisdiction, powers, obligations and the rules and regulations under which it conducts its review of proposed improvements. Any statements contained in this document are to condense, amplify, or clarify provisions of the Declaration. In the event of a conflict, the Declaration will prevail.

The ARC does not take responsibility for, or infer by its approval, the structural soundness of the dwelling, or that the building(s) meets any state or local codes.

The applicant is urged to carefully review all provisions of the Master Declaration for Meadowlands prior to submitting an application to the ARC.

The ARC, through its review process, ensures uniform application of its ADS, and the ARC has sole discretion in fulfilling its responsibility. This includes defining aesthetic standards for construction in Meadowlands, approving any and all proposed improvements

for a building site and construction within the subdivision. Additions, alterations, color changes or any and all improvements to the exterior of a home or any new construction on the lot are subject to ARC review. By virtue of the Covenants, the ARC holds final authority over all applications and decisions.

Section II – Specific Building Design Standards

Identical replacement of any existing approved element on any home or home site does not require ARC approval.

Architectural Detail

Multiple architectural styles may be approved for construction in Meadowlands.
South Section incorporates custom plans in a variety of designs. Specifically:

- The Meadows and Wild Oak allow custom designs, preferably with large front porches in a low country design.
- Ridgewalk homes are of a Donald Gardner-Architect design incorporating a front porch and, in some designs, rear or side porches. The previously selected designs, or very similar designs are allowed. Minor alterations to the previously selected designs may be allowed by the ARC. A specific color palette, Benjamin Moore Historic Home, is approved for this neighborhood. Additional colors may be submitted for approval.
- Marsh Rose homes are complementary in style, color, and detailing, although no specific architect or plans are pre-approved.

North Section plans are of varying designs selected by the cooperating builder(s) and pre-approved by the ARC. The ARC reviews/approves color palettes for these plans prior to construction.

Antenna/Satellite Dishes

The ARC must approve the location of any television reception antenna or satellite dish and may restrict the size of such dishes to one meter or less per federal law. Installation of antennae, such as may be used by a ham radio operator, may be restricted, and denied.

Attic Ventilators

No approval is required if installed on the rear of the house.

Awnings

Require ARC approval. May be manual or electrically operated.
Awnings must be compatible with the style of the house in size, material, and color. Awnings must not adversely affect sunlight or natural ventilation of adjacent properties.

Clothes Lines

Outside clothes lines or other outside facilities for drying or airing clothes are specifically prohibited. No clothing, rugs, or other item be hung on any railing, fence, hedge, or wall visible to the public.

Colors

A wide variety of colors and natural finishes are acceptable. At its option, the ARC may restrict the use of certain colors or finishes which are in aesthetic conflict with those nearby.

Construction Method

All homes within Meadowlands shall be built on the site employing the method commonly called stick-built. They shall be on a raised foundation at an elevation approved by the ARC. In all cases, the minimum finished floor elevation shall be no less than thirty feet above mean sea level and no less than 18 inches above street elevation.

Culverts.
The ARC may require the installation of a culvert at your homesite. If a culvert is required, it shall be constructed of concrete piping with concrete flared end sections. The diameter and length of the pipe will be specified by the ARC for each individual lot depending upon the driveway width and culvert depth, but in all cases the minimum length of the pipe shall be twenty feet plus the flared-end sections for a minimum ten-foot width driveway. The piping shall be covered with soil and landscaped. Hard material (wood, brick, rock, etc.) bulkheading is not permitted. The cost of any culvert and covering is to be borne by the Owner, and the construction specifications must meet the ARC's approval.

Decorative Curbing and other Hardscape Landscaping Accents
Require ARC approval, including the calculation of additional impervious surface.

Decks
Require ARC approval. Shall be located only in the rear of the main body of the house. Materials and colors must be consistent with the style of the house.

Deck/Privacy Screening
Requires ARC approval. May consist of trees, shrubs, or white vinyl panels of no more than six feet in height. May not block the golf course view of any other property owner.

Decorative Objects
Do not require ARC approval; however, property owners are urged to use discretion in the selection and placement of decorative objects. As personal taste is very subjective, the over use of such items can create discord and animosity among neighbors.

Detached Structures
Require ARC approval. This includes but is not limited to gazebos and arbors, outdoor kitchens, pool houses, etc. Must be located at least five feet from an adjacent property line. Must be consistent with the style and color of the house.

Dog Houses, Dog Pens
Are not allowed. No animal may be tied/chained outdoors.

Drainage
Requires ARC approval. Any alternation to the drainage on a lot may affect neighboring lots and/or the golf course.

Driveway Lamps
South Section: One post lamp is required to be placed at the driveway entry on each homesite. The ARC shall approve placement, which should generally be at the intersection of the driveway and the sidewalk.

- The Meadows and Wild Oak – all driveway lamps shall be of the same design and color selected for the front of the house.
- Ridgewalk and Marsh Rose – all driveway lamps shall be black and of the same design as the fixtures on the front of the house.

North Section: No driveway lamp is required. Any installed, must be of the design of attached exterior lighting and must be approved by the ARC.

Driveways and Parking

Require ARC approval. Driveways, turnarounds, and excess parking areas must be surfaced with brick, concrete, or some other approved hard-surfaced material. Driveways must abut the street pavement with a smooth, straight line. All drives must provide a substantial radius at the road edge. Regardless of surface type, the drive must be at least 10 feet wide. Driveways must be a minimum of two feet from the property line.

Elevations

All homes shall be on a raised foundation at an elevation approved by the ARC. In all cases, the minimum finished floor elevation shall be no less than thirty feet above mean sea level and no less than 18 inches above street elevation.

Exterior Finish

South Section - Exteriors may be completed in wood or acceptable wood substitutes; tumbled, hand-made or otherwise aged brick; or stone. Stucco, plaster or vinyl siding shall not be used except that vinyl may be allowed in the soffit and fascia only. Limited use of vinyl in gables will be reviewed on a case-by-case basis.
North Section – In addition to previously mentioned materials, vinyl siding may be used.

Exterior Lighting Fixtures

Require ARC approval.

Fences

HOA ADS Reference	ISSUE
Section I, Preface	The Architectural Review Committee (ARC) must review and approve your proposed fence plan.
Section I, Fences	• Must be no higher than 48 inches from the ground. • Must be black, spindle design (no vinyl or wooded fences. • Minimum 3-inch spacing between spindles • May be erected only in the back yard • Must be 10 feet from any retention pond, drainage ditch or the canal • Must be installed 2 feet inside the property line • May not be installed on the property line

Finished Floor Elevation

Requires ARC approval. In all cases, the minimum finished floor elevation shall be no less than thirty feet above mean sea level. Property owners are urged to consult their insurance professional for the latest rules regarding flood insurance and finished floor elevations.
North Section – Homes may be on a poured concrete foundation.
South Section – All homes shall be on a raised crawl-space or raised concrete foundation.

Firearms

Discharge of any type of firearm in the community is forbidden.

Flags/Flag Poles

No approval is required for one American flag, or one pennant flag displayed on a side mounted bracket attached to the house, tree, or other supporting structure.
Installation of a flagpole requires ARC approval and may not be taller than the house. No flag other than the American flag and one military service flag may be flown.

Foundation Finish

The foundation may be finished in a variety of materials including tumbled, hand-made, or otherwise aged brick; stone; perling or similar smooth surface over concrete or concrete blocks. South Section: The front of each foundation must be completed in brick or stone.

Fuel Tanks

Fuel tanks must be buried and must meet EPA and state standards for underground installation. Those properties which were previously granted a waiver for above ground placement are not required to bury tanks.

Garages

A garage of sufficient size to accommodate at least one car is required. In The Meadows & Wild Oak, where possible, side entry garages are required.

Gutters and Downspouts

No approval required. Material colors must match house/trim colors.

Hot Tubs/Spas

Require ARC approval if installed outside.

Impervious Surface Limitations

See Appendix Sheet E for maximum impervious surface coverage square footage for each lot. This number is set as a condition of the stormwater permit approved for Meadowlands by the State of North Carolina and cannot be changed by any entity except North Carolina Department of Environment and Natural Resources.

Invisible (Pet Containment) Fencing

No approval required.

Landscaping Plan

The ARC shall approve all lot landscaping including removing and replacing trees on each Lot. No trees of the size of five or more inches in diameter shall be removed without approval of the ARC. Native plants shall be used to the greatest extent possible. The planting plan should sufficiently screen utility areas, break up the foundation of the building, buffer driveways and parking areas adjacent to property lines and provide cover for areas disturbed during construction. Protecting existing trees and planting additional trees decreases temperature impacts of seasonal extremes, while at the same time providing privacy and beauty.

Mailboxes

Mailboxes and newspaper receptacles shall be of standard design as illustrated and described in Sheet D. Setback from street must conform to US Postal Service requirements. Guidance sheets are available from the Postal Service. Should a second newspaper receptacle be required, the box must be added under the existing receptacle and must exactly match the existing receptacle. At least two mailbox designs currently exist in

Meadowlands. Replacement of any mailbox must be with the design described in this document.

Mulch
No approval is required for use of organic materials. Approval required for the use of any synthetic material or stone.

Patio
Requires ARC approval.

Parking Pad
Requires ARC approval.

Roofing Style
To achieve the desired architectural style, steep roof pitches are desirable. Roof pitch shall be a minimum of 7'/12'. Accessory and shed roofs shall have a minimum pitch of 4'/12'. Multiple rooflines are required on front elevation.
Roofing materials may be architectural grade shingles, slate, wooden shakes, or metal in keeping with the overall character of the house and the neighborhood.

Screening
Any garbage equipment, mechanical equipment, yard maintenance vehicles, or similar items must be kept in the garage or approved storage area. A visual barrier shall be erected to conceal them from the adjacent properties, road, and golf course. This barrier must be included on submitted plans.

Setbacks
The ARC shall approve the placement of each home. Minimum setback requirements are five feet on each side, twenty-five feet in the front and fifteen in the rear; except that the front setback for Marsh Rose is fifteen feet.

Sidewalks
A continuous concrete sidewalk shall run around the property at Ridgewalk, Pasturage, Thistle Trail, and the extension of Meadowbrook Lane (across Shingletree Canal). Each property owner is responsible for building the sidewalk on his/her property and for ensuring that it matches the sidewalk on adjoining properties and is in the location designated by the developer. The sidewalk must be completed prior to occupancy.

Signage
No signage is allowed except: For Sale signs of the latest design approved by the ARC, Community Watch, and small house alarm signs. No approval is required for these signs.

Solar Collectors/Panels/Screens
Require ARC approval. Application should include design, colors, and location.

Square Footage Minimums
Square footage is measured as heated area. Minimum heated square footage: The Meadows - 2200 square feet
Wild Oak - 1650 square feet
Ridgewalk – 1300 square t

Marsh Rose - 1200 square feet
North Section, All Lots - 1500 square feet

Sprinkler Systems/Wells

No approval required. Only one well per household allowed. Well/pump equipment must be screened from view; screening requires approval.

Storage of Boats, Trailers, Campers, Etc.

No boats, trailers, campers, recreational vehicles, commercial vehicles such as tractor-trailers or similar vehicles are allowed to park in the community. Overnight parking of any vehicle on the streets is prohibited.

Storm Doors/Screen Doors

No approval required so long as colors match the approved color scheme of the house.

Swales

Refer to attachment No. 1

Swimming Pools

Require ARC Approval.

Tree Removal

Requires ARC approval for any tree with a diameter of 5 inches or greater. After initial construction, removal of trees shall be approved only to accommodate additional construction or where the tree's disease or death makes it a threat to public safety. Verification of an arborist may be required at the owner's expense.

Window Mounted Appliances

No window-mounted heating or air conditioning units, fans or other appliances shall be permitted.

Section III – The Review Process

Plan Submission Procedures

Due Date

Application forms and required documents must be submitted to the ARC Chairperson by the 1st of the month to be eligible for review that month. For New Construction submit Application Sheet A with required fees. For Modifications, submit Application Sheet C; no fees required.

Requirements for New Construction

Review plans must include as a minimum the following:

- Site plan
- Landscaping plan
- House exterior design plan
- Color board of materials and finishes - with samples
- Mailbox location
- Lamp post location
- Information sheet included at the end of this section.
- Architectural renderings or photographs of the proposed design may be submitted to the ARC in addition to plans.

Three Sets Required

Three sets of all plans (site, building, and landscape) must be submitted to the ARC along with completed application form. One set will be retained by the POA.

Completed Submission

Any submission that does not include all plans, material, applications, and other items as required by this section will be rejected and will not be placed on the agenda until all requirements have been met.

Decisions of ARC

Pursuant to the provisions of Article 14.10 Any Owner shall have the right to appeal disapproval of plans, location, specification, and details to the Declarant or to the Board of Directors of the Association should the Declarant no longer control the review process. The decision of this appeal shall be final and not subject to appeal or review.

Pre-Construction Site Review

Building Setbacks

Building setbacks must follow the ADS and the county regulations in place at the time of construction. The ARC must approve home placement location on your lot to determine best use of the property and developmental plan. Minimum setbacks vary by neighborhood.

Marking of Property

Prior to any clearing and/or construction on the building lot:

- Property lines must be strung between all four corners of lot.
- House, driveway and walkway footprint must be staked out and strung.
- All trees proposed for removal must be marked.

Fees

Changes

Fees may change without notice.

Performance Bond

Prior to commencement of construction, the homeowner shall submit a refundable performance bond of $10,000 payable to the Meadowlands ARC, the same to be refunded to the homeowner at the satisfactory completion of construction, landscaping and repair of any damage to the subdivision occurring during the construction process. Should the property owner not satisfactorily complete construction, landscaping or repairs, the cost to do same shall be deducted from the performance bond and used toward said repairs, etc.

Plan Submission Fee

A non-refundable home plan submission fee of $200, payable to the Meadowlands Property Owner's Association, must be submitted to the ARC with submission of plans.

Road Impact Fee

A non-refundable road impact fee of $400 is payable to the Meadowlands Property Owners Association. Payment must accompany plan submission.

Section IV – The Construction Phase

Certificate of Occupancy
A certificate of occupancy from Brunswick County is required in order to occupy the premises.

Completion
Construction of your home must be completed within nine (9) months from date of issuance of Brunswick County building permit. A copy of the building permit must be delivered to the ARC within ten days of issuance.

Construction Equipment
Construction equipment will be kept on site and off the street.

Damages
The property Owner will be held accountable for damage done by contractors, subcontractors, material delivery persons and any other agent of the Owner to trees, roads, signs and other property and facilities. Property Owners will be notified in writing and will be given one week to correct damages. Failure to act will result in the POA having damages repaired and having the responsible property Owner billed for repairs.

Foundation Survey
A foundation survey by a registered surveyor is required prior to the start of construction. The house footprint, driveways and walkways and any other hard structures must be included. This is for the protection of both the builder and the owner.

Licensing
All builders hired for construction of dwellings shall hold a valid North Carolina General Contractors License.

Lot Preparation
No lot or portion thereof will be cleared without ARC permission. Mowing is allowed as provided under the Master Declaration.

Materials
Materials must be stored within the property lines and not extend to adjacent property sites. A clear street right-of-way must be maintained at all times.

Noxious or Offensive Activities
The Master Declaration prohibits noxious or offensive activities. Contractors, subcontractors, material delivery persons and any other agent of the Owner doing business in Meadowlands will be required to conduct themselves accordingly. Speeding in residential areas will not be tolerated. Loud vehicles, radios, tape players or other disruptive noise will not be permitted.

Portable Outdoor Toilet Facilities
Portable outdoor toilet facilities must be provided during construction. They may not be placed prior to construction approval by the ARC and must be removed promptly upon completion of construction. Portable toilets must be screened from the road such that the entry door is facing away from the road. To the extent possible, toilets should be likewise screened from the golf course. The screening shall be of natural wood lattice or white vinyl lattice.

Signs

One sign identifying the general contractor and architect may be erected on the lot during construction of the residence. Sign design must be approved by the ARC. All such signs must be removed by the certificate of occupancy issuance date or nine months from the date of issuance of the construction permit whichever first occurs.

Silt Fencing & Water Run-off Requirements

Silt fencing is required on all construction sites in order to contain soil and stormwater runoff. Under the rules and regulations of the state of North Carolina, water run-off must be controlled on the homeowners' property so that problems are not created for either adjacent property owners or the developer. Water problems created by a home not complying with these requirements, during or after construction, will be corrected at the homeowners' expense.

Site Cleanliness

The property Owner is responsible for maintaining a clean construction site at all times. The property Owner will be responsible for a thorough clean-up of the construction site for the duration of construction and upon completion of the building project. Adequate trash containers must be maintained on site at all times.

Street Drainage

No alteration to street drainage is permitted.

Street Repair

The property Owner is responsible for any damage which occurs to the streets within Meadowlands during construction of the property Owner's dwelling by any construction vehicles or equipment. Cost of street repair will be assessed to the homeowner by the POA. The POA will accomplish repair.

Temporary Structures

No temporary house, trailer, mobile home, recreational vehicle, tent, garage or other building shall be placed or erected on any Lot. The ARC may grant permission for temporary structures for storage of materials during construction.

Working Hours

Contractors may work only during daylight hours, Monday through Saturday. No construction other than on an emergency basis may be conducted outside this time frame and only with prior approval of the ARC.

Field Review

External Reviews

The ARC may perform periodic external reviews of the building site. Entry of the site by the ARC or its agents shall not be a trespass.

Section V – General Provisions

Amendment by Majority

The foregoing rules and regulations may be amended at any time by a majority vote of the ARC. No prior notices or announcements will be required to amend these rules and regulations.

Date of Receipt

Any preliminary or final plan marked, “received,” on a specific date shall be subject to the rules and regulations applicable at that time.

Obligation to Rebuild

Should your home or other structures on the lot be damaged, or partially or totally destroyed, it is the homeowner’s responsibility to promptly repair or reconstruct the structure in a manner consistent with the ADS and under plans approved by the ARC. Such repair must begin within sixty days of the date of destruction or damage. Should the Owner determine that the damage is so extensive that repair is not practical and chooses not to rebuild, the Owner shall clear the lot of any and all debris and return it to the natural state in which it existed prior to beginning initial construction within sixty days of the date of the damage.

Severability

This document shall not be rendered invalid or unenforceable should any of the provisions of this document or the application or effect thereof be invalid or unenforceable for any reason and to any extent.

Variances

Building set-back guidelines and minimum size standards as established by the ARC and consistent with those approved by Brunswick County may vary from neighborhood to neighborhood as part of the master plan of Meadowlands.

The ARC may grant variances from these guidelines to alleviate hardships in any particular case or to adjust for physical conditions where strict compliance would not be practical. All variance requests must be in writing, describing a complete description of the variance requested and the reason for the variance request. The request must be submitted with the project submission.

Section VI – Appendices

Required Construction Documents and Drawings

Site Plan

Site Plan at 1"=20' minimum clearly showing:

- Driveway and walks
- Culvert width and pipe size
- Fences
- Finished first floor elevation (FFE)
- Finished first floor height above road grade
- Garbage and HVAC enclosures
- Location and description of any other outside structure
- Location footprint of dwelling on site with entry areas, exterior stairs and decks, driveways and walkways
- Square footage of lot covered by impervious surfaces
- Pool and/or spa with fence placement
- Post lamp and other outdoor lighting and any other outdoor fixtures
- Property lines, setbacks and easements with dimensions
- Screening
- Setback lines

Landscape Plan

Landscaping plan 1"=20' minimum clearly showing:

- Existing trees and vegetation (Note: All trees of five-inch and greater diameter must be protected during construction).
- Locations of any proposed landscape lighting indicating fixture type
- Natural or mulched areas and any proposed hardscaped elements such as fences, walls, stepping stones
- Outline of proposed tree and shrub locations showing circular symbols indicating mature spreads, lawn areas, ground cover and seasonal color areas
- Outline of structures as shown on site plan
- Plant list
- Landscaping around culvert
- Swales (refer to attachment No. 1 on page number 24)

Exterior Design

Elevations of front, rear, left side and right side are required clearly showing:

- Decks, terraces, stoops, exterior stairs, porches and patios
- Exterior windows and doors
- Heated square footage in dwelling
- Numeric dimensions of house, driveways, walkways and other impervious surface
- Square footage of dwelling, driveways, walkways and other impervious surface
- Roof plan with overhangs, roof pitches and overall height from FFE to ridge
- Siding (quoins) detail. If brick, show row lock sills, header course, water table course.
- Trim and corner decoration on all four sides

Sheet A, CONSTRUCTION PLAN SUBMISSION PROCEDURE AND INFORMATION
(Required for all New Construction)

Design Professional Resources

Provide your design professional with a copy of Sections 14 and 15 of your Master Declaration as well as a copy of the ADS.

ARC Requirements

Provide three (3) complete sets of plans with completed application forms to the ARC along with completed Sheets A and B.

Fees to be Submitted

	Plan submission fee of $200 payable to Meadowlands POA	Check #	
	Contractor's Road Impact Fee of $400 payable to Meadowlands POA	Check #	
	Performance Bond of $10,000 payable to Meadowlands POA (refundable)	Check #	

Deliver complete package to the Chairperson of the ARC (or his/her Representative).
c/o Atalaya Property Management

Lot #	Street
House Plan Name and Number	
Owner's Name	
Mailing Address	
Home Phone #	Cell Phone #
Email Address	
General Contractors Name	
Mailing Address	
Office Phone #	Mobile Phone #
Email Address	
North Carolina Builder's License #	
Expiration Date	

Sheet B, COLOR BOARD

Complete the information requested and attach a sample of each item. If too large to attach, submit separately, clearly labeled.

Owner's Name(s)			
Lot # and Address			
House Plan Name or #			
Contractor's Name:			
Impervious Square Footage:	House	Other	Total
Trim Material		Siding Material	
Color		Color	
Trim Style		Application Method	

Detached Structure Material	Fencing Where Used
	Where Used
Color	
Where used	

Driveway Material	**Foundation Material**
Placement	Color
Shingles: Brand and Grade	Lamp Post Material
	Color

Sheet C - CONSTRUCTION MODIFICATION SUBMISSION

1] No fee required for review
2] No submittal required to replace any material with identical material to repaint exterior in existing colors)

Date		
Name:		
Address of Proposed Change		
Lot Number	North Section [ ]	South Section [ ]
Telephone #	Email	
Description of proposed change including the type and color of materials used, location and any other pertinent information		

Existing Impervious surface footage of house, driveway, walkways, etc. (* Not applicable if the project(s) do not include work which will not affect the impervious square footage of any property can be listed as NOT APPLICABLE (N/A)	
Additional proposed impervious surface	
Total of existing and proposed new impervious surface square footage	

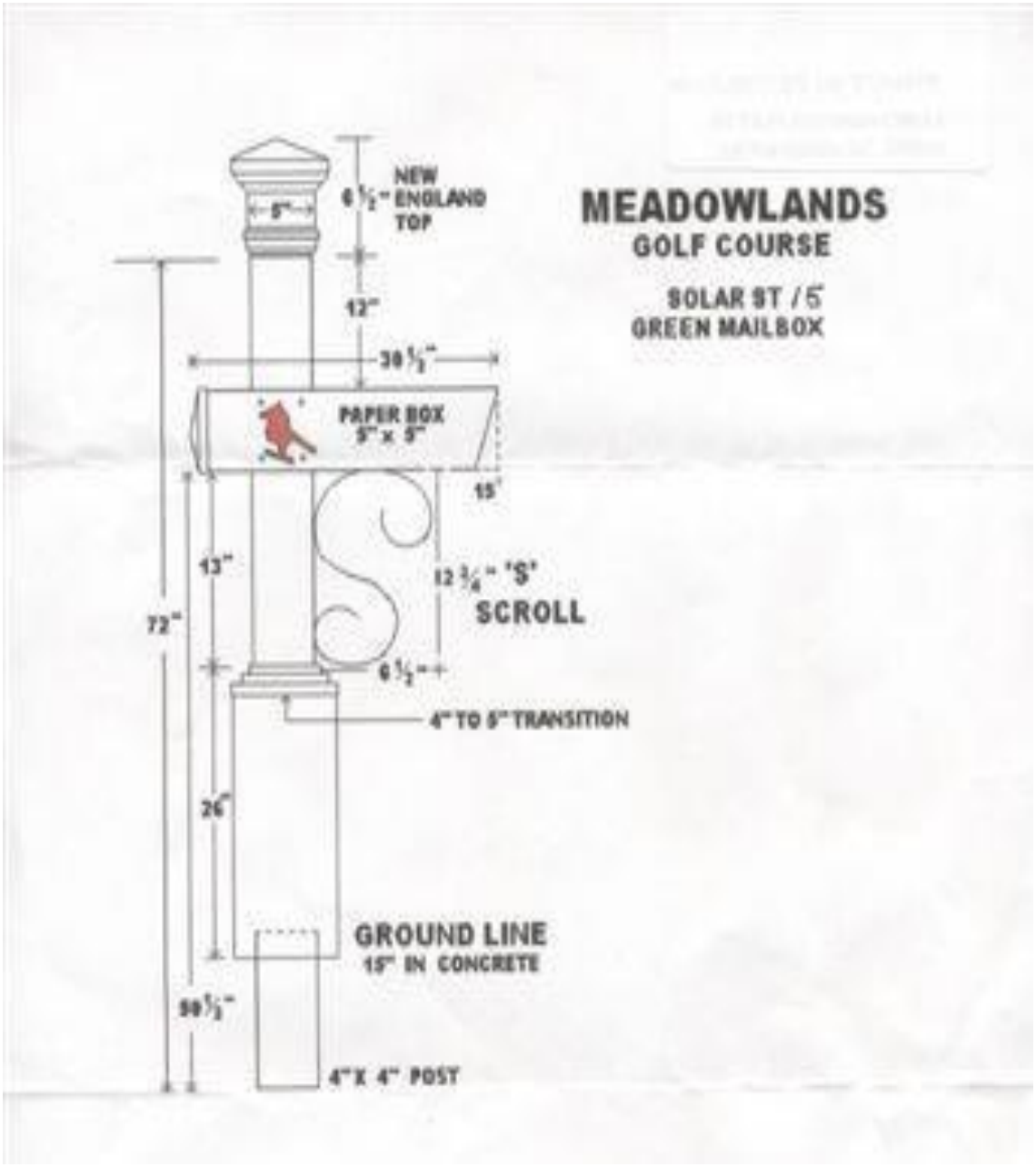
Additional comments

Attach photos, paint color samples, etc.

April 1, 2015
Rev. June 8, 2015
Rev. 02/16/2026.
Rev..09/05/2026

Sheet D, MAILBOX SKETCH

Homeowners may select their own contractor. Specifications below must be followed. The poles are white vinyl; the mail box is green. The Meadowlands cardinal is applied to the paper box along with the house numbers.



April 1, 2015
Rev. June 8, 2015
Rev. 02/16/2026.
Rev..09/05/2026

Sheet E - FIELD REVIEW – FINAL

Owner	Date
Lot #	Street
The property site [} is [ ] is not approved for building exterior, light design and placement, landscaping, clean-up, sidewalk, driveway and all other work required for occupancy.	

Reason for variance from approved plan

Approved [ ] Not Approved [ ]

[ ] Action required if not approved

Administrator Notes:

Sheet F - MEADOWLANDS IMPERVIOUS LIMITATIONS

Maximum Square Footage per Lot

South Section :

The Meadows, Wild Oak, Ridgewalk, Marsh Rose

Lots 1-21	6500sf
Lots 22, 23, 27-34, 38-40, 42, 46, 48, 51-64, 66-70, 72-75, 78-79	5500sf
Lots 24-26, 35-37, 41, 43-45, 47, 49, 50, 65, 71,76, 77	9900sf
Lots 80-82, 97-101	4000sf
Lots 83-96, 102-135	3500sf

North Section:

All Lots	4000sf

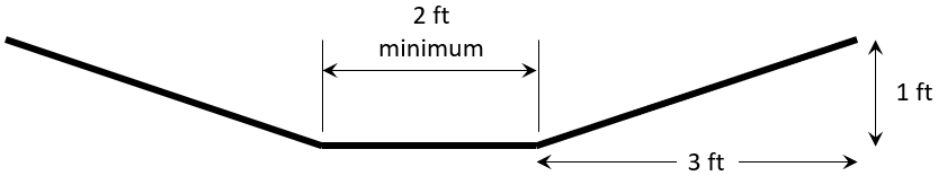
Meadowlands POA

Swale Guidelines for New Home Building

Meadowlands development incorporates stormwater swales to manage precipitation runoff by slowing, filtering, and infiltrating water from impervious surfaces like roads, driveways and roofs. A swale should be designed to reduce flooding, remove pollutants through soil absorption and vegetation, and convey water to larger collection systems such as storm sewers, retention ponds, canals and stormwater easements. When properly designed, a stormwater swale enhances landscape aesthetics and provides natural drainage.

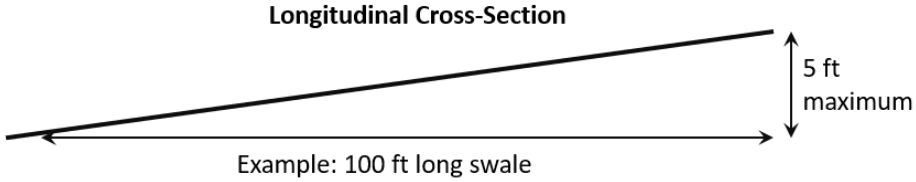
When existing vegetation is disturbed in preparation for construction or any landscape modification, the resident and/or contractor is required to ensure that stormwater drainage does not affect neighboring lots and/or the golf course. This requirement is clearly stipulated in the Meadowlands Architectural Design Standards (ADS), section 2 – Specific Building Design Standards, in the sub-section titled "Drainage". Following are the requirements for construction of a stormwater swale in Meadowlands development:

- **Design Criteria:** Final design should be capable of carrying the peak flow from a 10-year, 24-hour storm impact at a non-erosive velocity.
- **Non-Erosive Velocity:** Must be capable of achieving a maximum non-erosive water velocity of five (5) feet per second.
- **Vegetation:** Swales on residential lots must be grass lined with no other vegetation such as trees, shrubs or invasive plants. The swale shall be maintained by the property owner to ensure it remains free of unwanted vegetation.
- **Shape**: Has a trapezoidal cross-section and a minimum bottom width of two feet.
- **Side Slope:** Maintains side slopes that are no steeper than a 3 wide to 1 high (3:1) ratio.



Swale Cross-Sectional View

- **Longitudinal Slope:** The longitudinal slope along the length of the swale does not exceed 5%.



Example: 100 ft long swale

Calculation: 100 ft x 5% maximum = 100 x 0.05 = 5 ft.

As per section 2 of the ADS, the design and location of a proposed swale must be approved by the Architectural Review Committee prior to construction. In addition, the completed swale must be reviewed and approved by the committee.

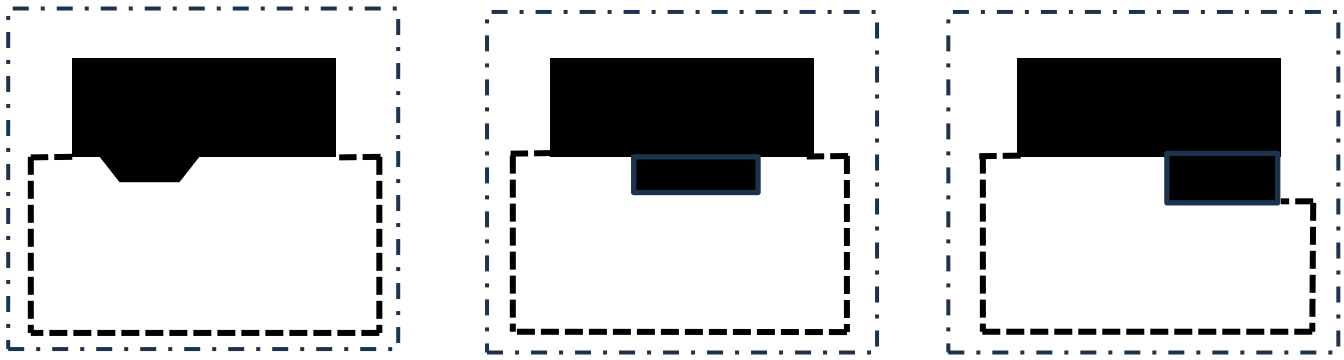
SHEET -G- FENCE INSTALLATION FOR YARD ENCLOSURES

All fences installed in Meadowlands development, regardless of the intended purpose require approval by the Architectural Review Committee. This attachment deals specifically with enclosures meant to encompass a large portion of the yard surrounding a house and are typically installed for pets.

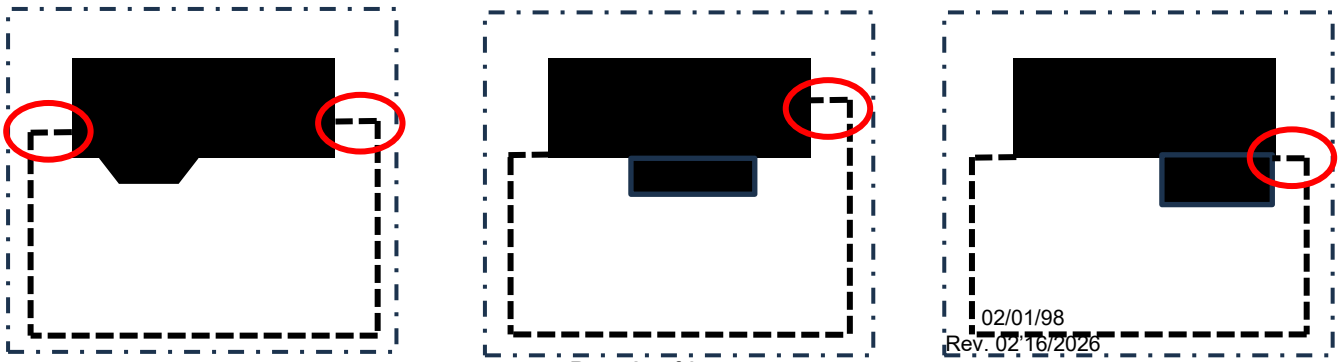
The following requirements must be met before proceeding with a fence installation:

- Property pins must be visible and clearly marked to ensure the proposed fence is located within the bounds of the lot.
- Proposed fence location must be marked by stakes or flags and approved by a member of the ARC before installation begins.
- Fence must be no higher than 48 inches above the ground.
- Fence design must be black metal rails and spindles with a minimum of 3 inch and maximum of 4 inch spacing.
- Fence MAY NOT be installed within any easement or common area.
- Where lots adjoin a water feature such as a retention pond, drainage ditch, or the canal, the fence must be no closer than 10 feet from the highest water level to allow for vegetation maintenance along the water feature.
- Fence must be installed two feet inside the property line to allow for vegetation maintenance along the bottom edge of the fence. Fence **MAY NOT** be installed on the property line.
- Fence must also adhere to all state and county building codes.
- Fence **MUST** be installed in the rear yard only. Fence **MAY NOT** extend into the side lot of the house. See examples of acceptable and unacceptable designs shown below.

EXAMPLES OF ACCEPTABLE FENCE DESIGNS



EXAMPLES OF UNACCEPTABLE FENCE DESIGNS



ARTICLE 14
Architectural Design

14.1 **Design Standards.** No structure, building or improvement shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made, including change of color, until the plans and specifications showing the nature, kind, shape, heights, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location and environmental soundness in relation to surrounding structures and topography by Declarant, or by an architectural committee composed of two (2) or no more than five (5) representatives appointed by the Declarant. Structures, buildings, and improvements shall include but not be limited to any dwelling, garage, fence, wall, sidewalk, hedge, mass planting, change in grade or slope, drainage pipe, drainage canal, ditch, swale, catch basin, swimming pool, spa, treehouse, playhouse, sign, flagpole, exterior illumination, monument or marker, outdoor statuary, exterior lights, security lights, storm door, well utility facility, mail box, patio, deck, screening for outdoor trash cans or other purposes, sprinkler system, driveway, outdoor decorative objects, shrubbery or landscaping.

a) Any owner may remodel, paint or redecorate the interior of structures on his Unit without approval. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications.

b) Any modifications to the interior of screened porches, patios, and similar portions of the Unit visible from outside the structure of the Unit shall be subject to approval by the ARC.

14.2 These Design Standards shall not apply to the activities of the Declarant.

14.3 **Amendments**. These Design Standards may not be amended without the Declarant's written consent so long as the Declarant owns any land subject to this Declaration or subject to annexation to this Declaration.

14.4 **Architectural Review**. Responsibility for administration of the Design Standards, as defined below, and review of all applications for construction and modifications under this Article shall be handled by the Architectural Review Committee, hereafter referred to as ARC, as described in (a) below.

a) The Architectural Review Committee shall consist of at least two (2), but not more than five (5) persons and shall have exclusive jurisdiction over all construction on any portion of the Properties. The Declarant may change the number of ARC members by amendment to this Declaration. Until 100% of all the Properties have been developed and conveyed to Owners, the Declarant retains the right to appoint all members of the ARC who shall serve at the Declarant's discretion. The members of the ARC need not be members of the Association. Compensation for the ARC shall be established by the Declarant and paid by the Association Board. In the

event said Declarant or its designated ARC fails to approve or disapprove such design and location within sixty (60) days after complete plans and specifications have been received by it, and notification of receipt of plans and specifications has been sent to the submitting Owner(s), approval will not be required and this Article will be deemed to have been fully complied with.

b) All duties and responsibilities conferred upon the ARC by this Master Declaration, or the Bylaws of the Association may be exercised and performed by the Declarant or his designee at its discretion, so long as Declarant shall own any Unit in the Properties or any additions annexed thereto by Supplemental Master Declaration or Amendment to this Master Declaration.

14.5 In addition to the duties of review and approval of external harmony and design, the ARC shall monitor the compliance with all use restrictions, design and architectural control provisions and conditions and other restrictions. The ARC shall report such violations as may come to its attention to the Declarant or the Association for appropriate action of enforcement.

14.6 **Standards and Procedures**. The Declarant shall prepare the initial design standards and application and review procedures (the "Design Standards" and any amendments thereto) which shall apply to all construction activities within the Properties. The Design Standards may contain general provisions applicable to an of the Properties as well as specific provisions which vary from one portion of the Properties to another depending upon the location, unique characteristics and intended use.

a) The ARC shall adopt such Design Standards at its initial organizational meeting. Any amendments to the Design Standards shall apply to construction and modifications commenced after the date of such amendment only and shall not apply to require modifications to or removal of structures previously approved once the approved construction or modification has commenced.

b) The ARC shall make the Design Standards available to Owners and Builders who seek to engage in development or construction within the Properties and all such Persons shall conduct their activities in accordance such Design Standards.

c) The ARC, at its discretion, may require any Owner or contractor for any planned improvement within the Properties to post a payment and/or performance bond with it to assure satisfactory completion of such improvements. The bond shall be in form and amount as deemed satisfactory to the ARC. The ARC, may in lieu of requiring the posting of a payment or performance bond, accept a sum satisfactory to it to be held by the ARC in escrow in order to assure the completion of all of the improvements including landscaping in accordance with the approved plans and specifications and within the time periods provided within this Article.

14.7 **Submission of Plans and Specifications**. No construction or improvements shall be commenced, erected, placed or maintained on any Unit, nor shall any

exterior addition, or alteration be made thereto, until the plans and specifications ('Plans") showing site layout, structural design, exterior elevations, exterior materials and colors, signs, landscaping, drainage, lighting, irrigation, utility facilities layout and screening shall have been submitted to and approved in writing by the ARC. The Design Standards shall set forth the procedure for the submission of the Plans. A reasonable fee for the review of said plans shall he required and submitted, along with said Plans and any other supporting documents required by ARC.

a) The Owner shall submit at least two full sets of plans and specifications to the ARC for review.
b) In reviewing each submission, the ARC may consider visual aesthetics, natural platforms and finish grade elevations, harmony of external design with surrounding structures and environment, and location in the relation to surrounding structures and plant life. The ARC may require relocation of native plants within the construction site as a condition of approval of any submission. Location of any driveways shall be subject to the approval of the ARC.
c) The ARC shall, within 60 days after receipt of each submission of' the Plans, advise the party submitting the same in writing, at an address specified by such party at the time of submission of
    i) the approval of Plans, or
    ii) the segments or features of the Plans which are deemed by such ARC to be inconsistent or not in conformity with this Declaration and/or the Design Standards, the reasons for such finding. and suggestions for the curing of such objections.
d) If construction does not commence on a project for which plans have been approved within 12 months of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the Plans for reconsideration.

14.8 All improvements and driveway connections, including but not limited to, drainage pipes, landscape materials, located within the road right-of-way must be approved by Declarant or ARC. Unit Owner shall be responsible for all roadway repairs because of damage caused by Unit Owner. Declarant shall not be responsible for any such roadway repairs.

14.9 The ARC or Declarant shall have the right to disapprove any plans specifications and details submitted to it in the event the same are not in accordance with any of the provisions of this Master Declaration and any Design Standards which may be in effect at the time. Disapproval of plans, locations, specifications or details may be based upon any grounds, including purely aesthetic considerations which the ARC or Declarant, in its sole and uncontrolled discretion, shall deem sufficient, however, approval of plans that comply with the Design Standards shall not be unreasonably withheld.

14.10 Any Owner shall have the right to appeal disapproval of plans, location, specification and details to the Declarant or to the Board of Directors of the Association should the Declarant no longer control the review process. The decision of this appeal shall be final and not subject to appeal or review.

14.11 The ARC, or its agent or the Declarant shall have the right to inspect all construction to ensure that it is performed in strict accordance with the approved plans, specifications and details.

14.12 No structure may be temporarily or permanently occupied until a certificate of occupancy has been issued by the ARC and the various controlling governmental agencies and utilities. Further, no structure shall have permanent electrical service connected by the electrical utility supplier until the ARC has issued the certificate of occupancy.

14.13 Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of any residence or permitted pertinent structures, or to paint the interior of the same any color desired.

14.14 Neither the Declarant nor the ARC nor the Board of Directors or any architecture agent thereof shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications or for ensuring compliance with building codes and other governmental requirements, nor shall they be responsible in any way for defects in plans, specifications or details submitted, revised or approved in accordance with the provisions contained herein or in the guidelines, nor for any structural or other defect in any construction. Neither the Declarant, the Association, the Board, nor the ARC shall be held liable for any injury, damages or loss arising out of the review and approval of any application including but not limited to the manner or quality of construction or deficiencies in kind or quality of materials used.

14. 15 Owners shall be responsible for compliance with all governmental statutes, ordinances and regulations, including but not limited to land use, zoning and building regulations.

14.16 **Enforcement**.

Any structure or improvement placed or made in violation of this Article shall be deemed to be nonconforming. Upon written request from the Board or its designees, Owners shall at their own cost and expense remove such structures or improvements and restore the land to substantially the same condition as existed prior to the conforming work. Should an Owner fail to remove and restore as required, the Board or its designee, shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as previously existed. In such cases as landscaping is involved, the Board or its designee, shall have the right to enter the property and cause plantings to be made to restore the property to its original condition. All costs, together with the interest at the maximum rate as then allowed by law, may be assessed against the Unit Owner and the benefited Unit and collected as a Specific Assessment.

a) Any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provision of this Article and the Design Standards may be excluded by the Association from the Properties. In such event, neither the Association, its officers, or

directors shall be held liable to any Person for exercising the rights granted by this paragraph.

b) In addition to the foregoing, the Association shall have the authority and standing to pursue all legal and equitable remedies available to enforce the provisions of this Article and the decisions of the ARC.

14.17 **Variance.** The ARC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship. or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted when unique circumstances dictate and no variance shall:

a) be effective unless in writing;
b) be contrary to declaration; or
c) estop the ARC from denying a variance in other circumstances.

For purposes of this section. the inability to obtain approval of any governmental agency, the issuance of any permit. or the terms of any financing shall not in and of itself be considered a hardship warranting a variance.

14.18 **No Waiver of Future Approvals** Approval of proposals, plans, and specifications or drawings for any work done or proposed or in connection with any other matter requiring approval shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans or specifications. drawings. or any other matters submitted for approval.

ARTICLE 15
Restrictions on Use and Occupancy

15.1 **Plan of Development.** Declarant has created Meadowlands as a residential and recreational development and has established a general plan of development for Meadowlands as a planned community. All provisions of this Declaration and of any Association rules shall also apply to all occupants, tenants, guests, and invitees of any Unit. Any lease on any Unit shall provide that the lessee and all occupants of the leased Unit shall be bound by the terms of this Declaration, the Bylaws, and the rules of the Association.

15.2 **Construction of Residences**. Certain Units shall require construction of a dwelling unit within a specified period of time. Additionally, certain dwellings shall be controlled by an exclusive builder approved by the Declarant. The Owner's rights and obligations as to each of these shall be controlled by the purchase contract and these rights and obligations shall be binding on the heirs, assigns, and grantees of the Owner and these obligations shall run with the land.

15.3 Initial Use Guidelines and Restrictions. The properties shall be used only for residential, recreational, and related purposes (which may include without limitation offices for any property manager retained by the Association or business or sales offices for the Declarant or the Association), except as otherwise provided herein.

a) Animals and Pets. No animal or livestock or poultry of any description, except the usual household pets, shall be allowed on the Lots. No animals, livestock or poultry of any kind may be raised, bred, or kept for any commercial purpose. No animals, livestock or poultry of any kind may be raised, bred, or kept in any Common Area. Should the household pet be a dog, it shall be kept in the dwelling or within an underground radio-controlled fence or other fence approved by the ARC or kept on a leash accompanied by a person and shall not be allowed to run loose in the subdivision. No animals shall be confined to a chain or to a fenced area smaller than 500 square feet. Animals kept outside shall be provided with suitable warm, dry shelter located not closer than 20 feet to the Lot line. Noise from excessive barking could be considered a nuisance as provided in this Declaration. Owners must promptly remove any and all animal excrement from any and all Common Areas and Lot(s) and keep such area(s) clean and free of pet debris. All animals must be properly tagged for identification and current rabies vaccination. Pet owners shall be liable to the Association for damages caused to the Common Areas by pets.

b) Storage Receptacles. Every outdoor receptacle for ashes, trash, rubbish, or garbage shall be screened or so placed and kept as not to be visible from any street or recreation area, or golf course property.

c) Utility Connections. All dwelling connections for all utilities, including but not limited to water, electricity, gas, television, shall be run underground from the proper connecting points to the dwelling structure in such

manner as is acceptable to the appropriate utility authority. The cost for such underground service shall be shared by the Owner and utility company in conformity with existing utility company policy.

d) Outdoor Clothes or Drying. No outdoor poles, clotheslines and similar equipment shall be erected or located upon any Unit.

e) Maintenance of Units. All Units shall be maintained at all times in accordance with the Community-Wide Standard and no unattractive growth or accumulation of debris will be permitted. No bushhogging or similar activity shall be conducted during the months when wildlife are nesting.

f) Illegal Activities. No noxious, offensive, or illegal activities shall be carried on within the subdivision, nor shall anything be done that shall be or become an unreasonable annoyance or nuisance to any resident.

h) Common Area Alteration. No person shall undertake, cause, or allow any alteration or construction in or upon any portion of the Common Area except at the direction of and with the express consent the Association or the Declarant.

i) Parking. No vehicle shall be parked within any street right-of-way in the subdivision. No truck or other vehicle in excess of a three-quarter (3/4) ton load capacity, boat, vessel, motorboat, camper, trailer, motor or mobile home, or similar type vehicle or apparatus shall be parked or kept overnight or longer on any street or on any Unit unless it is stored in an enclosed garage and in such manner as to not be visible to the Owners of other Units or the users of a street or recreational area. All tools or other materials stored in vehicles for overnight parking shall be kept out of sight. The Association may grant limited relief from this requirement for a specific time period if it deems such relief to be reasonable and expedient to the circumstances. No stripped, partially wrecked, or junked motor vehicle or part thereof of any motor vehicle not displaying a current valid inspection sticker shall be parked or kept on any street or Unit.

j) Fuel Storage. Every fuel storage tank shall be screened to the satisfaction of the ARC. The ARC must approve such screen.

k) Repair or Removal of Buildings. Any dwelling or improvement on any Unit that is destroyed in whole or part by fire or other casualty shall be either rebuilt or torn down and all debris removed and the Unit returned to an acceptable condition with reasonable promptness, provided, however that in no event shall such debris remain on such Unit for longer than three (3) months.

l) Outside Burning. No outside burning of wood, leaves, trash, garbage, or household refuse shall be permitted.

m) Swimming Pools. No swimming pool on any such Unit shall be placed or constructed without the permission of the Declarant or ARC and shall not be located nearer than ten (10) feet from the side or rear lot lines. No swimming pool may be placed or constructed in the front portion of a Unit.

n) Signs. No signs, billboards or other advertising structure(s) are permitted

o) Hunting. No hunting or discharge of firearms within the Properties is

permitted.

p) Garbage. Garbage and trash shall be disposed of by Owners in accordance with the rules and regulations of the Association. Recycling is encouraged to the extent available.

r) Recreational Vehicles. No recreational vehicles, camping trailers or mobile homes shall be parked on any property within the sub-division.

s) Well Installation. The Owner shall be allowed to install one single well per Unit for the purpose of irrigating the land comprising the Unit.

t) All wells and pumps which are permitted under the terms of Article 15 must be located so as not visible from any street or recreation area or Common Area and must be screened from view. The design and location of the well, pump and screen facility shall be approved by the Declarant or ARC and the well, pump and screening facilities must be kept free from discoloration including rust

u) Restricted Activities. The following activities are prohibited within the Properties unless expressly authorized by the Board subject to any conditions imposed by the Board:

i) Activities which disturb or destroy the vegetation, wildlife, water, or air quality within the Properties or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution;

ii) Any business, trade, garage sale, moving sale, rummage sale, or similar activity;

iii) the activity does not involve regular visitations of the Unit by clients, employees, agents, customers, suppliers, or other business invitees, or door-to-door solicitation of residents of the Properties, and

iv) the activity is consistent with the residential character of the Properties and does not constitute a nuisance or hazardous or offensive use or threaten the security or safety of residents of the Properties as may be determined in the sole discretion of the Board.

v) All lawn mowers and similar objects must be stored when not in use so as not to be visible by the Owners of other Units or the users of any street or recreational area.

w) Sanitary Toilets. During construction of improvements on any Unit, adequate portable sanitary toilets must be provided by the Unit Owners' for the construction crew and must be screened from view of primary roads and the golf course.

x) Construction Debris. Construction activity on a Unit shall be confined within the boundaries of said Unit. Each Unit Owner shall have the obligation to collect and dispose of all rubbish and trash resulting from construction on the Unit no less than weekly.

y) Declarant's Activities. This subsection shall not apply to any activity conducted by the Declarant with respect to its development and sale of the Properties or any commercial activities of the Declarant, and Declarant shall be specifically authorized to rent or lease any unit which It owns or manages for other owners, and to maintain model units or sales offices in Meadowlands.

z) Models. Except structures erected by the Declarant, no structure created upon any Unit may be used as a model exhibit or model house unless prior written permission to do so shall have been obtained from the Board of Directors.

15.4 Stormwater Runoff Rules. All single family residential Units are subject to the State of North Carolina rules and regulations governing stormwater runoff.

15.5 Impervious Surface Coverage. The amount of square feet construction coverage shall be restricted to the coverage allowed and designated on each lot platted and subject to this Master Declaration.

15.6 No Unit or Units shall be subdivided except to enlarge an adjoining Unit, but any Unit so enlarged cannot be improved with more than one single family dwelling. Any Owner of a Unit and a portion or all of an adjoining and contiguous Unit or Units may construct a dwelling and/or other structures permitted hereunder

upon and across the dividing line of such adjoining and contiguous Units, and thereafter such combination of Units or portions thereof shall be treated for all purposes under this Master Declaration as a single Unit.

15.7 Owners shall be responsible for any damage done to any streets, roadway, access ways, Common Areas or property of another Owner within the Subdivision, which may be caused by an Owner, his agents, employees, guests, licensees, or invitees. The Association shall have the authority to access any Owner for such damage and such charge shall be an individual assessment against the Owner and his Unit(s) and may be enforced in accordance with the provisions of this Master Declaration.

15.8 Absolutely nothing, including but not limited to, building material(s), trash, garbage, or debris shall be buried on any Unit, easement area, Common area or any area where a structure shall or has been built. Burial of household pets may be allowed subject to the approval of the Declarant on the owner's Unit. No hazardous, illegal, or governmental regulated material(s) shall be deposited on any Unit in Meadowlands.