

**SCOTTS MILL HOMEOWNERS ASSOCIATION**

---

**ARCHITECTURAL STANDARDS  
AND  
CONTROL SPECIFICATIONS**

---

**REVISED AUGUST 2005**

# CONTENTS

Letter of Introduction	
Architectural Submittal and Approval Process-----	1
Appeals-----	2
Clotheslines-----	3
Mailboxes-----	3
Parking-----	3
Storage-----	4
Trash Cans-----	4
Awnings-----	5
Basketball Goals-----	6
Play Equipment-----	7
Vegetable Garden Plots-----	8
Pets-----	9
Painting-----	10
Skylights and Attic Fans-----	11
Swimming Pools & Hot Tubs-----	12
Solar Collectors-----	13
Lawn Decorations, Lighting, Signs-----	14
Landscaping-----	15-16
Antennas/Satellite Dishes-----	17-18
Additions and Structural changes-----	19
Driveways and Parking Pads-----	20
Decks, Patios, Arbors and Screens-----	21-22
Maintenance-----	23
Fences-----	24-27

Additional Information: Architectural Request Forms

**SCOTTS MILL HOMEOWNERS ASSOCIATION, INC.**

c/o Omega Association Management, Inc.

280 Nottingham Drive

Cary, NC 27511

919-461-0102 or 919-461-0106 (Fax)

July 2005

Dear Homeowners and Prospective Buyers:

We have recently had the opportunity to review & revise the Architectural Standards for Scotts Mill. Enclosed is your copy. Please throw away any old guidelines to avoid any confusion in the future.

Each property owner is required to adhere to stipulations and guidelines contained in this document. The primary purpose of the Standards is to maintain and enhance the appearance of our community by assuring that any changes to the property structure are evaluated and approved in accordance with the standards.

Please use this booklet as your reference when you need information pertaining to architectural changes. If you need to know something that is not in this guide please call Scotts Mill's Management Company, Omega Association Management.

Omega can be reached by phone at 919-461-0102 or in person or writing at 280 Nottingham Drive, Cary, NC 27511. Omega's office hours are:

Monday – Thursday	9:00 am – 5:00 pm
Friday	8:00 am – noon

Voice mail is also available. The voice mail directions include the procedure for reporting emergencies.

The Architectural Committee is made up of volunteers who live in Scotts Mill. We are your neighbors, and our primary goal is to uphold the standards that have been in place and develop new standards as it appears necessary. We want to maintain and build upon that certain something that made each of us buy our homes in Scotts Mill. We want to ensure a high quality of life and maintain property value without being unnecessarily restrictive.

We hope you enjoy your home, and look forward to seeing you around the neighborhood.

Sincerely,

The Architectural Committee

## **SUBMITTAL AND APPROVAL PROCESS**

Each homeowner has the responsibility to complete an Architectural Request Form prior to making any changes to the exterior of their home or property. The process will be the same for all submittals with the required details varying depending upon the type of change.

### **Items to be submitted:**

1. Architectural Request Form completed in its entirety.
2. Plot plan outlining the position or placement of the change.
3. Drawings/plans showing the construction and effects of the change.
4. Samples of paint, siding or any other items that may be helpful in making a decision.

Submit your completed Architectural Request Form to Omega to perform an initial review for completeness and legibility.

All completed submittals will be forwarded to the Architectural Committee. The committee may review the request and inspect the site. The committee will make a recommendation to the Board of Directors.

Omega will advise the homeowner, via mail, of the final decision of the Board of Directors.

### **Reminders:**

1. No change shall begin without written approval from the Board of Directors via Omega.
2. Building permits may need to be obtained. It is the responsibility of each Homeowner to obtain these permits.
3. Allow at least 45 days for processing and permits in planning for changes.

## **Appeal Process**

To appeal a disapproved submittal, the homeowner should submit a written appeal to the Board of Directors, within 30 days of the notification of disapproval, including specific detailed information stating why the submittal should be reconsidered. The homeowner may request a meeting with the Board of Directors to discuss the submittal. Please contact Omega to be placed on the agenda for the next meeting.

**CLOTHESLINES**

1. Exterior clotheslines are prohibited.

**MAILBOXES**

1. All new mailboxes or replacements shall conform to the mailbox style approved for the community. The mailbox must conform to the following specifications. The post must be a 6" x 6" pressure treated or PVC white post, the mailbox needs to be black with no bands and the address numbers must be white vinyl. See attached sketch of mailbox and post.
2. Planting around the base of a mailbox is allowed, provided that the guidelines for landscaping are followed.

**PARKING**

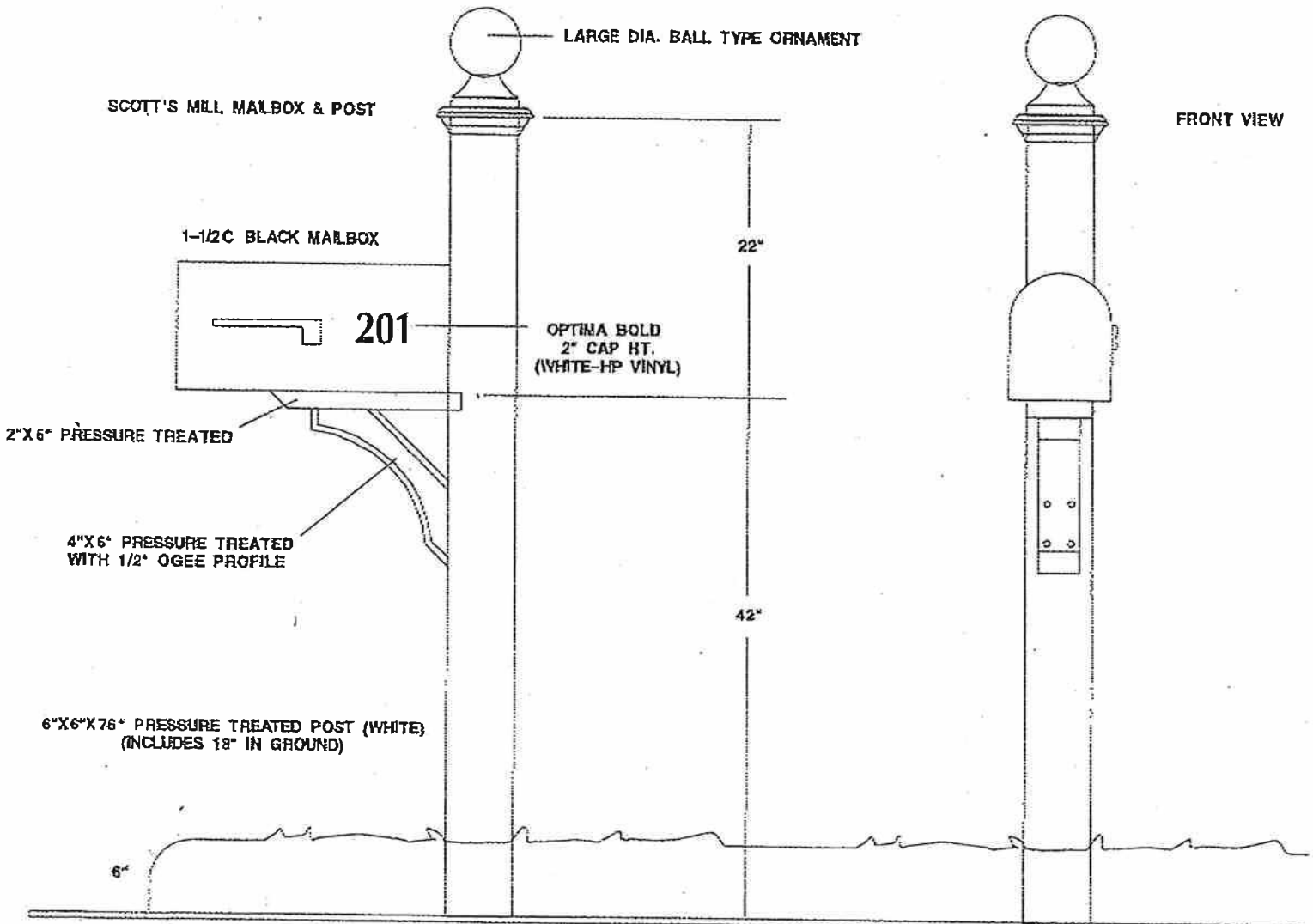
1. No commercial licensed vehicles, trucks, tractors, or inoperable vehicles, may be parked on the lot or on common property or within any right-of-way of any street in or adjacent to the Subdivision as stated in the Declaration of Covenants.
2. Homeowners storing their boat on their property will be given notice that the boat must be removed. If not removed within 48 hours after receiving a violation notice, the Association will proceed with further action, including but not limited to the imposition of fines, to have the boat removed. 48 hours will allow residents to clean their boat, arrange personal belongings and either store the boat entirely within their garage or at an off-site facility.
3. No boat, marine craft, hovercraft, aircraft, trailer, camper, truck greater than one ton in size or motorized van used for commercial purposes (as distinguished from a van used as a passenger car) shall be parked within the right of way of any public or private street adjacent to any Lot or on any Lot, except that any of the above may be parked completely inside a garage, or in the sole discretion of the Board of Directors or the Architectural Control Committee, on a Lot.
4. Vehicles may not be parked at a 90 degree angle to the curb in a cul-de-sac.

(919) 362-9669  
FAX: (919) 387-9204  
16,000 sq.ft. facility



225 N. SALEM ST.  
APEX, N.C. 27502

Since 1983



THESE DRAWINGS ARE THE PROPERTY OF RODNEY'S SIGN COMPANY, INC.

**STORAGE**

1. No trade materials or inventories may be stored upon any lot.
2. Temporary storage of materials for modification projects should be discreetly placed and maintained in an orderly manner.

**TRASH CANS**

Trash cans shall not be placed on the curb prior to 5pm the night before the scheduled pick up. The trash cans must be removed no later than 6am following the day of the scheduled pick up.

