



***Existing
Homeowner
Guidelines***

March 2021

TABLE OF CONTENTS

1.	Purpose & Authority.....	1
2.	Community Philosophy.....	1
3.	Home Exterior and Colors	2
	A. Repainting	2
	B. Windows	2
	C. Roofing	2
	D. Decking and Railings	3
4.	Fencing	3
5.	Awnings	3
6.	Driveways	4
7.	Outdoor Fire Place & Firepits and Fuel Tanks.....	4
8.	Other Building Structures.....	4
9.	Television Related Structures	5
10.	Exterior Lighting	5
11.	Landscaping & Yard Features	6
12.	Tree Trimming/Removal.....	6-7
13.	Generators.....	8
14.	Vehicle Storage	8
15.	Mailboxes	8
16.	Signs	8
17.	Display of Flags	8

1. PURPOSE & AUTHORITY

These Existing Homeowner Guidelines (Guidelines) are written to provide helpful information to a property owner (Owner) for the care and maintenance of their home in Champion Hills.

The existence and application of the Guidelines are as set forth in the Amended and Restated Covenants for the Champion Hills Property Owners Association (POA). The content of the Guidelines may be updated from time-to-time to further promote and protect Champion Hills' design standards as well as clarify any inconsistencies. The designated neighborhoods (Club Cottages, Laurel Run Cottages, Meadow Ridge Cottages, Meadow Ridge Villas, Poplar Ridge and Spring Creek Villas) within Champion Hills have separate covenants that govern some of the items covered within these Guidelines. An Owner whose home is located in one of the designated neighborhoods should review those covenants in addition to these Guidelines.

The POA has delegated the responsibility for review and approval of certain exterior home maintenance, landscaping, tree removal, yard features, etc., noted in the Guidelines, to the Champion Hills Architectural Review Committee (CHARC). The CHARC's mission is to coordinate with an Owner on a timely basis to review and approve all reasonable Owner requests. Owners are asked to review these Guidelines and submit timely and complete requests to the staff of the POA. Decisions of the CHARC may be appealed by an Owner to the Board of Directors of the POA.

Most items in these Guidelines do not require a fee, rather they merely require the timely submission of a detailed request for review and approval. Exceptions include building an addition or making a significant exterior renovation to an Owner's home. For such items an Owner should reference the Champion Hills Construction and Design Guidelines.

2. COMMUNITY PHILOSOPHY

Champion Hills is a planned mountain golf community where the homes, other buildings and landscaping complement the rugged terrain and take advantage of the local climate and culture. Elements such as the golf course, roads, and home sites integrate with the existing natural landscape and with each other to create a rural mountain environment offering a variety of views, exposures, and settings. The development and maintenance of Champion Hills is intended to seamlessly blend into the natural scenery rather than compete or contrast with it and the strongest statement of our community is made by the architectural quality and appearance of our homes. It is the POA's mission to preserve this balance.

3. HOME EXTERIOR AND COLORS

Exterior home material and color selection are critical to maintaining the look, feel and balance of the Champion Hills community. Repetition of just a few materials and colors makes for a stronger, more cohesive home appearance as does the use of native mountain indigenous materials, including wood and stone. Champion Hills, through the CHARC, intends to preserve the appearance of the natural landscape that existed when your home was built or purchased.

A. Repainting –When repainting becomes necessary or desired, *even if the same colors are to be used*, an Owner’s request needs to specify the contractor being used, the manufacturer, color name, color number and light reflective value (LRV) for each color being used. Exterior colors must generally be subdued to blend with the natural landscape, and cannot exceed an LRV of 50. Earth tones are strongly recommended, although accent colors that are used judiciously, and with restraint, may be permitted. Colors approaching the primary range (red, blue, white and yellow) or that include drastic contrasts in value (light to dark) are not permitted. Wood trim shall match or contrast and blend with the home’s other exterior colors. Gutters and downspouts shall blend with trim and siding colors. The use of gutter screens or covers is recommended. Proposed colors must be demonstrated to the CHARC in a sample format that adequately depicts the hue, tone and shade of the proposed color in its final application. The CHARC may require the color selection to be applied to an area of the home prior to approval.

B. Windows - Champion Hills affords great viewing opportunities of both the golf course and the surrounding mountains. The use of clear or lightly tinted glass windows, doors, and skylights is encouraged to take full advantage of the mountain setting. Dark tinted or reflective glass is prohibited. When replacing windows, the request submitted should include the manufacturer, model number and type of tinting, if any.

C. Roofing – There is a wide range of roofing materials that are generally acceptable including wood shingles and shakes, laminated asphalt/fiberglass shingles, and natural slate. When replacing a roof, an Owner should indicate on the request the manufacturer, brand name, type and color to be installed. Simulated wood shingles or shakes, artificial slate, cement-based shingles, and metal roofing will be considered on an individual basis. Concrete and clay tile roofing materials are prohibited. Repairing or replacing a small portion of an Owner’s roof does not require CHARC review and approval provided the same material and color is being used. Mold, mildew and other natural factors often stain the appearance of roofs in Champion Hills. Additionally, debris and other foreign materials may accumulate on roofs. Every spring the CHARC conducts inspections of all roofs. For roofs in need of cleaning, the Owner is sent a letter by the POA indicating their roof needs to be cleaned within sixty (60) days of the notice.

D. Deck and Railings – natural, neutral colors matching or blending with the home’s exterior color(s) are strongly recommended. The use of wood materials is encouraged, as are composite materials giving the appearance of wood. All decking and railing colors must be approved before construction, replacement or repainting. The Owner should indicate the manufacturer, color and any other pertinent identifying information on the submitted request. Metal materials for railings will be considered. If the decking and railing request is for a new deck or a deck expansion, the Owner shall provide a drawing showing the home and indicating the dimensions, elevation and support structures for the deck. New or expanded decks should be of a size and scale that compliments the appearance of the overall building structure and should not create an imbalance with the building structure or surrounding area.

4. FENCING

In Champion Hills the open feeling created by distant mountain views makes any fencing appear incongruent. Fencing as a property line barrier and/or delineation is strictly prohibited and generally speaking, fencing does not complement the sloping, wooded land commonly found throughout Champion Hills.

In some situations, fencing may be appropriate if erected in short sections for specific purposes such as screening utility and mechanical equipment, private patios, and entry courts, or to contain a swimming pool. All fencing submission requests, both new and replacement, should include a drawing showing the lot, the home, where the fencing will be located, the dimensions of the fence, the materials, patterns, and colors. Any fence request should include a fence with a maximum height of four (4) feet, be of an open-style, metal picket design and repeat colors used in the home. Native shrubs are typically required to obfuscate any approved above ground fence and must, at a minimum, match the height of the fence.

The use of underground, invisible electric fences is highly encouraged for containing pets. In certain extraordinary circumstances the CHARC will review a request for above ground fencing for a small-scale pet area. The location of the small-scale pet area should be in an area that is not visible from the golf course, road or neighboring properties.

5. AWNINGS

An Owner’s request for an awning will be reviewed and evaluated on a case-by-case basis taking into consideration the location and visual impact from the golf course, road and neighboring properties. The color of an awning and its trim should be a solid color closely matching the color of the home or a muted stripe design which matches and blends in naturally with the home.

6. DRIVEWAYS

An Owner's request for modifying, expanding or replacing their driveway should include a lot drawing showing the location of the driveway, the contractor's name, and materials being used. Sealing and minor repairs to an existing driveway do not require CHARC review and approval.

7. OUTDOOR FIRE PLACES, FIREPITS AND FUEL TANKS

Fireplaces with chimneys, chimney caps and spark guards that are attached to a home or out building or are free standing and permanent are allowed. It is preferred that such structures utilize propane or natural gas as fuel; however, appropriately designed and constructed wood burning structures may be acceptable. Owners should include all pertinent information in their request.

Use of propane or natural gas Fire Tables or Fire Pits are allowed provided they meet and display the CSA or UL certification seal for safety. The table or pit should be located on an existing deck or patio attached to the home and not in the yard. Owner requests should be submitted that include manufacturer name, model number and the dimensions.

The use of wood burning outdoor fire pits is strictly prohibited as is the open burning of wood, charcoal, paper, trash, etc.

Natural gas is available in Champion Hills through the local gas company. Each Owner has the option of choosing whether or not to use natural gas. Owners shall contract directly with the gas company. Gasoline or petroleum fuel tanks are strictly prohibited; however, Owners are allowed the use of propane tanks up to 40 pounds for use in barbecue grills and outdoor, portable heaters.

8. OTHER BUILDING STRUCTURES

Pre-manufactured storage buildings are strictly prohibited at Champion Hills. Outbuildings such as detached garages, gazebos, greenhouses or pool cabanas are permitted and must satisfy the same design criteria as the residence. An Owner's request should include the location, size materials and any other pertinent information. Requests are also required for review and approval lesser structures such as doghouses, recreation equipment, barbecues, trellises, etc.

9. TELEVISION RELATED STRUCTURES

Antennas, aerials, satellite dishes or other apparatus for the transmission or reception of television, radio, satellite, or other signals of any kind, that are completely contained within the dwelling structure so as to not be visible from the outside, do not require CHARC review and approval. Requests for an exterior location of such an apparatus should include a diagram of the lot and home showing where the apparatus will reside. Note that each lot is limited to one (1) such apparatus, measuring up to 25 inches tall and 30 inches wide and it should be located in the least visible position as viewed from the golf course, road, and neighboring properties. Mounting the apparatus on a pole may be allowed if no other reasonable alternative exists.

10. EXTERIOR LIGHTING

To maintain the desired night time ambiance of Champion Hills, an Owner's consideration for exterior lighting should include the lighting being on only when needed, lighting only the area that needs it, being no brighter than necessary and use of Dark Sky lighting fixtures. By definition, a Dark Sky light fixture has a dark opaque luminaire that directs the light downward to the immediate ground area and not upward or sideways. These are the standards that will be used to evaluate an Owner's request.

Exterior light fixtures mounted to the home for entry doors, garage doors, porches, decks, patios and carriage ways must have a diffused light source such as a frosted or milk glass lens or a light fixture that hides the light source or light bulb. For lighting driveways, walkways and landscape areas, solar or electric light fixtures located low on the ground are permitted.

Bright, harsh lighting of any kind, tall yard lights, high-intensity security lights, theatrical mood lighting, flood-lighting, flickering lighting or colored lighting are not permitted. Tasteful holiday lighting is permitted from November 15th through January 5th and does not require CHARC approval.

All exterior lighting should be on a timer and/or turned off no later than 11:00 pm. All motion detection lighting must be aimed downward to illuminate the immediate ground area and automatically turn off after no more than 10 minutes and be 65 watts or lower or an equivalent LED lamp.

11. LANDSCAPING & YARD FEATURES

Owners are allowed and encouraged to prune shrubs within their home's existing landscape area, replace dead shrubs and to plant annuals. These activities do not require CHARC review and approval.

If an Owner desires to plant a new variety of shrub, or modify or redesign their landscaping, the Owner should submit a request that includes a lot diagram showing the position of the home and a clear indication of the location of the landscaping. A detailed plan drawing/sketch should be included with the request plus a listing of the plantings, size and variety of trees, and variety of shrubs. Newly introduced species of plants which complement the natural surroundings are acceptable and should be arranged according to a coherent landscape plan. Requests are also required for new or modified stonewalls, water features, and/or other landscaping structures. Owners are strongly encouraged to consult a landscape architect and submit a comprehensive landscape plan for significant undertakings.

If an Owner desires to undertake significant pruning to any existing native rhododendron and/or mountain laurel on their lot, prior written approval from the CHARC is required due to the sensitive nature of these natural mountain flora. Minor pruning, such as for the health of the rhododendron and/or mountain laurel or for safety reasons to maintain clearance or passage, does not require CHARC approval.

Requests for outdoor landscaping, decorations and yard art including, but not limited to, statues, exotic plants, artificial grass, or rocks must include elements that harmonize in design, color, texture and size with the natural surroundings and architecture. Such items may require screening if they can be seen from the golf course, road or neighboring properties. The CHARC may require the removal of any such items that did not receive advance review and approval.

12. TREE TRIMMING/REMOVAL

The most appropriate state of a lot at Champion Hills is the vegetation already in existence and Owners are strongly encouraged to accommodate existing trees, native mountain laurel and natural rhododendrons whenever possible.

Per the Amended and Restated Declaration of Covenants for Champion Hills:

"No trees, native bushes or shrubs, shall be removed without the prior written authorization of the CHARC. In the event of an intentional or unintentional violation, the violator may be required by the CHARC to replace the removed trees, native bushes or shrubs with trees, native bushes or shrubs of such size and number and in such locations as the CHARC may determine is necessary or appropriate to mitigate the damage."

An Owner may cut down trees on their property without getting CHARC approval if:

- 1) they are 2 inches or less in diameter, or
- 2) they are clearly dead

Clear-cutting areas of brush and/or trees is strictly prohibited. Owner's may be assessed a fine and/or be required to replace removed trees as a result of any such clear-cutting.

To improve an Owner's view or reestablish the view that was present upon purchase of the property the Owner may request the selective trimming, thinning and/or removal of certain trees. The topping of trees is strongly discouraged, but may be considered. Owners must submit a request using the electronic form found on the Champion Hills member website under the POA Information pull down menu by selecting "Forms". Requests should include an overhead lot diagram indicating the location of the trees, and for trees that are not on an Owner's property, must be accompanied by written permission from the owner of the property on which those trees are located.

The first step after the tree trimming/removal request is submitted is that the Director of Grounds and Facilities Maintenance from the POA will schedule a site visit to review the area with the Owner. After that site visit and the incorporation, if any, of changes to the Owner's initial request, the request is then put before the CHARC for review.

The CHARC contemplates the following during their review:

- A. For trees, native bushes or shrubs that are within the golf course 50-foot setback, prior written approval is also required from the Club Board of Governors.
- B. If the request is for removal of more than six (6) trees, a phased approach may be appropriate whereby an assessment of the completed phase(s) is made to determine the extent and timing for the removal of any additional trees. In such a phased approach, the Director of Grounds and Facilities Maintenance is the CHARC's designated representative who will determine precisely which trees are authorized for removal. Those trees shall be tagged and labeled accordingly. The Owner shall notify the Director of Grounds and Facilities Maintenance at least one week in advance before any tree removal takes place so that he can determine if it is appropriate to be present during the time the work is being done.
- C. For safety or aesthetic reasons tree stumps may be required to be removed or cut flush to ground level, and/or treated chemically to limit future growth.

All tree, tree branches, bush and shrub material resulting from trimming, limb removal or total removal must be removed from the site, unless otherwise approved in writing by the CHARC.

13. GENERATORS

Residential grade generators are allowed within the Champion Hills community. An Owner's request should include a lot diagram showing the position of the home, a clear indication of the requested location for the generator, the manufacturer, model number and capacity of the generator and the name of the licensed contractor who will install it. Generators should be located to minimize visibility from the golf course, road and neighboring homes and screening may be necessary using natural shrubs and/or a short privacy fence to further obfuscate the generator from view.

14. VEHICLE STORAGE

Vehicle storage is a required part of a single-family home at Champion Hills. It may take the form of an indoor garage or a partially open structure that screens vehicles without totally enclosing them. In all cases, vehicle storage must be covered. The open parking or storage of RV's, boats and all-terrain vehicles is strictly prohibited.

15. MAILBOXES

An Owner should contact the POA if they believe their mailbox or home number require maintenance. The POA, not the Owner, is responsible for normal wear and tear, painting and maintenance of the mailboxes. All mailboxes, posts, home numbers, and delivery tubes shall be installed by the POA, or its designee, at the Owner's expense. There is only one size mailbox that is offered. No names shall appear on the mailbox and no changes shall be made to its design or color. Newspaper tubes with company names are not allowed.

16. SIGNS

No signs of any kind shall be erected on a home site with the exception of signs erected by the POA.

17. DISPLAY OF FLAGS

It is the policy of the POA to permit the display of flags of the United States of America and the State of North Carolina provided that they are no greater than four (4) feet by six (6) feet in size and displayed in compliance with Federal and North Carolina statutes and regulations. See 4 U.S.C. sections 5-10, as amended and NC General Statute's section 47F-3-121. The display of any other flags is not permitted.