Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

April 21, 2026

BOA-3-2026

Application from Kenneth and Ginger Dodgin requesting a variance of UDO Section 153.123 Planned Residential Development District (PRD) rear yard setback requirements.

If approved, an attached 12-foot x 15-foot screened porch will be constructed 15 feet from the rear property line instead of the required 25 feet as shown on the approved plat for Carpenter Farms Subdivision.

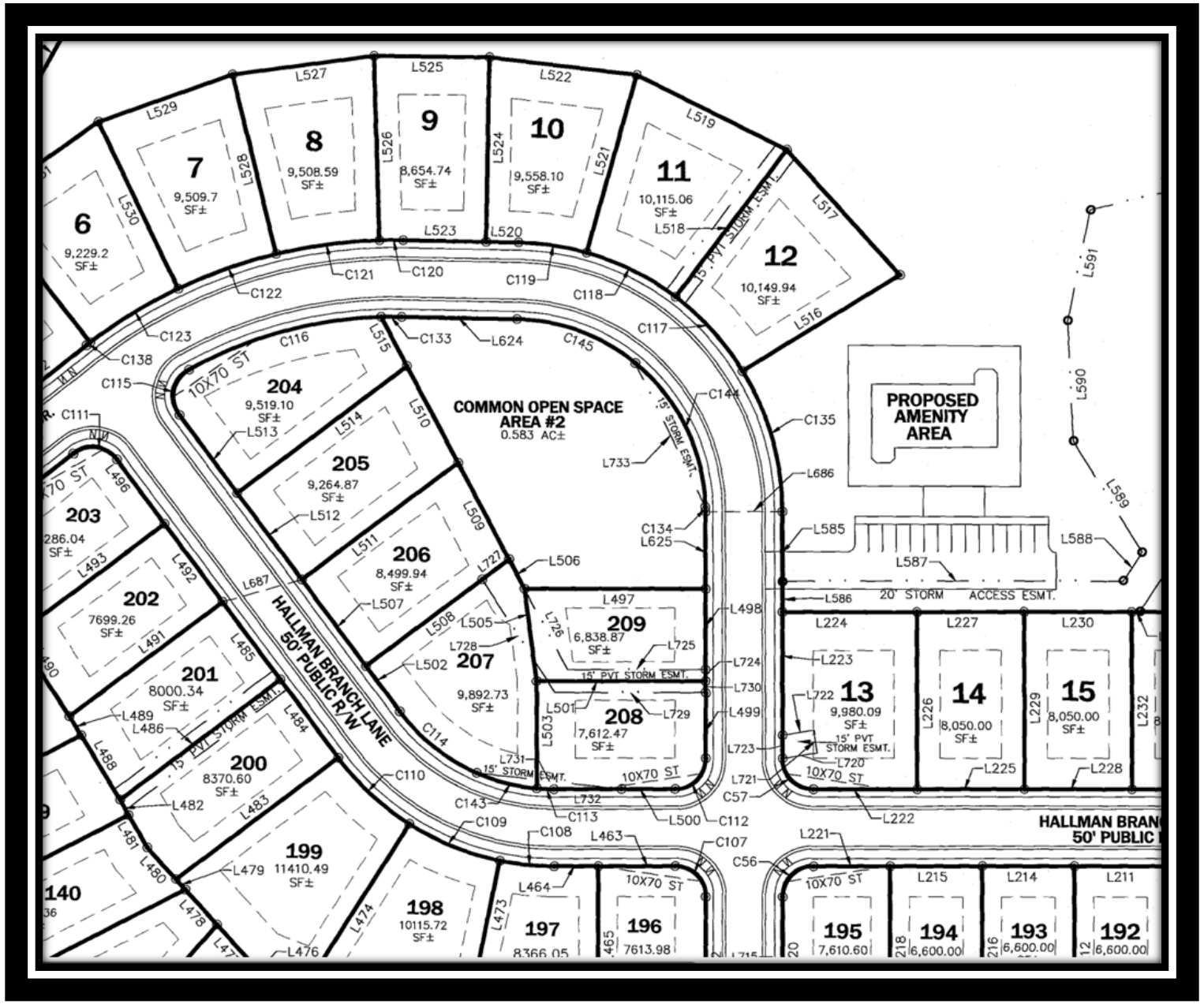
The subject property is located at 2231 Carpenter Farm Drive (Parcel ID 107134).



Details:

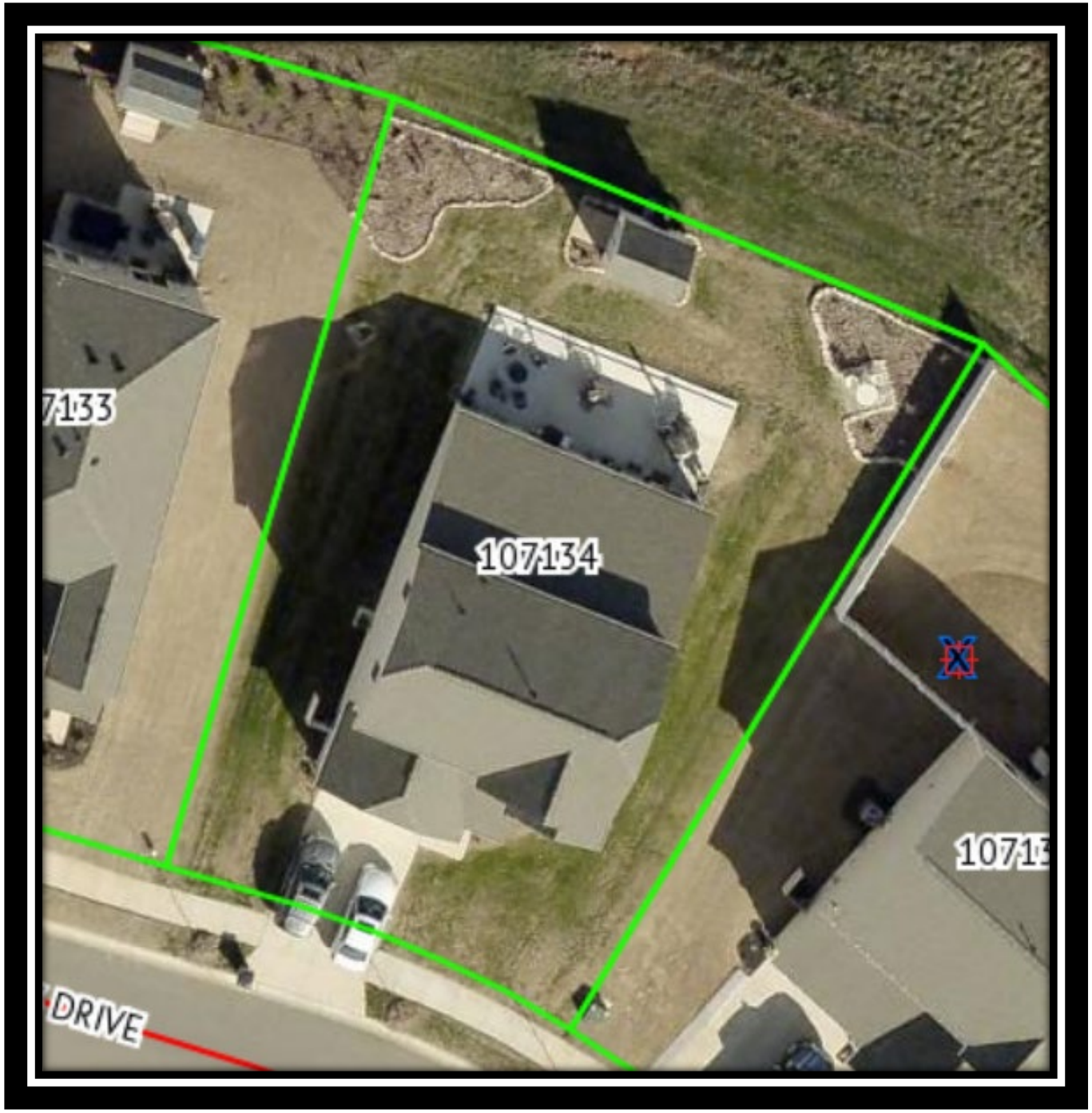
- **Applicant:** Kenneth and Ginger Dodgin
- **Property Location:** 2231 Carpenter Farms Dr PID 107134
- **Property Size:** Per GIS .210 acres or 9,558 sq ft
- **Zoning:** PRD Planned Residential Development

Carpenter Farms



Reason for Variance

“A variance is needed for the construction of a 12’ x15’ covered, screened patio. This screened enclosure will enable the resident occupant to achieve reasonable use of the backyard. The backyard is significantly impacted by pest and sun exposure issues due to the HOA-maintained runoff pond and the unshaded East/West sun exposure. Currently, the backyard is functionally unusable for a significant portion of the year. “

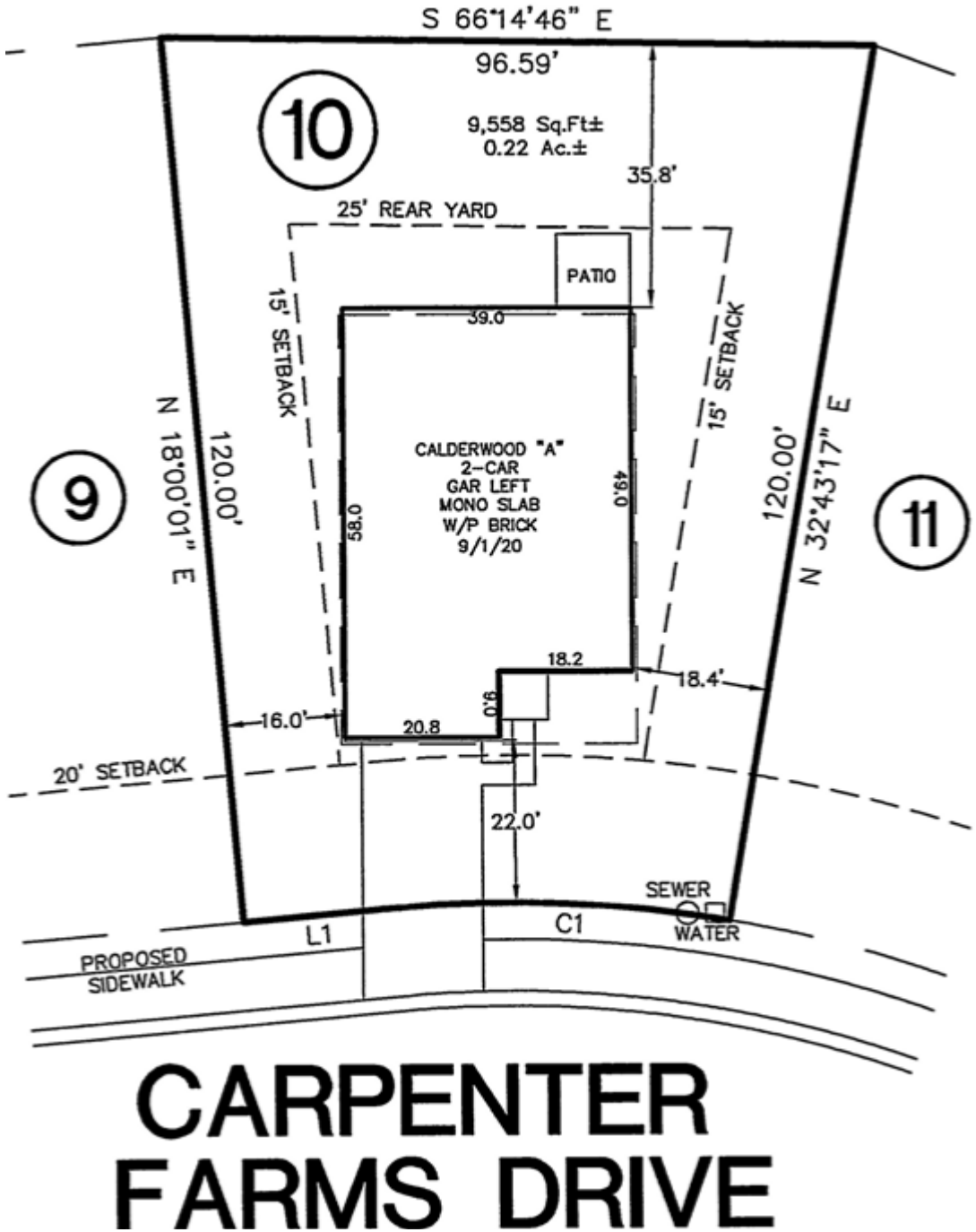


CZ-2-2022 Requirements:

Carpenter Farms was approved as a Conditional Rezoning to PRD. The minimum yard requirements were approved for all lots within the subdivision.

- **Minimum rear yard setback -** 25 feet
  - ❖ Proposal – 15 feet

Because the porch is attached, it must meet the primary structure setbacks instead of the accessory structure setback.



Findings of Fact by the Applicant:

1. Unnecessary hardship would result from the strict application of the ordinance.
   - It shall not be necessary to demonstrate that, in the absence of a variance, no reasonable use can be made of the property.

Strict application of the 25-foot rear setback effectively eliminates the possibility of a standard residential amenity --a covered outdoor living space--due to the limited buildable depth of this specific lot. Because the property is subject to specific HOA covenants that prohibit front yard gatherings and the rear yard is impacted by significant pest and sun exposure issues from the adjacent runoff pond, a screened enclosure is the only viable way to achieve reasonable use of the backyard. Denying the request would result in an outdoor space that is functionally unusable for a significant portion of the year.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
    - Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis of granting a variance.

The hardship stems from the unique intersection of the homes footprint and the lot's shallow buildable envelope. Unlike more narrow plans common in the neighborhood, the width and depth of this specific residential structure, as situated on this parcel, significantly restrict the remaining rear yard depth. Furthermore, the property's proximity to an HOA maintained runoff pond creates a topographical environment that necessitates a screened, covered structure to mitigate environmental nuisances (insects and unshaded East-West exposure) that are specific to this lot's location.

3. The hardship did not result from actions taken by the applicant or the property owner.
   - The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

This constraint is inherent to the original platting of the lot and the placement of the primary structure, both of which existed at the time of purchase. The property dimensions and existing building footprint were established prior to my ownership and are not the result of any recent land alterations, additions, or construction initiated by the current owners.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

The requested 15-foot setback maintains the spirit of the UDC by preserving ample separation between structures. Because the rear of the property borders a large parcel (there is approximately 250 feet or more between the lot line and any structures to the parcel's rear) that is undeveloped HOA Common Area, therefore the 7-foot encroachment does not impact the privacy, light or air of any neighboring residents. The Project secures substantial justice by allowing the owners a standard residential amenity while having zero impact on public safety, drainage or traffic.

BOA-3-2026

Lincolnton NC
Near the City. Near the Mountains. Near Perfect.

PLANNING DEPARTMENT
TELEPHONE 704-736-8930
FAX 704-736-8939

www.lincolntonnc.org/planning
zoningpermits@lincolntonnc.org

pd ck# 1020

Application for Variance

Description of request: Application for Variance of the 25- foot rear parcel setback for construction of a 12X15 covered, screened patio which will create a 15-ft setback instead of the required 25- foot rear setback.

Applicant information:

Name: Kenneth R. Dodgin Jr & Ginger L. Dodgin

Address: 2231 Carpenter Farms Drive

City: Lincolnton State: NC Zip: 28092

Telephone: 704-778-5555 Email: gldodgin@gmail.com

Property owner information (if different from applicant)

Name:

Address:

City: State: Zip:

Telephone: Email:

Property location and description

Address: 2231 Carpenter Farms Drive, Lincolnton NC 28092 - Residential Property

Tax parcel no. (five-digit): 107134 Current zoning classification: PRD

A sketch of the property including the following information shall accompany this application: lot dimensions, setback dimensions for existing structures, location of all existing structures, other topographical features (bodies of water, significant stands of trees, etc.). Based on the nature of the application, the Zoning Administrator shall have the authority to request additional necessary information and/or waive one or more of these items. Application fee $400.00.

Variance Request Description

Section(s) of the Unified Development Code requesting relief from: ~~153.107~~

rear set back

Applicant's description of why a variance from the terms of these provisions is needed:

A variance is needed for the construction of a 12X15 covered, screened patio. This screened enclosure will enable the resident occupant to achieve reasonable use of the backyard. The backyard is currently significantly impacted by pest and sun exposure issues due to the adjacent HOA maintained runoff Pond and the Unshaded East/West Sun Exposure. Currently, the backyard is functionally unusable for a significant portion of the year.

The Board of Adjustment, after having held a public hearing to consider the variance request, will address each of the following findings of fact and draw the following conclusions in order to render their decision:

1. Unnecessary hardship would result from the strict application of the ordinance. (NOTE: It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.);

2. The hardship results from the conditions that are peculiar to the property, such as location, size or topography. (NOTE: Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.);

3. The hardship did not result from actions taken by the applicant or the property owner. (NOTE: The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship); and,

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance such that public safety is secured and substantial justice is achieved.

The applicant is asked to address each of these findings as they pertain to their variance request. Please use additional sheets if necessary. In order to grant a variance, each of the findings must be found in the affirmative by the Board of Adjustment by a 4/5 majority of the Board's membership.

Request for Variance

1) Unnecessary hardship would result from the strict application of the ordinance. (NOTE: It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This statement is based upon the following reason(s):

Strict application of the 25-foot rear setback effectively eliminates the possibility of a standard residential amenity --a covered outdoor living space--due to the limited buildable depth of this specific lot. Because the property is subject to specific HOA covenants that prohibit front yard gatherings and the rear yard is impacted by significant pest and sun exposure issues from the adjacent runoff pond, a screened enclosure is the only viable way to achieve reasonable use of the backyard. Denying the request would result in an outdoor space that is functionally unusable for a significant portion of the year.

2) The hardship results from the conditions that are peculiar to the property, such as location, size or topography. (NOTE: Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.); This statement is based upon the following reason(s):

The hardship stems from the unique intersection of the homes footprint and the lot's shallow buildable envelope. Unlike more narrow plans common in the neighborhood, the width and depth of this specific residential structure, as situated on this parcel, significantly restrict the remaining rear yard depth. Furthermore, the property's proximity to an HOA maintained runoff pond creates a topographical environment that necessitates a screened, covered structure to mitigate environmental nuisances (insects and unshaded East-West exposure) that are specific to this lot's location.

3) The hardship did not result from actions taken by the applicant or the property owner. (NOTE: The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. This statement is based upon the following reason(s):

This constraint is inherent to the original platting of the lot and the placement of the primary structure, both of which existed at the time of purchase. The property dimensions and existing building footprint were established prior to my ownership and are not the result of any recent land alterations, additions, or construction initiated by the current owners.

4) The requested variance is consistent with the spirit, purpose and intent of the ordinance such that public safety is secured and substantial justice is achieved. This statement is based upon the following reason(s):

The requested 15-foot setback maintains the spirit of the UDC by preserving ample separation between structures. Because the rear of the property borders a large parcel (there is approximately 250 feet or more between the lot line and any structures to the parcel's rear) that is undeveloped HOA Common Area, therefore the 7-foot encroachment does not impact the privacy, light or air of any neighboring residents. The Project secures substantial justice by allowing the owners a standard residential amenity while having zero impact on public safety, drainage or traffic.

Signatures

Ginger L. Bodgin 2/12/2026

Applicant Date

Property Owner, If Different From Applicant Date

Planning Staff Date

CARPENTER FARMS HOMEOWNERS ASSOCIATION, INC.

c/o Cusick Community Management-- 8000 Corporate Center Drive , Suite 206, Charlotte, NC 28266
Ph: 704.544.7779
www.cusickcompany.com

June 02 2025

Ginger L. & Kenneth R. Jr. Dodgin
2231 Carpenter Farms Drive

Re: 2231 Carpenter Farms Drive
Covered Patio

Dear Ginger L. & Kenneth R. Jr. Dodgin:

You may proceed with your improvements as detailed and contained in this ACC application, contingent upon all conditions set therein. If any material aspect of this project should change, you acknowledge and agree to submit an amended application for approval describing and requesting any such change.

Approved as submitted.

The Architectural Control Committee (ACC)(ARC) and/or your Board of Directors is entitled to inspect your modification(s) during construction and may do so after completion to ascertain whether your modification(s) have been constructed in accordance with the approved plans. Additionally, they reserve the right to require that any errors or omissions in plans observed during or after construction be addressed and rectified immediately.

The Project is approved under the condition that the modifications do not affect water flow or drainage to the property or neighboring property, including Association common area. In the event that drainage is affected at any time, the owner of the approved modification will be responsible to complete any and all repairs to their own and all affected areas to eliminate the improper drainage.

The project is approved under the condition that no physical alteration of an adjoining neighbor's property, including Association common area will occur, and that related issues caused by my project are my sole responsibility to correct and the Association/ ACC/ ARC assume no responsibility.

Approval by the ACC/ ARC does not in any way guarantee approvals by federal, state, and local authorities, or other such agencies, and all such approvals or permitting are the responsibility of the applicant.

Please retain a copy of this letter with your important documents, this will also be located online your community profile under your account.

Respectfully,

Cusick Community Management
On behalf of Carpenter Farms Homeowners Association, Inc.

Lincoln County GIS

Search **Results** Layers

Results List

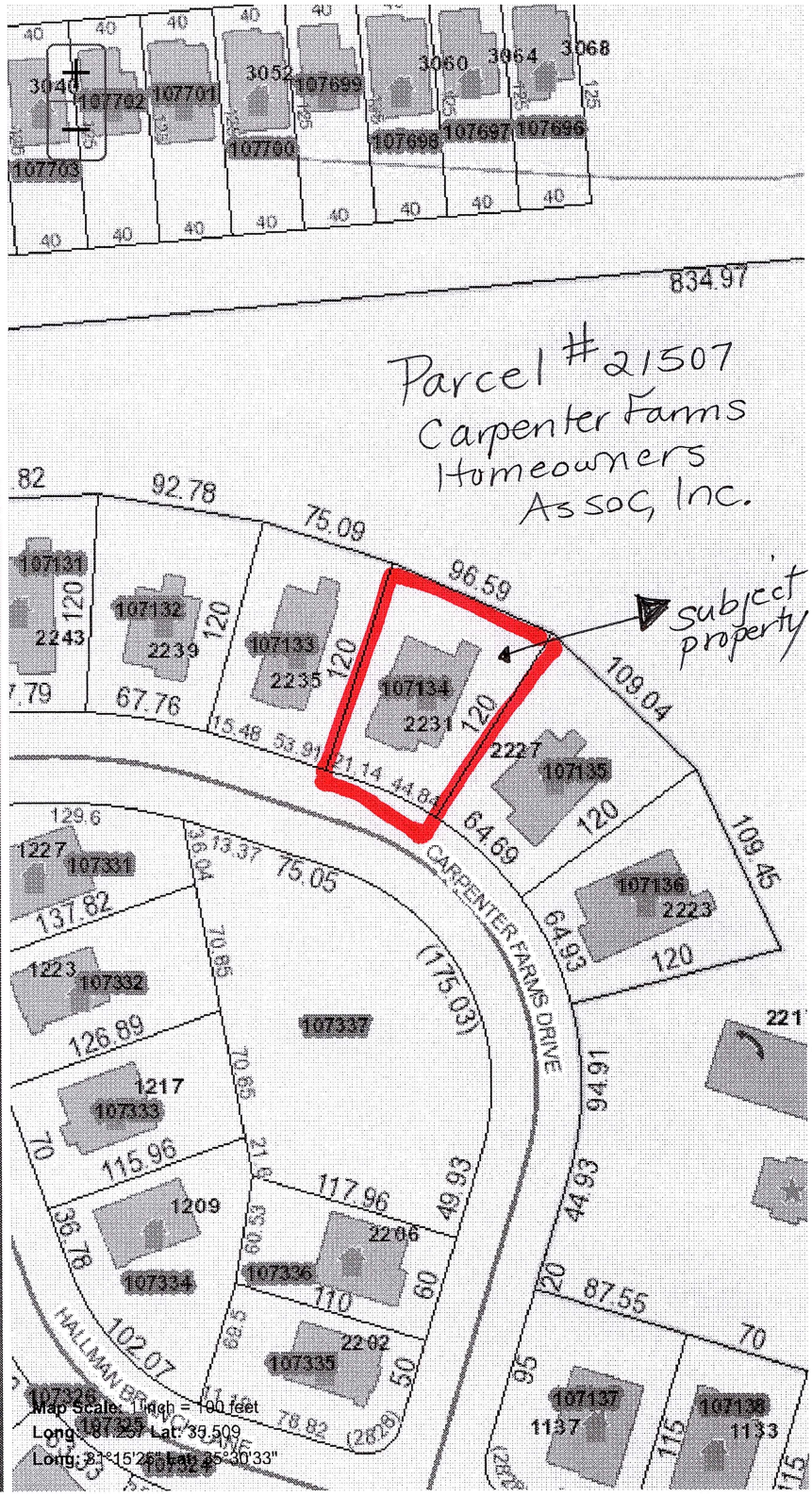
Details

Tax Parcel ID:	21507
PIN:	3624962120
Address:	2213 CARPENTER FARMS DR
Sub or Condo:	CARPENTER FARMS
Township:	LINCOLNTON
Plat Book-Page:	26-02 (https://us4.courthousecomputersystems.com/lincol cmd=image_link&image_link_book=26&image_link_page=
Deed Book-Page:	3375-159 (https://us4.courthousecomputersystems.com/li cmd=image_link&image_link_book=3375&image_link_pa
Historical Deed(s):	View
Tax District:	LINCOLNTON
Legal Description:	COS 1 CARPENTER FARMS
Lots:	COS 1
Neighborhood:	324H1
Previous Parcel ID:	
Owner(s)	CARPENTER FARMS HOMEOWNERS ASSOCIATION INC
Mailing Address:	C/O CUSICK COMMUNITY MGMT 8008 CORPORATE CENTER DR #206
Mailing City, State Zip:	CHARLOTTE NC 28226
Acres:	44.388
Land Value:	$20
Improved Value:	$10,434
Total Value:	$10,454
Last Recorded Date:	12/18/2024
Last Sale Price:	$0
Zoning:	PRD
Related Records:	None

Provide Feedback (./assets/lincoln/Feedback.html)

Zoom To | Clear

Buffer



Lincoln County Summary Property Record Card

2026 Tax Values

Provide Feedback



Parcel 21507 **Map 3624**

Pin 3624-96-2120 **Acres 44.388**

Subdivision COS 1 CARPENTER FARMS **Plat Book-Page 26 - 02**

OWNER INFORMATION

Owner Name:	CARPENTER FARMS HOMEOWNERS ASSOCIATION INC	**Deed:**	3375-159
Mailing Address:	C/O CUSICK COMMUNITY MGMT 8008 CORPORATE CENTER DR #206 CHARLOTTE NC 28226	**Deed Year:**	2024
Account:	308222	**Deed Acres:**	45.474
Fire District:	LINCOLNTON	**Mapped Acres:**	44.388
Township:	LINCOLNTON		
Neighborhood:	324H1	**Land Market Value:**	$20
Description:	COS 1 CARPENTER FARMS	**Improvement Market Value:**	$10,434
Category:	REAL	**Total Market Value:**	$10,454

Sales History

Deed	Sales Date	Type	Sale Price	Qualify	Stamp	Deed Name
3375-159	12/18/2024	SWD	$0	A		CARPENTER FARMS HOMEOWNERS ASSOCIATION INC
3300-490	02/28/2024	SPL	$0	T		CENTURY COMMUNITIES SOUTHEAST LLC
3300-490	02/28/2024	SPL	$0	T		CENTURY COMMUNITIES SOUTHEAST LLC
3300-490	01/22/2024	CMB	$0	Y		CENTURY COMMUNITIES SOUTHEAST LLC
3300-490	01/22/2024	IOC	$0	Y		CENTURY COMMUNITIES SOUTHEAST LLC
3240-14	04/06/2023	SWD	$1,746,000	T	3492	CENTURY COMMUNITIES SOUTHEAST LLC
2653-720	03/21/2017	SWD	$0	A		CARPENTER FRED H TRUST U/W CARPENTER AUDREY S
2583-163	04/25/2016	WD	$0	A		CARPENTER FRED H REVOCABLE TRUST
653-75	01/01/1992	CVT	$0	2		CARPENTER FRED H & AUDREY
653-75	00/00/1986	CNV	$0	2	35	

Land Segments

Segment	Zone Code	Land Type	Land Code	Quantity	Land Use Acres
1	PRD	AC	R	27.016	0.000
4	PRD	AC	FP	17.372	0.000

Improvements

No Improvements

Miscellaneous Improvements

Improvement	Description	Area	Year Built	Market Value
1	RESTROOM STRUCTURE	315	2024	$10,434

Lincoln County Summary Property Record Card

2026 Tax Values

Provide Feedback



Parcel 107134 **Map 3624**

Pin 3624-78-8008 **Acres 0.219**

Subdivision 10 CARPENTER FARMS **Plat Book-Page 26 - 02**

OWNER INFORMATION

Owner Name:	DODGIN GINGER L DODGIN KENNETH R JR	**Deed:**	3369-605
Mailing Address:	3946 ASBURY CHURCH RD LINCOLNTON NC 28092	**Deed Year:**	2024
Account:	307802	**Deed Acres:**	0.219
Fire District:	LINCOLNTON	**Mapped Acres:**	0.219
Township:	LINCOLNTON		
Neighborhood:	324H1	**Land Market Value:**	$29,000
Description:	10 CARPENTER FARMS	**Improvement Market Value:**	$334,711
Category:	REAL	**Total Market Value:**	$363,711

Sales History

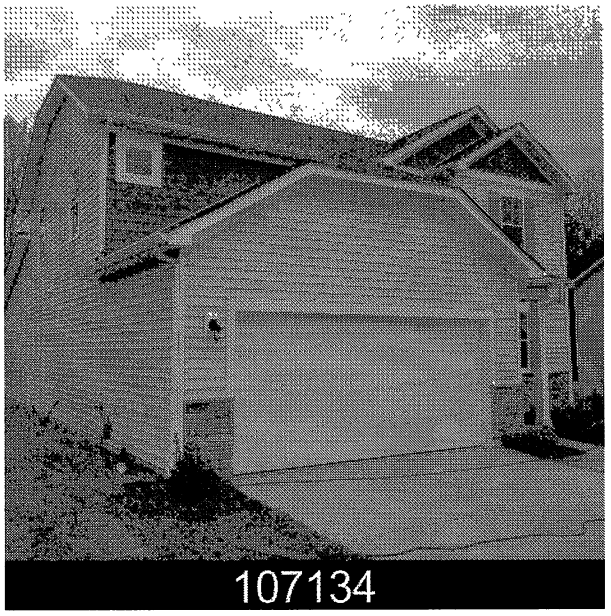
Deed	Sales Date	Type	Sale Price	Qualify	Stamp	Deed Name
3369-605	11/22/2024	WD	$410,000		820	DODGIN GINGER L AND DODGIN KENNETH R JR
3300-490	02/28/2024	SPL	$0	T		CENTURY COMMUNITIES SOUTHEAST LLC

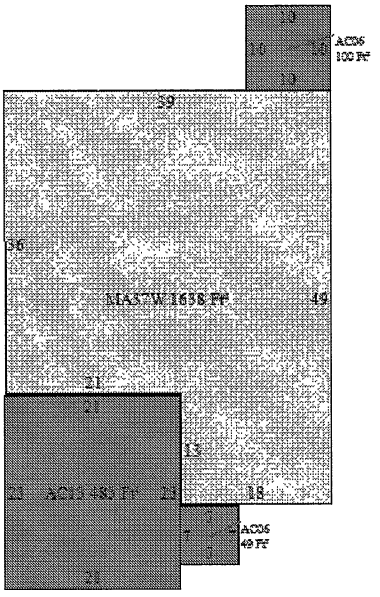
Land Segments

Segment	Zone Code	Land Type	Land Code	Quantity	Land Use Acres
1	PRD	LT	B1	1.000	0.000
2	PRD	SI	LP	1.000	0.000

Improvements

Improvement Number:	1
Description:	CUSTOM HOME
Quality Grade:	C+10
CDU:	AV
Year Built:	2024
Stories:	1.67
Rooms:	10
Bedrooms:	4
Bathrooms:	3
Half Baths:	
Heat/Air:	Heat Pump
Main Finished Area:	2,735
Fireplace Count:	0.0
Fireplace Type:	
Basement Type:	
Basement Square Feet:	0
Finished Basement Square Feet:	0
Unfinished Basement Square Feet:	0
Market Value:	$334,711
Physical Address:	2231 CARPENTER FARMS DR





Google Maps

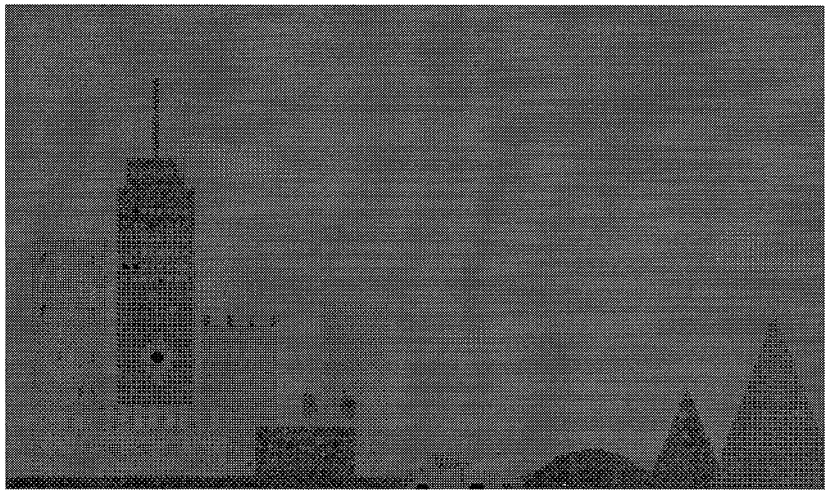
subject Property

2231 Carpenter Farms Dr



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 20 ft

Run Off Pond



Home

Directions Save Nearby Send to phone Share

2231 Carpenter Farms Dr, Lincolnton, NC 28092

GP5R+VC Lincolnton, North Carolina

Carpenter Farms

Rules and Regulations
&
Architectural Guidelines

Created On: May 22, 2023

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Appendix A: Approved Trash Enclosure

Article I. Introduction

Section 1.01 Purpose of the Handbook

The Carpenter Farms Handbook of Rules and Regulations and Architectural Guidelines is designed to provide an overall framework, as well as a comprehensive set of standards, procedures, and regulations for the community.

This handbook is adopted by the Declaration of Covenants, Conditions, and Restrictions and does not replace the Declaration of Covenants, Conditions, and Restrictions of Carpenter Farms but supplements it in order to provide guidance for homeowners to follow and highlights certain important sections of the Declaration.

Each submission sent to the Architectural Review Committee will be approved or denied based on the submittal and the rules in this handbook. Each owner and member of the Carpenter Farms Homeowner Association acknowledges that decisions are subjective and may vary as to the attractiveness and added value to the community of each request. Decisions are made on a case-by-case basis.

All modifications to the exterior of the Lot shall receive Architectural approval before any improvements are erected or begun. Each submittal must include a copy of the marked Lot property survey, photos for a clearer picture of request for the reviewer, information on material being used for the improvement, color schemes and measurements. All modifications shall maintain a consistent theme of the neighborhood concept from the original builder.

PLEASE NOTE: **Any Homeowner who begins any alterations, additions, or improvements without approval from the Architectural Review Committee may be subject to having to correct or remove the improvement at the homeowner's expense.**

Article II. Maintenance

Section 2.01 Maintenance by Association and Residence

(a) The Association shall be responsible for the operation, maintenance and repair of the Common Area
(b) The Association shall be responsible for shared, cluster mailbox facilities installed on the Property.
(c) The Association shall be responsible for the maintenance of BMP/water quality areas.
(d) The Association shall not be responsible for any maintenance or repairs caused by the negligence or intentional misconduct of any Owner, his agents, invitees or family members, which shall be the responsibility of and may be charged to that Owner as a Special Individual Assessment.
(e) Items used to enhance the outdoor usability of a home, or items used to decorate home, shall not have obvious missing parts, be broken, or be in a state ofdisrepair and must be immediately repaired or removed from sight until repaired. Examples of such items would be outdoor furniture, flower planters, patio umbrellas, banners, flags, and holiday decorations.
(f) Any exterior building components (including, without limitation, light fixtures, siding or exterior surfaces, paint, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair must be immediately repaired.
(g) Promptly repair cracked, broken or damaged areas in parking areas and driveways.
(h) Promptly repaint, refinish and repair any part of the exterior of the home that fades, chips, cracks, peels, discolors or otherwise deteriorates.
(i) Exterior homes shall be kept in good clean condition. Mold/mildew free.
(j) Outdoor furniture is not allowed in driveways or on any grassy area in the front of the Lot.

Article III. Improvements to Lots

Section 3.01 Fences

(a) **Only black aluminum with a height of five feet (5') or beige/white vinyl privacy fencing with a height of six feet (6') will be approved in Carpenter Farms**. ONLY this type of fencing will be allowed. All fences shall be approved by the ACC Committee prior to installation.
(b) A single fence is permitted between adjacent lots sharing a common property line. All fencing must be installed within three (3") inches of shared property lines to permit future fence connectivity of adjoining property owners.
(c) Chain link fencing, split rail fencing, shadow box fencing, and picket fencing are prohibited (including dog pens / runs of any material).
(d) Fences are not permitted in the front yard and must tie into the home at the furthest back rear corners of the home. Fences are not allowed outside of the property line.
(e) Fences **shall be** maintained and kept in good, clean condition. Mold and mildew free, no broken parts, or leaning.
(f) Fences MUST be submitted to and approved in writing by the ARC PRIOR to their

placement on any lot in Carpenter Farms.

Section 3.02 Accessory Structures

(a) Storage sheds, children's playhouses/playsets or any other type of accessory structures MUST be submitted to and approved in writing by the ARC PRIOR to their placement on any lot in Carpenter Farms.
(b) All accessory structures shall be located directly behind the home.
(c) No accessory structure shall exceed 8' x 10' in size.
(d) Homeowners must obtain necessary permits & approval from their local municipalities prior to installment of the structure. Any such structure must adhere to the required setbacks on their property.

Section 3.03 Play and Exercise Equipment

(a) Trampolines are permitted in the rear yard with a written architectural request approval. Trampolines need to be in good, clean working condition.
(b) All swing sets, backyard play structures, soccer nets and similar equipment must be located in the rear yard and require homeowner to submit an architectural request with written approval granted prior to their installation. All swing sets and play structures must be wood and stained (natural color). No metal swing sets or play structures allowed.
(c) All play and exercise equipment must be located within the lot and must be maintained in good condition.

Section 3.04 Basketball Goals

(a) Free-standing permanent basketball goals mounted on poles are permitted as long as the backboard is installed perpendicular to the street and received written ARC approval.
(b) Portable basketball goals are permitted as long as the backboard is installed perpendicular to the street.
(c) All basketball goals shall be maintained and kept in good clean working conditions. No rips, tares, missing parts or fallen basketballs goals shall be allowed.

Section 3.05 Landscaping Modifications and Requirements

(a) Lawns: Mow the lawn so that grass does not exceed six (6) inches in height. Regularly water to keep lawn and vegetation alive.
(b) Plant Materials: ANY significant changes or additions from builder installed plant materials require architectural approval. Promptly remove and/or replace any diseased, dead or dying plants.
(c) Plant Beds: additional plant beds or expansions of existing plant beds may be approved but require architectural approval in writing.
(d) Mulch: ONLY pine needles, natural colored wood mulch or natural- colored engineered rubber mulch is allowed in plant beds. Mulch and/or pine needles must be refreshed from time to time to keep a good appearance. **All types of colored rocks**

(including white) and gravel, etc. are prohibited for use as plant bed mulching alternatives.

(e) Edging / Borders: edging and/or borders around plant beds are allowed. **No plastic border material allowed.** All borders must be made of stone, brick, wood, or metal and match the exterior colors of your home.

(f) Pruning/Trimming: Prune all trees and shrubs at least once every six (6) months in order to keep vegetation neatly and evenly trimmed.

(g) Weeds: Promptly remove trash and weeds from all lawns, shrub beds, improved natural areas and landscaping. Promptly remove vegetation from parking areas and driveways.

(h) Ground Cover: All portions of a Lot shall be maintained with turf, vegetation, or ground cover (including mulch). Synthetic lawns are not allowed on any lot.

(i) Leaves/Yard Debris: Each lot shall be free of tree debris and yard waste which includes tree/shrub clippings.

Section 3.06 Doghouses, Dog Pens and Dog Runs

(a) One doghouse per lot may be approved in writing by the ARC provided that it is located in the rear yard of a residence and not visible from the street.

(b) Dog pens and/or runs are not permitted anywhere on the Lot.

Section 3.07 Swimming Pools

(a) In-ground swimming pools may be approved in writing but require the installation of an approved perimeter fence enclosing the entire rear yard.

(b) All swimming pools shall be approved and permitted by the local municipality. Any homeowner with a retaining wall in the rear yard, cannot install an in-ground pool.

(c) Above-ground pools are not allowed.

(d) Swimming pools MUST be submitted to and approved in writing by the ARC PRIOR to their placement on any lot in Carpenter Farms.

Section 3.8 Signage

(a) No sign of any kind, including political signs, shall be placed or displayed on any lot or anywhere on the property.

Article IV. Improvements to Structures

Section 4.01 Additions

(a) Must adhere to all applicable building codes.

(b) Exterior surfaces must match those on existing structure.

(c) Additions MUST be submitted to and approved in writing by the ARC PRIOR to the initiation of any work on any lot in Carpenter Farms.

Section 4.02 Decks and Patios

(a) Decks and patios cannot extend into a side yard beyond the side plane of the home.
(b) Decks must be waterproofed, sealed or stained a natural wood color.
(c) Ground-level patios must be constructed of concrete, stone or brick pavers.
(d) Decks and patios MUST be submitted to and approved in writing by the ARC PRIOR to the initiation of any work on any lot in Carpenter Farms.

Section 4.03 Satellite Dishes & Solar Panels

(a) Satellite dishes must be mounted to the house in a position not visible from thestreet or screened with landscaping.
(b) No other types of television or radio pole, antenna, aerial or tower may be constructed, installed, erected or maintained on any lot in Carpenter Farms.
(c) Solar Panels require advance ARC approval. Solar panels must match existing roof color as closely as possible and should be placed on the rear side of the roof facing the back of the home and not seen from the street or neighboring lots in most circumstances.

Section 4.04 Exterior Colors

(a) All exterior changes including, but not limited to, painting, staining, addition of storm doors and shutter replacement require written approval from the Architectural Review Committee. All proposed exterior changes must conform to the original scheme designed by the builder.
(b) Shutters and doors must compliment the exterior color scheme and maintain the original colors intended by the builder.

Section 4.05 Pergolas

(a) Pergolas cannot extend into a side yard beyond the side plane of the home.
(b) Pergolas must be a permanent wooden structure, waterproofed, sealed and stained with a natural wood color. Metal roofs and stained wooden pergolas are allowed.
(c) Pergolas MUST be submitted to and approved in writing the ARC PRIOR to their placement on any lot in Carpenter Farms.
(d) All pergolas shall be maintained and kept in good condition.

Article V. Aesthetics

Section 5.01 Flags

(a) One (1) flag attached to a flagpole mounted to the home may be allowed.
(b) Only official flags of the United States, North Carolina State or seasonal decorative flags may be displayed.

(c) Flags shall be maintained in good condition and shall not be displayed if mildewed, tattered or faded

Section 5.02 Window Treatments

(a) Window air conditioning units or fans are not allowed.

Section 5.03 Exterior Holiday Decorations

(a) Holiday decorative lighting and seasonal decorations shall be allowed from 2 (two) weeks before Thanksgiving to January 15th of the following year.

Section 5.04 Trash Removal

(a) Except for pickup times, garbage cans and recycle bins must be stored in one location that is concealed from the view from any roadway or house. The following are bin storage suggested locations:
  (i) Inside your garage
  (ii) Behind your house (screened from street view by your house). If placed behind the house as described above, the owner must submit and receive approval for a landscape screening plan that conceals the containers from the view of neighboring lots.
  (iii) Along the side of your home ONLY in an approved trash can screening structure.
(b) No containers (of any type) may be stored in the front of your house.
(c) No garbage can or recycle bin should be placed at the curb any earlier than the night before collection and should be removed by the evening, the day of collection.

Section 5.05 Trash Enclosures

(a) All trash enclosures require written approval from the Architectural Review Committee. All structures must have at least two sides to hide trash cans from streetview or the view of surrounding neighbors.
(b) Trash enclosures must match the color and material of trimming on the home.
(c) See Appendix A for illustrations of recommended trash enclosures for Carpenter Farms.

Article VI. Parking

Section 6.01 Parking of Personal, Non-Commercial Vehicles

(a) The ONLY approved parking locations for resident passenger vehicles or pick-up trucks shall be on an owner's driveway or in an owner's garage. **Parking on roadways is prohibited at all times unless the vehicle is parked in a designated parking space.**

(b) Personal vehicles parked in driveways may not extend into the sidewalk area.
(c) No vehicles or other mechanical equipment may be repaired, dismantled or serviced on any Lot.
(d) Inoperable vehicles or vehicles that do not have a current registration and inspection sticker

shall not be stored on a lot for more than 30 days, unless stored in an enclosed garage.

Section 6.02 Parking of Commercial and Recreational Vehicles

(a) No recreational vehicles or related equipment, including any boat, houseboat, trailer, motor home or "camper" vehicle may be maintained stored or kept on any portion of the Property except in enclosed garages.

Article VII. Storage/ Rubbish on Lot

Section 7.01 Rubbish and Debris

(a) Rubbish, debris, garbage or waste materials are not allowed to be accumulated on any lot in Carpenter Farms and must be stored temporarily in sanitary containers on the Lot, prior to scheduled collection. This includes and is not limited to; broken or unused furniture, chemical substance containers, empty/broken containers, broken or faded empty flowerpots, lawn equipment not in use, and empty boxes/ storage bins.

Section 7.02 Children's Toy Storage, Other Movable Equipment

(a) Children's play toys and other movable equipment (lawn mowers, garden tools, etc.) must be stored out of sight, or in the rear yard when not in use.

Article VIII. Pets

Section 8.01 Owner Responsibility

(a) Pets must be on a leash and restrained by a person that can and does physically control the pet whenever they are outside of a fence-in area of the community.
(b) Each Lot is subject to no more than three (3) dogs, cats, or household pets.
(c) Owners are responsible for cleaning up any mess that a pet creates in Common Areas, or on any private property within Carpenter Farms.
(d) Owners are responsible for their pet's behavior and are liable for any provable damages.
(e) All permitted Pets shall be controlled so as not to create noise that is heardon the Property and outside the home between the hours of 9 p.m. and 7 a.m.

Appendix A: Approved Trash Enclosure- materials need to match current exteriors colors and material of the home or vinyl fence.



