

Hamptons at Northcross Community-Wide Standards

****** Do not schedule work prior to approval ******

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Application Information

1. The following is a list of the items that will always require a Hamptons Request for Modification form to be submitted:

- Decks and Porches
- Exterior Decorative Objects
- Garden Plots
- Play Equipment and Trampolines, Play Houses
- Basketball Goals
- Private Swimming Pools and Spas
- Fences
- Exterior Landscaping
- Exterior Building Alterations
- Portable Storage Units
- Detached Structures

2. A **completed** Form must be submitted to the Hamptons HOA Board before any work begins. Before planning any modification, please review the Hamptons Covenants and HOA Community-Wide Standards. Submitted requests which do not meet the Community-Wide Standards or Covenants will not be approved. The verbal approval of anyone is not permitted, to include all real estate sales agents, or management associations' representatives. All modifications must be in writing. Where plans are required, they must be submitted with the Hamptons Request for Modification Form.
3. The Request for Modification form and process, Hamptons HOA Community-Wide Standards and Covenants documents are available on the Cedar Management web-portal.
 - a. Use <https://web.mycmg.com/Home.asp> to access the Hamptons HOA management website.
 - b. Log in with your username and password
 - c. Select Forms and Docs
 - d. Select Forms to access the Request for Modification form

Request for Modification Review Submittal Process

1. Print the Request for Modification form off of the website.
2. Complete the form in its entirety. Please write legibly.

*Forms submitted without neighboring homeowners signatures will not be reviewed by the HOA Board.

3. Submit the completed Request for Modification form to the management company for review. Please make sure to include all necessary supporting documentation such as pictures, plans, materials, plot plan, etc. You may submit your request one of three ways.

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- a. Email: Scan documents and email to arc@mycmg.com
 - b. Fax: (800) 334-0526
 - c. U.S. Mail: Cedar Management Group, 10610 Metromont Parkway, Suite 204, Charlotte NC 28269
4. Once your paperwork has been received, you will be notified via phone call or email to confirm that your request has been submitted for review.
 5. The HOA Board and ARC Committee will review your request and approve or deny.

The Board has up to sixty (60) days to render a decision but will attempt to render a decision within two weeks after receiving a completed request, so please make note of this when setting project start dates with sub-contractors.

Once your paperwork has been approved or denied you will receive a signed copy via email or US Mail for your records.

If you have any questions regarding your protective covenants, design guidelines or the Request for Modification review process, please contact Cedar Management Company at (704) 644-8808 or (877) 252-3327.

Reporting a Violation

Reported violations must be submitted in writing via email or via voicemail to HOA's management company, Cedar Management (violations@mycmg.com), or the HOA Board. When reporting a violation, include the HOA name (Hamptons at Northcross), property address, and photos of the violation (if possible). The management company will investigate all reported violations and take the appropriate action if necessary. Reports may be made anonymously and action will be taken, but no follow-up with the resident who submitted the complaint will be done. Any violations reported to the HOA Board will be forwarded to Cedar Management for follow up.

Covenant Enforcement/Fining Procedures

1. If the HOA Board determines the reported violation is valid, a letter will be sent on behalf of the HOA identifying the violation, noting the section and article or Community Wide standard.
 - a. A written demand letter is sent specifying the alleged violation; the action required to cure the violation; and the time period, not less than ten (10) days, during which the violation may be cured without penalty.
 - b. The written demand letter may require immediate abatement in such circumstances which, in the management company and/or HOA Board's determination, pose a danger to safety or property.
 - c. If the violation is corrected within the stated time period, no further action is taken.
 - d. If the violation is not corrected within the stated time period, up to two additional written demand letters may be sent.
 - e. If the violation is not corrected within the stated time period after the final demand letter, the Board shall notify the resident and request his or her presence at a hearing to discuss the violation.
 - f. The offending owner charged shall be given the opportunity to be heard and to present

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evidence at the hearing. A fine not to exceed one hundred dollars (\$100) per day may be imposed by the Board for the violation and without further hearing for each day more than five days after the decision. Owners will be notified of the decision of any sanction or fine made by the Board after the hearing.

- g. Higher fines may be assessed if there is immediate risk of harm to life or property as determined by the Board.

* Refer to HOA Bylaws, Article III, Section 19, for more details on the HOA's Administrative Procedures including Hearings regarding Fines and Suspension of Services under N.C.G.S and 47F-3-102 (11)or(12)and N.C.G.S and 47F-3-107-1.

2. Possible sanctions include:

- a. Suspension of the right to vote
- b. Suspension of the right to use recreational facilities
- c. Recordation of notice of covenant violation with the superior court
- d. Imposition of a monetary fine on a per violation and/or per day basis
- e. Commencement of legal procedures
- f. Correction of the violation by the association with all costs charged to the violator
- g. Filing a lien for all fines and costs to correct the violation
- h. Filing for foreclosure

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Community-Wide Standards

Patios, Walkways, Driveways and Decks

1. A Form must be submitted for the installation of **ALL** new patios and modifications to any existing patios.
 - a. The patio may not extend beyond the sidelines of the house and may not extend to within ten (10) feet of side property lines; and
 - b. The patio may not exceed six (6) inches above ground level at any point.
2. A Form must be submitted for the installation of **ALL** new walkways and modifications to existing walkways.
 - a. The walkway may not extend beyond the sidelines of the house and may not extend to within ten (10) feet of side property lines; and
 - b. The walkway may not exceed four (4) inches above ground level at any point.
3. A Form must be submitted for the installation of **ALL** driveway modifications or extensions.
 - a. Driveway modifications or extensions are only permitted to the end of the driveway and may not extend past the rear corner of the home.
 - b. Materials must match the current driveway.
 - c. Asphalt is not permitted.
 - d. Minimal extensions may be permitted on the sides of the driveway to straighten the driveway or to improve access.
4. A Form must be submitted for the installation of patio covers, permanent seating, railings and other items not enumerated above.
5. A Form must be submitted for the installation of **ALL** decks. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
 - a. The Form must include a site plan denoting location, dimensions, materials and color. In most cases, the deck may not extend past the sides of the home. Materials must be cedar, cypress, No. 2 grade or better pressure treated pine, or plastic-composite decking.
 - b. Color must be natural or painted to match the exterior color of the home.
 - c. Vertical supports for wood decks must be a minimum 6 x 6 inch wood posts or painted metal poles, preferably boxed in as to appear to be 6 x 6 inch wood posts.
 - d. Owners are advised that a building permit may be required for a deck.

Exterior Decorative Objects, Front Porch Flower Pots, Lighting, etc.

1. A Form must be submitted for all exterior decorative objects, both natural and man-made. Exterior decorative objects include items such as bird baths, wagon wheels, sculptures, fountains, pools, free standing poles of any type, flag poles, items attached to approved structures, or any similar items.
 - a. A Form is not required to be submitted for a single flag pole staff attached to the front or garage side of a house.
 - b. A Form is not required to be submitted for flower pots. Flower pots and installed plants must always be neat and maintained. The color of the flower pots should match natural surroundings. Flower pots should be placed on the front porch or front steps. If placed in

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the driveway, the pot should be located next to the home. Flower pots are not to be placed in natural areas or grass of the front yard. The HOA Board reserves the right to determine flower pot color and appropriateness to the surrounding environment.

2. Except as provided below, a Form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. A Form is not required for the installation of low voltage lighting if the following criteria is met:
 - a. Lighting fixtures may not exceed 12" in height;
 - b. The number of lights does not exceed ten (10); and
 - c. All lights must not exceed 100 watts, are white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets.
3. Objects will be evaluated on criteria such as sizing, proportion, color and appropriateness to the surrounding environment.

Garden Plots

1. A Form must be submitted for the installation of **ALL** garden plots.
 - a. The plot is located behind rear line of house;
 - b. The size of the plot is limited to 150 square feet or 1/4 of the rear lot, whichever is smaller;
 - c. The maximum height of plants is less than four (4) feet.
 - d. The HOA Board reserves the right to require shielding of garden pots with natural landscaping.

Play Equipment and Trampolines

1. A Form must be submitted for the installation of **ALL** play equipment (including trampolines).
 - a. Play equipment must be located within the extended sidelines of the house.
 - b. Play equipment must be located in the rear yard.
 - c. Play equipment must be located to have a minimum visual impact on adjacent properties.
 - d. The HOA Board reserves the right to determine proper location.
2. Wood playsets must be properly maintained and may not be allowed to become unsightly. The HOA Board reserves the right to determine proper maintenance.
3. Metal playsets are prohibited.
4. Baseball backstops, soccer goals, swings, or other similar play items must be stored from view within the sidelines of the backyard when not in use. Storing in the front or side yard is prohibited.

Play Houses

1. A Form must be submitted for the installation of all play houses. Tree houses are **NOT** allowed.
2. Playhouses must be located where they will have a minimum visual impact on adjacent properties.
3. Materials used must match existing materials of the home and may not be larger than 100 square ft.

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Basketball Goals

1. A Form must be submitted for the installation of all basketball goals.
 - a. The goal is free-standing and the backboard is perpendicular to the primary street. The homeowner must provide justification for installing a basketball goal in any alternate location. The HOA Board reserves the right to determine installation location of any basketball goal.
 - b. Backboard is white, beige, clear or light gray.
 - c. Post is painted black or dark green.
 - d. Only one (1) goal is permitted to be installed.
 - e. Placement of the goal should create minimal visual impact from the street.
 - f. Written approval of any neighbor who may be impacted by play is obtained.
2. Basketball goals are **not** permitted to be mounted on any home.
3. Basketball goals must be located in the driveway. (e.g. Basketball goals may not be installed on sidewalks, yards, or cul-de-sacs.)
4. Basketball goals must not be located closer than 25 feet from the street or public sidewalk.
5. Basketball goals may **not** extend past the front corner of any home.
6. Portable basketball goals must comply with these guidelines.
7. Basketball goals must be properly maintained and may not be allowed to become unsightly. The HOA Board reserves the right to determine proper maintenance.
8. All efforts must be made to minimize impact to neighboring properties and plantings. The HOA Board reserves the right to require the installation of backstop netting to prevent balls from damaging landscaping, AC units, pool equipment, etc... of neighboring property.

Private Swimming Pools and Spas

1. A Form is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet. Portable wading pools **must** be stored from view when not in use.
2. Above-ground pools are prohibited.
3. A Form must be submitted for all in-ground pools and spas.
 - a. Appearance, height, and detailing of all retaining walls **must** be consistent with the architectural character of the house. Some terracing may be acceptable.
 - b. Fencing must meet the requirements outlined in the section on Fences.
 - c. Maximum pool area - 1,000 Sq. Ft.
 - d. Glaring light sources, which can be seen from neighboring lots, may not be used.
 - e. Landscaping enhancement of the pool area and screening with landscaping is required.

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4. A Form must be submitted for exterior spas and hot tubs, and screening with landscaping is required.

Fences

1. The only acceptable fencing for the community is the open Split Rail style and Wrought-iron style.
2. A Form must be submitted for the installation of all fencing. The Form must include the following:
 - a. A picture or drawing of fence type.
 - b. Dimensions - The maximum height may not exceed 48 inches or four (4) feet. A variance may be granted to allow for the installation of a 54 inch fence if required. (e.g. the county may require a 54 inch fence for a pool or spa.)
 - c. Site Plan - A site plan denoting the location of the fence must accompany the Form. Fences shall not be located closer to any street than the rear edge of the house. However, on corner lots, the fence shall not be closer to any side street than the building line of the lot.
3. Split Rail guidelines:
 - a. The maximum span between posts shall be ten (10) feet. The minimum post size shall be 4 x 4 inches and must have two 2 x 8 inch rails or three 2 x 6 inch rails per section.
 - b. Color - the fence must be natural or painted to match exterior trim.
 - c. Crossbeam - Crossbeam structure shall not be visible from any street (must face inside toward the yard).
 - d. Vertical mesh wiring must be installed on the inside of the split rail fence.
4. Wrought-iron guidelines:
 - a. The maximum span between posts shall be six (6) feet and must be consistent where possible. The maximum span for pickets is four (4) inches apart.
 - b. Color - All materials must be black in color; including Points, Finials, and/or Ball caps on posts.
 - c. Aluminum material with lifetime guarantee is required to ensure durability, fade-resistance and scratch resistance.
5. Fencing may not be used to subdivide a yard for a dog run or kennel. Dog runs and kennels are not permitted.

Exterior Landscaping and Maintenance

Each owner is responsible for maintaining his/or lot year round. The HOA Board reserves the right to require additional maintenance during the growing season including but not limited to additional pruning and trimming of plants and trees during the growing season.

1. A Form must be submitted for any tree that an owner wants to remove, except for diseased or dead trees and trees needing to be removed to promote growth of other trees.
2. Each owner shall keep his/her lot and all improvements thereon in good order and repair including, but not limited to, seeding, watering, regular mowing, the pruning and cutting of all trees and shrubbery and the painting or other appropriate external care of all buildings and improvements.

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This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding community.

3. A Form is not required to be submitted for planting ornamental trees and shrubbery.
4. A Form must be submitted for screen planting (row or cluster style), property line plantings, and substantial landscaping plans. The Form must include a description of the types and sizes of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.
5. Each owner is responsible for removal of debris, clippings, etc. from the property line to the center of the street. (i.e. Grass clippings are not to be left in the street or curb) All planting areas should be properly maintained at all times, and after the first frost, all affected material should be removed. All dead plants must be removed. Bare earth must be covered with straw, mulch or similar ground cover to prevent soil erosion.
6. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding community.
7. All mulched landscape beds must be covered with natural pine straw, chopped pine bark mulch, or wood shavings.
8. The preferred landscape bed edging is a neat four (4) to six (6) inches deep trench. Other edging, if used, must be flush with the ground and be of a uniform type.
9. Stacked stone edging is approved if less than eight (8) inches high. The stone color should be neutral or consistent with the existing landscape colors. Any edging greater than eight (8) inches high must have a form submitted for approval prior to installation.
10. Outdoor storage of garden tools and hoses **must** be screened from view and kept behind shrubs. Any tools or items stored under a back deck or porch must also be screened from view.

Exterior Building Alterations

1. A Form must be submitted for all exterior building alterations. Building alterations include, but are not limited to, storm doors and windows, porches and room additions to the house. Repainting requires prior written approval only if the color is changed.

A paint color change requires the following information:

- a. Paint sample or picture of paint color used in or approved for this or another John Wieland Community in the same county. The address of the home and community where color has been approved must be identified.
- b. Area of home to be repainted.
- c. Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same colors).

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2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A Form must be submitted for all front door changes. The Form must contain the following information:
 - a. Picture or drawing of all doors which will be installed;
 - b. Picture depicting style of the door to be installed; and
 - c. Color.
4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors. The Form must contain the following information:
 - a. Picture or drawing of all windows/doors on which storm windows/doors will be installed;
 - b. Picture depicting style of storm window/door to be installed; and
 - c. Color.
5. If County authorities make any changes to the plans as approved by the Covenants Committee, the owner must submit such changes for approval prior to commencing construction.
6. Lighted courts (other than the community courts) are prohibited.
7. Additions which extend out from the side line of the home must be heated and cooled living space.
8. Unheated storage additions are permitted to be installed on the rear of the home. Unheated storage additions may not extend from the sidelines of the home. The materials and colors of unheated storage additions must match the original architecture of the home.
9. Detached buildings will be considered only for lots of one (1) acre or more. A form must be submitted for all detached buildings. If the lot contains less than one (1) acre, detached buildings are not permitted.
 - a. Detached buildings must be located within the extended sidelines of the home.
 - b. Detached buildings shall be limited to 500 square feet.
 - c. Detached buildings may not be used for workshops, garages, or any other purpose that may be deemed by the Covenants Committee to cause disorderly, unsightly, or unkempt conditions.
 - d. Detached building exterior materials must match the exterior materials used on the home.
10. Owners are advised that a building permit will be required for certain exterior building alterations.
11. Replacement of garage doors does not require a Form to be submitted if the replacement doors match the original design and color installed by the builder. A Form must be submitted for changes to original design and color. The replacement doors must be approved and should be consistent with the design of the home. The replacement door color should not be changed without approval.
12. A Form must be submitted for all screened porches. Screened porches are permitted on the rear of the home and may not extend from the sidelines of the home. Materials must match the existing

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home. Trim and siding color must be natural or match the home color scheme.

13. Window air conditioning units are not permitted.

Exterior Building Maintenance

Homeowners are required to keep their homes in good repair and well maintained. Visible signs of deterioration or neglect will result in a violation letter to be sent once noticed by the HOA Association. Exterior building maintenance includes but not limited to:

1. Shutters that have come loose or fallen off the home must be reattached.
2. Mildew, mold, and any dirt must be cleaned as to not present an unkempt condition.
3. Painted surfaces must be maintained by cleaning and painting as needed. Painted surfaces are not permitted to become unsightly.
4. Missing roof shingles should be replaced. Any loose shingles must be removed from the roof or gutters.
5. Wood rot around any window must be repaired and repainted.
6. Damaged light fixtures must be repaired or replaced.
7. Repair or replace any broken deck spindles or balusters.
8. Damage to any portion of the façade must be repaired or replaced.
9. Homes with tint installed on the windows must maintain a consistent look. Any windows which are replaced must have the tint reinstalled.

Vehicles and Parking

1. No boat, trailer, camper, recreational or any other type vehicle may be parked or stored in open view on residential property for longer than a 24-hour period.
2. All cars parked in open view and not in a garage must be operable and registered with the state and may not be unsightly.
3. No vehicle may be parked in any yard. As a general rule, parking of vehicles on the street is discouraged. Temporary parking (four hours or less) is allowed if not a nuisance to neighbors or impediment to traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.

Satellite Dishes and Antennas

A Form is not required for satellite requests.

1. Satellite Dishes should be no larger than 36 inches.
2. Color of the satellite dish should be gray or neutral to blend in with the surrounding landscape.
3. If ground mounted, it is suggested the dish is screened from view by natural landscaping all cables

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must be buried.

4. If mounted on home, it is suggested the dish be mounted on rear of home, and within the sidelines of home and present a minimal impact from the street and adjacent properties.

A form is required for all exterior antennas of any kind.

Solar Devices

A Form must be submitted for solar devices.

Signs and Flags

1. A Form is not required to be submitted for 'For Sale' signs if the sign is:
 - a. Located within the extended sidelines of house
 - b. Such that it will have a minimum visual impact on adjacent properties
 - c. Does not exceed four (4) sq. ft.
 - d. Sign is only used for the sale of the home

Note, only one (1) For Sale sign per residence is permitted.

2. Signs from real estate firms are allowed while generic "For Sale by Owner" signs are NOT allowed. Should a Hamptons homeowner wish to use a sign to aid in selling their home without a realtor, Hamptons for sale by owner signs must be used. These signs may be obtained by contacting the Board.
3. A Form is not required to be submitted for an Election sign or flag if the sign or flag is:
 - a. Located within the extended sidelines of house
 - b. Such that it will have a minimum visual impact on adjacent properties
 - c. Does not exceed four (4) sq. ft.
 - d. May not be installed more than 2 weeks prior to election
 - e. Must be removed within two (2) days after election.

Note, only one (1) Election sign or flag per residence is permitted.

4. A Form is not required to be submitted for Contractor signs if the sign is:
 - a. Located within the extended sidelines of the house or at the residence mailbox.
 - b. Such that it will have a minimum visual impact on adjacent properties.
 - c. Does not exceed four (4) sq. ft.
 - d. May not be installed prior to the commencement of work.
 - e. Must be removed immediately after the completion of the job.
5. Signs are not permitted to advertise or promote a home based business.
6. Signs are not permitted to advertise the sale of a car, truck, boat, motorcycle, or camper.

Clotheslines, Garbage Cans and Woodpiles

1. All clotheslines shall be located or screened to as to be concealed from view of neighboring Lots,

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streets, and property located adjacent to the Lot.

2. Trash, recycle bins and yard waste containers shall not be visible from the street view of the home (front facade). Homes located on corner lots may not position trash cans where they are visible from the street fronting the home.
3. Trashcans, recycle bins, and yard waste should not be placed at the curb more than 24 hours prior to pick up.
4. Trashcans and recycle bins should be removed from the curb the day of pick up.
5. A Form must be submitted for all Garbage can enclosures. The preferred screening for garbage cans is natural landscaping. Garbage can enclosures must be attached to the home and should not exceed four (4) feet in height. Pressure treated wood must be used for any enclosure. Vinyl and plastic materials are not permitted. The enclosure may be painted to match the siding or trim of the home or stained to blend in with the surrounding landscape.
6. Firewood piles are to be maintained in good order and must be located within the sidelines of the house and in the rear yard in order to preserve the open space vistas.
7. Woodpile coverings are allowed only if the cover is an earth tone color and the woodpile is screened from the view of the street. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it.

Portable Storage Units

1. A Form must be submitted for **ALL** portable storage units and PODS required for longer than ten (10) days.

Detached Structures

1. A Form must be submitted for all Arbors. Arbors shall not exceed eight (8) feet in height from the ground or deck level and shall not be enclosed to create a solid barrier. Arbors are generally permitted on decks, patios, fences, gates, or can be freestanding decorative elements. If attached to a deck or fence, the material and color must match the same as the deck or fence. Arbors may be constructed of pressure treated wood or wrought iron. Plastic or vinyl is not permitted. Arbors may not be erected in the front yard of any residence.
2. A Form must be submitted for all Fireplaces. Outdoor fire pits and fireplaces must be located in the rear and within the sidelines of the home. If the fireplace has a chimney, the height of the chimney must not exceed eight (8) feet.
3. A Form must be submitted for all Pergolas. Pergolas are permitted in the rear of the home. Material should be consistent with existing deck material. Color should be natural or match siding/trim color.
4. Free standing Gazebos and Lanai are not permitted. Any structures with a solid roof or shingles must attach to the rear of the home.
5. A Form must be submitted for all doghouses. All doghouses must be located where they will not be

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seen from the street and located within the sidelines of the home. If stick built, the dog house must have roof shingles and be painted to match the existing home.

Window Grids

1. All windows viewable from the street should have a consistent look from the exterior of the home. Acceptable consistent look is:
 - a. All In (All windows in the home regardless of location have grids in the top pane and lower pane.)
 - b. All Out (Except for those windows that have grids in between the panes.)
 - c. In palladium windows only
2. In addition, all window grids that are in the home should be complete and not missing any arms.
3. The only acceptable color is white or as originally installed in the home at time of building.

Holiday Decorations

1. Decorations may be installed and turned on no more than four (4) weeks prior to the holiday.
2. Christmas decorations must be removed from view no later than January 7th.
3. Halloween, Easter, Memorial Day, 4th of July and Labor Day decorations must be removed from view seven (7) days after the holiday.

Mail Box Posts and Mailboxes

Mailbox posts and mailboxes must be maintained. Cleaning and painting must be done periodically to prevent rust and wood rot.

All mailboxes and mailbox posts shall be of the same type and color as that originally installed by the builder. Refer to Exhibit A, Mailbox Specifications, of the Declaration of Protective Covenants Amendment, dated 10/30/2017 for specifications.

The Wednesday Weekly newsletter contains a listing of vendors who install mailbox posts and mailboxes in compliance with the specifications.

Guns

The use of firearms in the Community is prohibited. The term "firearms" includes "B-B" guns, pellet guns and small firearms of all types.

Animals and Pets

Refer to Article VI, Section 7 of the Declaration of Protective Covenants regarding Animals and Pets. The HOA Board recommends residents contact the local police department or animal control for any issues with animals or pets.

Damage and Destruction

Refer to Article VII, Section 3 of the Declaration of Protective Covenants regarding Damage and

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Destruction – Lots. In the event a home is severely damaged requiring major repair or to be demolished, the homeowner must submit architectural plans to the HOA Board for approval. Homes requiring major repair or completely rebuilt must maintain the same architectural standards as the existing homes in the Hamptons.

Revised: December 2021

Approved by Board of Directors: 12/20/2021