



Covenant Guidelines

Stamey's Walk Homeowners Association, Inc
PO Box 371 , Willow Spring, North Carolina 27592

The following guidelines are extracted from the Protective Covenants, Site Drawings for ease and convenience of the association and do not, in any way, change, replace or override regulations defined in the covenants or subdivision plat drawings. The Board of Directors can allow variances to these regulations except county and state and federal regulation items based on actual site conditions without changing the intent of the regulation.

Restricted (not permitted):

- No Newspaper boxes
- No Visible Clothes lines on any site
- Garbage cans, carts, containers must be behind main building
- Signs other than Real Estate sale sign (one per lot at max of 6 sq ft)
- All electronic receiving and transmitter equipment (Dish's, Towers, Antennas etc) other than one meter (39.37") max Satellite Dish)
- No noxious or offensive activity upon any lot is allowed that would be offensive to the neighborhood
- No discharge of Firearms of any type
- Driveways, entrances or exits onto Kennebec Rd are restricted by County DOT regulations
- Maximum Impervious surface density is restricted by Plat Drawings to 15%
- Accessory Structures (Sheds etc) are controlled by Wake County Ordinances

Guidance

Items requiring Architectural Control Committee Application and Approval

- All improvements to the site prior to erection or installation including but not limited to:
 - All Swimming pools
 - Fences hedges and mass plantings used as a fence
 - Outside house lighting
 - Screen plantings
 - All sheds, outbuildings, animal enclosures
 - Mail box replacements (Availability Info on web site)

Lot Use

- No part of property can be used for business (manufacturing or commercial purposes)
- Lots can only be used for Residential Use
- Lots will be maintained to pavement where applicable
- Lots will be kept free of tall grass, undergrowth, dead trees, trash and rubbish

Parking

- Habitual , non temporary parking of vehicles on street is prohibited
- Travel trailers, boats, boat trailers and all other recreational vehicles must be in garage or screened area behind the main dwelling
- No trailer or vehicle may be used as a residence, temporarily or permanent

Animals

- No livestock, poultry
- No vicious animals or other pets that threaten or is a reasonable threat to anyone
- All pets must be restrained or confined
- Max of 4 Pets - dogs, cats or other household pets
- Animal enclosures must be behind rear of dwelling and 30 feet from side yards

Fences

- Fences - 6 ft maximum height - 5 ft from back and side lot line
- Not forward of rear line of house
- No wire fences
- All fences and hedge lines maintained and aesthetically pleasing
- Hedges and mass plantings when used as a fence must comply with all fence guidelines.



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Sheds

- Match the main dwelling in color, material and appearance
- The restriction is that the shed has to be according to Wake county guidelines and Part 7 zoning by wake county even if smaller then 12x12.
 - <http://www.wakegov.com/inspect/guides/accessorystructures.htm>
 - <http://www.wakegov.com/NR/rdonlyres/030C33DC-5097-4A46-8B1B-7896044B485F/0/AdoptedOrdinance031912.pdf>
- Accessory Structures with any dimension greater than 12' require a permit . Maximum size of detached Garage is 600 sq. ft
- In the Referenced Zoning document (The accessory building regulations of this subsection Part 7(4-70-1) apply to all accessory buildings)
- 5 feet from side and rear setbacks.
- Accessory buildings must be separated from all other accessory and main buildings by a minimum distance of 10 feet.
- Accessory buildings may not exceed the height of the main building.
- Accessory buildings located within 10 feet of the lot line of property in a residential district may not exceed 15 feet or one story in height.
- Behind rear corners of House –
 - Accessory buildings on interior lots may not be located nearer the street than the front of the main building
 - Accessory buildings on corner lots may not be located nearer the street than the front or street-facing sides of the main building.

All official documents and forms are available on the Association Website. <http://www.stametyswalk.com>