



KINGS GRANT HOMEOWNERS ASSOCIATION, INC.
P.O. Box 9008
FAYETTEVILLE, NC 28311-9079

Guidelines for Submission of Plans Requiring Architectural Review Board Approval

I. General

1. As a resident of King's Grant Homeowners Association you have a responsibility to maintain your property and observe the restrictive covenants set forth by the developer. To accomplish this objective, standardized guidelines have been established. In the spirit of cooperation, we encourage all homeowners to follow the guidelines set forth below. These following guidelines are meant to assist you in improving and changing your property in ways that require approval of the Architectural Review Board (ARB) **BEFORE** any project is initiated. The intent of these guidelines is to provide for the preservation of property values and amenities and provide a general plan for the improvement desires of homeowners. Please ensure that you check those Covenants that apply to the section of King's Grant in which your property is located. The intent is not to restrict or quell a homeowner's desire to improve or change their property as long as those changes are in accordance with the aforementioned Covenants and Restrictions and the proper procedures which are to be followed when submitting requests. Covenants and other helpful information can be found at the King's Grant website referred to at the end of this document.
2. The ARB is composed of homeowners who are on your side. They are committed to supporting these guidelines for the greater good of all homeowners and the community. Every reasonable effort will be made to support your interests.

II. Submission Procedures

1. Include as much information as possible so that the ARB can make the best decision with the information you provide. Property lay-out, as well as detailed plans from architect, contractor, photos, etc. are very helpful. Please list and number your enclosures. All submissions must be in writing and mailed with the accompanying plans, drawings, etc. to:

Kings Grant Homeowners Association
ATTN: ARB Project Submission
P.O. Box 9008,
Fayetteville, NC 28311-9079.

2. A written response will be provided within 45 days of the submission receipt. When approved, the KGHOA permit will be included and, as applicable, additional instructions to make your project proceed as smooth as possible. **Again, other than an initial estimate, do not begin any projects until you receive the written approval.** Your authorization will be valid for 12 months from date of approval. Any changes to the approved request must be resubmitted in writing. Projects must be finished no later than 6 months from initiation. Disapproved submissions will be returned with justification and, in those cases where applicable, suggested remediation to gain project approval.

III. Appeals

Appeals of ARB decisions must be made within 30 days of disapproval and submitted in writing to the ARB, which in turn will submit it to the KGHOA Board of Directors. The Board will review appeals and respond to the homeowner in-writing within 30 days.

IV. Website Refer to the KGHOA website for more details and above references at:
<http://www.KINGSGRANTNC.com>