



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

**Improvements/Additions Requiring ARB Approval**

**PLEASE NOTE:** Ensure you also check with the city of Fayetteville/Cumberland County for any permits that may be required. If your property is located on a golf course lot, please review the particular restrictions that apply.

The following require ARB approval prior to any start of the project

1. **Sports equipment** (e.g. permanent basketball hoops, practice netting) Emphasis is on safety, aesthetics, and preventing damage to your or adjacent property.
2. **Concrete/asphalt work** (e.g., driveway additions/expansion, patios, primarily requiring concrete pouring)
3. **Fencing:** Submit type material to be used and color as well as surveyed fence line. Please note those fencing materials which are prohibited (chain link).
4. **Home additions** (to include porches and garages) Submit detailed architectural drawings, materials to be used, color, etc.
5. **Landscaping:** Any major changes/projects (land clearing, trees with a diameter of more than 4 inches (approx 14 inch circumference), earth moving, etc.) that change the preexisting landscape or conflicts with the general appearance of KG. Sod planting that does not require major earth moving and complements the current landscaping does not require prior approval.
6. **Exterior Paint or changes to current façade:** Changes to preexisting color or color schemes as well as facades (e.g. adding siding, gutters, shutters) require prior approval. Use of substantially same color/color scheme as currently on the structure does not require approval.
7. **Children play sites** (swing sets, playhouses, tree houses, etc.) Submit drawing materials and color, and location. Height limit is 12 feet for any ground structure.
8. **Ponds, natural habitats**
9. **In-ground pools:** Include required fencing plan. Above ground pools are prohibited.
10. **Decks, pavilions, gazebos and like structures:** May also require city permit
11. **Roofs:** Same as exterior paint, submit if material is different from current materials.
12. **Satellite Dishes:** Check your covenants. Generally speaking, limited to small roof mounted and well placed dishes so as to reduce visual clutter.
13. **Spas/hot tubs:** Required for construction of any structure to support or cover (e.g. gazebo) the spa/hot tub.
14. **Storage sheds:** Submit materials, color, and location. City permit is required.
15. **Any type of pet enclosure, kennel or run:** Compliance with city and county ordinances is required as well as SPCA or AVA guidelines to ensure pet's well-being. The Covenants state that no business involving pet breeding or kenneling may be conducted. Emphasis will be on the animal's well being as well as noise abatement and appearance.
16. **Mailboxes:** Must complement the property's structure with like structure and color scheme.