

Springdale Gardens Protective Covenants

(in plain language)

Introduction

The Springdale Gardens Protective Covenants are in place to ensure the best use and most appropriate development of each lot in our community. The covenants, on file at the Wake County Registry, are binding and exist for the benefit of all property owners.

The Springdale Gardens Architectural Committee (SGAC) has the authority to enforce the covenants through legal action; however the SGAC can serve most effectively by promoting voluntary compliance. These “plain language” covenants are provided to assist residents with understanding the covenants, their benefits, and the process used to request approvals.

Purpose of the Protective Covenants

- to *protect property owners from depreciation* due to improper use of surrounding lots.
- to *preserve the natural beauty* of our property. Sites are to be kept free of tall grass, dead trees, and rubbish.
- to *guard against the erection of poorly designed or unsuitable structures*. Plans for any new or altered building, fence, pool or other structure must be approved in writing by the SGAC (see Process, below).
- to *secure and maintain proper setbacks*:
 - 40 feet from the front line
 - 30 feet from the rear line (or side street for corner lots)
 - 15 feet from an interior lot line for accessory buildings. No accessory building of any nature shall be placed without permission of the SGAC.
 - 10 feet from an interior lot line for the home and garage
- to *prevent nuisance and noxious or offensive trade*:
 - No business activity or trade of any kind is permitted including the use of any residence as a professional office or rooming house.
 - No on-street parking of automobiles
 - Boats, campers, and trailers shall be parked in a garage or screened area.
 - No animals other than house pets are permitted.
 - No signs or billboards are permitted.

Process for Requesting Approvals

- Contact a member of the SGAC to discuss the need for approval.
- If an approval is needed, submit appropriate documentation to the SGAC prior to starting work or signing an agreement with a contractor.
- The SGAC will review the documentation and suggest alternatives if appropriate. Minor violations of setbacks may be approved conditioned on a variance from the City of Raleigh Zoning Department.
- The request will either be approved or rejected in writing

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Other Information on the SGAC and the Protective Covenants

- If the SGAC does not respond to a written request for approval within 30 days, the request will be deemed approved.
- In the absence of an approval request, and if the SGAC takes no action to enjoin an improvement or alteration before completion, approval will not be required and the covenants will be deemed to have been fully complied with. This does NOT ensure compliance with zoning or other authorities outside the covenants.
- Seeking and obtaining approval of the SGAC protects you in case of a future sale of your property! There have been situations where closings were delayed as compliance issues were resolved.
- If a covenant violation already exists, the SGAC will work with you to help resolve the situation.

Your Springdale Gardens Architecture Committee

- Sam Bigelow 847-3013
- Ted Churn 803-0403
- Bill Rieth 846-9266

Your Role

- Observe the Protective Covenants.
 - Please do not hesitate to call on the SGAC. Their goal is to help, not hinder, development of our neighborhood.
 - Remember, the covenants are binding and exist to protect your interests
- Encourage your neighbors to correct non-conformances