



**THORNHILL COMMUNITY ASSOCIATION, INC.<sup>SM</sup>**  
**c/o Cusick Community Management**

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## **Community Guidelines**

Adopted October 20, 2004

Amendments: October 17, 2005; January 3, 2007; February 23, 2009; December 6, 2013; November 12, 2015; September 1, 2016; July 17, 2018; November 19, 2019; June 12, 2024; September 9, 2024; October 9, 2024

### **Overview**

This 2024 guideline incorporates changes approved by the Board of Directors since the last published update in 2019. The Architectural Control Committee (“ACC”) oversees architectural, maintenance and use restrictions for the Thornhill Community Association, Inc. (“TCA” or “Association”) as described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Thornhill Community Association, Inc. (“CC&R’s”), and is responsible to the TCA Board of Directors for the enforcement of those restrictions.

### **Section 1: Areas Subject to ACC Approval**

The following section describes improvements to residential lots that require ACC review and approval prior to commencing the project. If you would like to improve your property and are unsure of what is allowed, contact the property management company or ACC chair for direction before making any commitments or purchases. Practices and Procedures for Approval are described in section 2.

#### **Section 1 (A) Exterior Modification to Dwelling**

All exterior construction, reconstruction, remodeling, alterations or additions to the existing dwelling shall be approved by the ACC. In general this covers but is not limited to room additions, decks, patios, pavers, stamped concrete, screened porches, sunrooms, pergolas, roofs and replacement roofs, window replacements, exterior doors, shutters, mailboxes and mailbox posts, window mounted air conditioning units, siding replacements, accent stone or brick, garage doors and replacement garage doors, driveways, walkways, pools, outdoor kitchens and built in fireplaces, and replacement of builder installed retaining walls, etc.

#### **Section 1 (B) Exteriors**

One of the most often requested items are changes to the exterior house color. Any change or modification to the exterior color of the home including siding, trim, doors, shutters, etc. shall be approved by the ACC. The only exception not requiring ACC approval are routine maintenance.

##### **Section 1 (B) 1 Siding**

There are three types of siding in Thornhill: 1) Hardboard horizontal lap siding (e.g. Masonite), 2) Fiber-cement horizontal lap siding (e.g. James Hardie) and 3) vinyl horizontal lap siding. Materials choices for repairs and replacements of siding that follow the original home construction are readily approved by the ACC. All applications for siding replacements should include a drawing or explanation of where the replacement or repair will be located on the dwelling.

In the case of replacement of existing siding using vinyl, the following general materials specifications can be approved by the ACC:

- Certified by the Vinyl Siding Institute that materials meet American Society for Testing and Materials (ASTM) specifications D3679 and D6864 for durability and color fastness
- Laminated Foam Insulation backed



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- Minimum 0.044" thickness
- Minimum rating for 165 mph wind
- Minimum 5" face profile for horizontal clapboard style
- Textured or smooth finishes with color choices guided as per Section 1 (B) 2 Exterior Paint

The ACC requires that applicants include a manufacturer's sample and specifications sheet of the proposed materials in applications for vinyl replacement or repairs.

**Section 1 (B) 2 Exterior Paint**

Generally, the colors used by the original builders in the community can easily be approved given minor adjustments for variances in coloring. It is also realized, that over time, changes in home paint color can "date" a community. With this in mind, the ACC will stay open to optional paint color selections beyond that which was originally used by the builders. The ACC will strive to be fair in reviewing requests to change color even if they are different from those commonly used by the original builders, however, color changes must be compatible with the overall look of the community. Brick exteriors may be painted subject to prior ACC approval.

**Section 1 (C) Fencing**

A fence is any structure placed on a property for the purpose of enclosing an area and/or providing a solid visual barrier related to landscape design or privacy. A wide range of designs and materials can be proposed. Post and rail, with or without heavy wire mesh, open spaced picket, open slotted board fences with a one inch or greater spacing between boards, designer or decorative metal fences are readily approved. Chain link, wire, vinyl or PVC, metal mesh fencing basket weave or solid board fencing are not allowed in Thornhill. All fences are limited to 5 feet in height from the ground, with the exception of properties with rear yards along Ballantyne Commons Parkway or Elm Lane right-of-ways where 6-foot stockade type fence may be proposed.

All fences must be approved by the ACC prior to construction. All fences shall be constructed on or within the property owner's property. Most perimeter fences start at the front or rear line of the dwelling structure. Property owners having corner lots must set the fence back from the side property line at least 10 feet back from the edge of the right of way to provide a line-of-sight for vehicles making turns.

**Section 1 (D) Outbuildings, Storage Buildings, Sheds, Doghouses, Playhouses and Similar Structures**

No sheds, storage buildings, carports, tree houses or any type of outbuilding structures, including playhouses that are of a design and size to replicate a storage building or shed, are allowed.

In general, the following types of construction or play equipment are acceptable for the community:

- Playground type swing sets, slides, and gym sets that may include elevated decking and/or a loft playhouse within its design.
- Doghouse structure of a kind sold in stores and/or site built are permitted providing those site built are property finished with stain and/or painted an approved color and have a finished or shingled roof.
- Smaller kiddy type playhouses of a semi-temporary nature similar to those commonly sold by toy stores, department stores, warehouse merchandisers, etc.



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The following types of construction generally require ACC approval prior to construction:

- All other playhouses shall be approved prior to construction and in general shall be miniature in size, shall serve as a playhouse structure only and shall not be used as storage sheds. ACC approval must be obtained before purchasing or building this type of structure. (Requires ACC Approval - See Section 2)
- Trellis and gazebo type enclosures that are incorporated into the side or back yard landscaping or are added to existing decks. (Requires ACC Approval - See Section 2)
- Permanent storage additions to a dwelling which are directly attached and fully integrated with the structure and are of a design compatible with the dwelling and the community. (Requires ACC approval (See Section 2)
- Small screening structures intended to keep trash receptacles out of sight. (Requires ACC Approval – (See Section 2)

**Section 1 (E) Aerials and Antennas**

No exterior television, radio or other aerial transmitting or receiving device, antenna, dish or tower is permitted except for the FCC permitted one (1) meter or less diameter satellite dish. The guidelines for dish placement are as follows and must be approved by the ACC:

- The dish must be placed in the least noticeable location on the property from which an acceptable quality signal can be received. An authority having jurisdiction must confirm in writing when the only acceptable placement is on the front of the home.
- No dish will be placed forward of the front setback line of the dwelling.
- When placed along the property line, the dish shall be placed as close to the dwelling as possible.
- All dishes placed at ground level will be screened from view to a height acceptable for reception.
- All dish placements require approval by the ACC – See Section 2.

**Section 1 (F) Swimming Pools / Hot Tubs**

Only "in ground swimming pools" are allowed in the community. No "above ground swimming pools" are permitted. Hot tubs are permitted but must be screened from street view and kept covered when not in use. (Requires ACC Approval - See Section 2).

**Section 1 (G) Basketball Goals and Street Right-of Way**

There are two types of basketball goals approved for use in Thornhill: The fixed variety embedded in cement next to a home's driveway and portable free-standing goals.

All basketball goals shall be placed no closer to the street than half the distance between the garage to the end of the driveway. Backboards may not be attached to the house. They must be oriented so that play occurs on the concrete pad used to park vehicles on the owner's private property.

Basketball goals and similar obstructions within the city's street right-of-way are not permitted, as they are safety and liability hazards and violate City code section 19-25. The management company actively cooperates with Charlotte Department of Transportation's basketball removal program. CDOT will remove these hazards without notice.



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**Section 1 (H) Roofs**

All new, replacement and roofing repairs must be approved. All roof styles, color, and shingle type must be approved. 3-Tab shingles are not allowed in Thornhill. Sculpted tabs, scalloped, decorative designer and slate shingles are prohibited. Fiberglass asphalt, dimensional, architectural shingles must be used. Readily approved colors include Charcoal Black, Desert Tan, Driftwood, Barkwood, Charcoal, Slate, Weathered Wood, Onyx Black, and Estate Gray. Red, Orange, Green, Blue, White or Light Grey Shingles and multi-color shingles are not approved. The goal is to maintain the existing look of the community by approving shingles in the gray, black, and brown families.

**Section 1 (I) Lawn Maintenance**

All Owners must maintain their Lot so that there is healthy, watered and well-maintained grass, free of weeds located on the Lot. No bare spots or dead grass shall be located on any Lot. Owners shall edge and cut the grass so no grass is higher than six (6) inches in length and Owners shall seed and aerate their Lot as needed in order to maintain healthy grass. Any shrubs, plants and trees shall be pruned on a regular basis (but not less than twice a year). All flower beds must be weeded, and mulched and/or pine needles must be applied on a regular basis (not less than once a year) to ensure a clean and neat appearance of the flower bed areas and tree rings.

**Section 1 (I)1 Artificial Turf Guidelines**

The ARC and/or Board of Directors reserves the right to require removal/replacement of any area of artificial turf which does not meet the standards set forth by these guidelines.

Artificial turf must be professionally installed by a licensed representative of the manufacturer and covered by a manufacturer's warranty of at least eight (8) years. After installation the turf must be maintained according to the manufacturer's guidelines and warranty requirements.

Artificial turf must be installed in such a way as to appear seamless and uniform. Only natural colors are acceptable, to remain unchanged from the natural green lawn appearance, and subject to approval by the ACC Committee.

Artificial turf must be maintained in like new condition, color, and uniformity with no tears or seams visible. Seams must be glued together, not nailed. Pile must be maintained with regular raking as necessary for a natural looking pile; not flat or lying horizontal.

Artificial turf is allowed in rear yards only.

**Section 1 (I)2 Artificial Turf Conditions**

When artificial turf reaches the end of its lifespan and no longer appears natural in color and appearance, or has suffered irreparable damage or wear, the turf must be replaced, as conditioned by this approval.

**Section 1 (J) Solar Collectors**

Subject to the North Carolina General Statutes, solar collectors that gather solar radiation as a substitute for traditional energy for water heating, active space heating and cooling, passive heating, or generating electricity for a residential property are generally permitted in Thornhill.

All solar collectors must be approved before installation and applications may be declined if the equipment is:



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1. On the facade of a structure that faces areas open to common or public access (e.g. front of house or facing the common areas of the Association).
2. On a roof surface that faces the street (e.g. a front roof).
3. Within the area set off by a line running across the façade of the structure extending to the property boundaries on either side of the façade, and those areas of common or public access faced by the structure (e.g. stand-alone solar panels installed in the front yard).

Request for Approval Requirements: To assist the ACC's review of applications, Owners should include with their Request for Approval a drawing of their dwelling that clearly shows the intended location of the planned Solar Collector(s) and its orientation to areas open to common or public access.

Owners who install Solar Collectors are asked to ensure that all equipment, cabling and other attachments are installed in the most inconspicuous method possible.

Note to Adjoining Neighbors: Owners' rights to install Solar Collectors, subject to limitations consistent with the above, are generally protected under the North Carolina General Statutes. The Association cannot lawfully prohibit a Solar Collector(s) due to its visibility to adjoining neighbors.



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## Section 2: Practices and Procedures for Approval

### Section 2 (A) General Guidelines and Requirements

ACC applications are submitted online at <https://cusick.cincwebaxis.com/cinc/-acc-requests/>. If you have difficulty submitting your application online, or require assistance, please contact [communitysupport@cusickcompany.com](mailto:communitysupport@cusickcompany.com).

You will also need to be prepared, depending on the request, to notify neighbors of your plans and to submit a detailed plan showing the nature, kind, shape, height, dimensions, color, materials, location, contractor information and other pertinent factors related to your project.

While the CC&R's provide for a 30-day review period once an ACC application has been received, the ACC tries to review requests within 7-10 business days. Incomplete applications are denied. The 30-day review period begins when a new application is submitted containing all of the required additional information. If ACC fails to respond after 30 days of receipt of a complete application, further approval will not be required.

All projects being submitted for approval will be conditional on meeting any city / county zoning, setback, and building codes. If required, all permits must be obtained and displayed in accordance with those requirements. (Note: Failure to obtain the necessary approval and/or permits may result in the approval being rescinded and/or the county inspection department being notified).

All requests will be evaluated on factors related to what is reasonable, customary and commonly acceptable to the overall harmony of the community in color, design, material, location, topography etc. and to the preservation of community property values.

Should your request be denied, you will be provided with feedback. You may modify and re-submit your request as needed to obtain ACC approval. If for some reason you are dissatisfied with the ACC decision, you may file an appeal with our property management company. They will schedule an appeal meeting with the ACC, the TCA Board of Directors and a representative of the property management company.

Once approved, the construction or activity shall be completed promptly and in strict conformity with the approved application. Improvements to any Thornhill property started without ACC approval will be viewed as a violation of the CC&R's and the ACC may impose fines and require removal of the improvements.



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## Section 3: Community Guidelines

### Section 3 (A) General

Thornhill is a planned community and the Thornhill Community Association, Inc. is legally required to manage, maintain, operate, care for and administer the Covenants, Conditions and Restrictions (CC&R's) for the community. The CC&R's and the Community Guidelines can be found on [www.thornhillinc.net](http://www.thornhillinc.net) or in the Cusick online portal.

Property in Thornhill will be used only for residential, recreational (pool and common grounds), and related purposes as established in our CC&R's. The CC&R's North Carolina General Statutes establish the authority and right of the Thornhill Community Association, Inc. Board of Directors, and our property management company as authorized by the Board, to make and enforce standards and restrictions governing the use of the units (dwellings), and the common grounds and to impose fines for violations to the CC&R's. The amount of the fine will be determined at the formal hearing and will be based on the specific nature of the violation and / or the frequency of the violation.

### Section 3 (B) Use of Dwellings

- All dwellings shall be used only as a residence for a single family defined as no more than three (3) individuals unrelated by blood, marriage or legal action (see Article 3, Section 6 of the CC&R's)
- No dwelling shall be used to provide rooms for rent or in a multifamily boarding arrangement and / or as a Fraternal or Sorority dwelling.
- The lease or rental of dwellings for residential use is permitted and subject to the single-family requirements.
- No activity constituting a noxious, destructive, illegal, offensive or unreasonable source of annoyance to the community is allowed.

### Section 3 (C) Common Ground / Thornhill Community Association Property

- No homeowners and or renters shall encroach on or take possession of any common ground owned by the TCA.
- No plantings, gardening, fencing, construction, or dumping of rubbish and / or debris of any type is permitted on TCA property.
- All use of the TCA common ground and all Association amenities are at the risk of the user.

### Section 3 (D) Pets

- No livestock or poultry is permitted.
- No breeding for commercial purposes is permitted.
- No chain link or wire mesh animal or containment fences are permitted.
- Household pets are not permitted to be left outside of the dwelling overnight.
- Residents are reminded and encouraged to adhere to all city / county animal control requirements and must keep pets on a leash when being walked off of the owner's property and must pick up after their pets.



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**Section 3 (E) Signs**

- No advertising signs of any type or kind shall be erected, placed or permitted to remain upon any Lot or common area with the exception of a single sign “For Rent” or “For Sale”, which sign shall not exceed two (2’) feet by three (3’) feet in dimension and shall refer only to the premises on which it is displayed, there being only one permitted sign to a Lot.
- Effective November 12, 2024, per NCGS 47F-3-121(2) and Charlotte Municode:
  1. Individual political signs shall not exceed sixteen (16) square feet in area.
  2. The display of political signs is prohibited earlier than forty-five (45) days before the day of the election.
  3. The display of political signs is prohibited later than seven (7) days after the day of the election.

**Section 3 (F) Lake, Stream, Island, and Dam**

These are aesthetic amenities for viewing only. No swimming, playing, boating or walking across the dam is allowed. While fishing from the shore is currently permitted, the TCA discourages this practice for safety and health reasons and will assume no responsibility for any harm of illness associated with this activity.

**Section 3 (G) Association Common Areas and Amenities**

All Parking Lot, Pool, Play Areas, Tennis Courts, Lake, Dam, Landscaping and all Structures on Common Grounds are Private Property that is owned and maintained by the TCA. Use of these facilities is governed by the Thornhill Recreation Facility Regulations Adopted: October 20, 2004. Owners are responsible for misuse or intentional damage to Association property and the TCA reserves the right to make Special Assessments and take legal action to collect the cost of repairs. The ACC is committed to reducing these costs for the Association and has provided some specific areas for your attention.

- Tennis Courts are for tennis, pickleball and basketball only. No other activity is permitted on the courts. While on the courts, players are required to wear appropriate footwear/sneakers. Anyone found using the tennis courts for any other activity is subject to a \$100 fine.
- The parking lot is for the use of residents, invited guests and contractors working for the TCA. Vehicles in the parking lot during the day or at night in violation of this guideline and/or the posted rules and hours of operation are subject to being towed at the owner’s expense.
- Damaging or altering landscaped entries and common areas including planting areas, flower, shrubs, trees, pine needle beds, irrigation systems, lighting, etc. is prohibited.
- Damaging or defacing community property including, but not limited to, structures, play equipment, the pool, bathrooms, stonework, signs, pavement, tables, fans, fencing, lighting, etc. is prohibited.
- Go-carts power scooters, dirt bikes, ATV's, and vehicles of a similar nature are prohibited on Association property. Skateboards, scooters, bicycles and roller blades are governed by the Thornhill Recreation Facility Regulations.
- Activity that creates a disturbance or safety issue is prohibited.
- Big Rock Park is county property and is subject to County Park Regulations which are enforced by County Watch Officers and the Charlotte Mecklenburg Police Department. The county park rules and regulations prohibit access to the park after dusk. These rules also prohibit the use of alcoholic beverages, drugs, firearms, or vehicles in the park among other things. The county park closes at dusk and Thornhill members are encouraged to be observant of activities in the park and to notify the police of any violation.





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- TCA has authorized the Charlotte Mecklenburg Police Department to act as our agent. This provides that anyone found on community property between 10pm and 6am can be arrested. It is important that every resident of Thornhill be alert for suspicious activity in and around our common ground areas and the county Park.

**Section 3 (H): Commercial Vehicles, Trailers, and RV's**

No trailer, boat or other watercraft, recreational vehicle, inoperable motor vehicle, or commercial vehicle shall be parked or stored on any portion of any Lot except within an enclosed garage. This restriction shall not apply to commercial vehicles parked for reasonable periods while the driver is making a delivery or providing services to a home on Thornhill.

For purposes of this guideline, “commercial vehicle” shall be defined as any vehicle having any one of the following:

1. More than two axles;
2. Commercial writing or logos, advertising signage attached to or displayed on the vehicle's exterior;
3. Visible equipment, including but not limited to ladder racks, tool boxes, or hydraulic lifts;
4. A gross vehicle weight (“GVW”) more than 7,500 lbs.
5. Any vehicle designed to carry 9 to 15 passengers.
6. Any vehicle having or requiring a “commercial” license plate from the Division of Motor Vehicles of any state.

Law enforcement and government-issued passenger vehicles (coupes or sedans) are exempt from this regulation. Lot owners shall not perform any vehicle service, repair or restoration which require disassembly of major components of the vehicle or storage of parts, except within an enclosed garage. Violation of this provision can subject the Lot Owner to fines of up to \$100 per occurrence, or \$100 per day, pursuant to NCGS §47F-3-107.1. Lot Owners are responsible for advising their tenants, guests and occupants of this rule and ensuring compliance, and owners are subject to fines for violations of this restriction by their tenants, guest and occupants.

**Section 3 (I) Trash Receptacles, Woodpiles, Clothing Lines, Etc.**

- All trash receptacles and woodpiles are to be located or screened so that they cannot be viewed from the street.
- Trash receptacles should not be placed on the street for collection any earlier than the evening before the scheduled collection day and should be removed from the street no later than the evening of the scheduled collection day, as provided in the city ordinance.
- No lines for drying clothes, cloths or linens are permitted.
- Storing of trash, rubbish, yard waste, construction, landscaping or other materials; or compost that produces odors detectible from adjoining property is prohibited.

**Section 3 (J) Nuisance and Maintenance**

No activity or condition shall be allowed that will cause embarrassment, discomfort, or annoyance to other residents. Every Owner and renter in Thornhill shall prevent any unclean, unhealthy, unsightly, or unkempt condition to develop on his or her property. Areas of common community concern relate to the maintenance of paint, siding, trim, doors, decks, windows, fences, roofs, and other improvements, and the failure to maintain the grass, yard and landscaping to a reasonable community standard. The TCA Board of



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Directors, ACC, and property Management Company have the right and responsibility to give notice of nuisances and inadequately maintained properties and to enter the property to correct the conditions.

**Section 3 (K) Vehicle Parking, Cul-de-sac, Commercial Type Vehicles**

While enforcement of parking ordinances is outside the authority of the Association, parking of vehicles along the curbing of cul-de-sacs and islands can result in a parking ticket if the vehicle is illegally parked and/or prevents vehicle access along the length of the street or around the cul-de-sac. It is recommended that vehicles only be parked along the curbing closest to the dwellings to avoid any problems or conflicts.

Except for the purpose of temporary activities at a property, no commercial type business or repair service type vehicle shall be parked on the lawn or in the yard area of any property or shall remain parked on a property outside of an enclosed area. All vehicles shall be parked on a paved area associated with the property driveway.

**Section 3 (L) Dwellings and Related Home-Based Business Activities**

Activities that are commonly referred to as a "home based business" are conditionally approved at any residence, provided they meet the following requirements:

- All home-based businesses must comply with all city zoning regulations and ordinances.
- The home-based business activity shall not be visible to the community and shall be conducted in such a manner that residents or visitors to the community would have no reason to suspect that a home-based business was being conducted from the dwelling.
- From the exterior, the dwelling shall remain completely residential in character.
- No homeowner or renter shall conduct any business that requires employees to work at the dwelling. This includes employees reporting to and/or from the dwelling as a condition of their employment.
- No vehicles of a business, commercial or promotional nature shall be parked at the dwelling except in an enclosed area approved by the ACC.
- The dwelling may not be used for a home-based business by anyone other than the property owner and/or renter of record.
- No business activity shall be permitted that is illegal, immoral or creates a hazard, nuisance or annoyance to the community.
- The business activity shall not cause and odor, dust, smoke, vibration, noise, glare, heat or electromagnetic interference, which can be detected at or beyond the property line.
- There shall be no outside storage of inventory nor shall there be any storage of hazardous materials.
- There shall be a reasonable limit to the traffic associated with the business being conducted and client visits shall not exceed six visits per day.
- In general, traffic shall not create an annoyance, hazard, discomfort or nuisance to the community in volume and / or parking.
- The permission for a home-based business is conditional on these requirements being met.
- A failure to meet the listed requirements will be considered a violation and the ACC or TCA may choose to rescind or limit the above described conditional approval.



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**Section 3 (M) Property Owners Responsibilities**

- All property owners are responsible for understanding and complying with the Thornhill Community Guidelines.
- It is advised that they file this information where it can be easily located.
- When renting or selling their Thornhill property, an Owner shall disclose to the buyer or renter the Thornhill CC&R's and Association Guidelines and provide them with a current copy.

**Section 3 (N) Rental of Dwelling** Thornhill Community Association, Inc. amended its governing documents and adopted a set of leasing conditions and restrictions effective November 7, 2022. The complete text of the leasing amendment can be found in Article 3, Section 19 of the CC&Rs, entitled “Architectural, Maintenance and Use Restrictions – Leasing Privilege”.

**Section 3 (O) TCA Board of Directors & ACC Responsibilities** TCA Board of Directors ensures that the common property for the community is managed for the benefit of the entire community and enforces the CC&R's. The TCA may also establish reasonable regulations concerning the use of the common area, facilities, lots and dwellings. The ACC assists with review of improvements and enforcement of CC&R's and these Community Guidelines.

**Summary**

The CC&R's and Community Guidelines are part of the deed of every property in Thornhill, the ACC recognizes that as a community matures, and homes are sold or rented, the new owners or tenants are occasionally not informed of the requirements of the CC&R's and the Community Guideline. The enforcement of these guidelines is intended to allow Thornhill to remain a beautiful and comfortable place to live for all its residents while helping to increase our community property