



THORNHILL COMMUNITY ASSOCIATION, INC.SM
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; November 4, 2024

Overview

These guidelines incorporate changes approved by the Board of Directors since the last published update in October, 2024. 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: Community Guidelines - Architectural

The ACC may develop architectural standards and guidelines which shall be used by the ACC in reviewing any proposed plans, specifications and materials submitted to the ACC for approval. The purpose of such Architectural Guidelines is to provide guidance to Owners regarding matters of particular concern to the ACC. The Architectural Guidelines are not the exclusive basis for the ACC’s decisions, and compliance with the Architectural Guidelines does not guarantee an application’s 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 for direction before breaking ground or 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, screened porches, sunrooms, awnings, decks, patios, pavers, stamped concrete, trellises, gazebos, pergolas, roofs and replacement roofs, windows, exterior doors, shutters, mailboxes and mailbox posts, window-mounted air conditioning units, siding, accent stone or



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brick, garage doors, driveways, walkways, pools, hot tubs, outdoor kitchens and built in fireplaces, retaining walls, play structures, dog houses, trash screens, etc.

Section 1(B) Exteriors

One of the most often requested items for approval is a change of 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 is routine maintenance.

Section 1(B)_1 Exterior Paint

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 strive to be fair in reviewing requests to change home color even for colors that are different from those commonly used by the original builders; however, changes must be compatible with the overall muted color scheme of the community.

Homeowners should avoid choosing colors that stand out from other homes. Intense or vibrant hues such as Charleston or Ardrey style colors will not be approved as a home color, but may be considered for home accents such as front doors or shutters. Brick exteriors may be painted subject to prior ACC approval.

Home color must be consistent on all sides of the dwelling. ACC will consider a maximum of two compatible paint colors for the front side of a home when there is a change of surface material to motivate the change in color. For example, a brick front painted one color and lap siding painted a different color. Or lap siding in front painted in one color and board/batten siding also on the front side in a different accent color.

Section 1(B)_2 Siding

There are three types of siding material in Thornhill:

- 1) Hardboard siding (e.g. Masonite)
- 2) Fiber-cement siding (e.g. James Hardie)
- 3) Vinyl siding

Material choices for repair and replacement of siding that follow the original home construction are readily approved by ACC. All applications for siding replacement should include a drawing or explanation of where the replacements or repairs will be located on the dwelling.

When making repairs to siding, the width, profile, installation, and color of the new boards must match the rest of the home. This generally necessitates using whole boards



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for repairs and painting the entire side of the home after repair to match the rest of the dwelling. ACC will not approve mismatched siding boards, areas with “pieced” siding, or mismatched/patched areas of paint.

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
- 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(C)_1 Fencing

A fence is any structure placed on a property for the purpose of enclosing an area and/or providing a 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, and black aluminum picket fences are readily approved. Chain link, wire, vinyl or PVC, metal mesh fencing, basket weave, solid board, brick, or stone fences 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 rights-of-way where 6-foot stockade type fence may be proposed. (Stockade and other privacy style fences are not allowed in any other location in Thornhill.)

All fences must be approved by the ACC prior to construction, and shall be constructed on or within the property owner’s Lot. We strongly encourage notification of the impacted neighboring Lot owner(s) when constructing a fence on a shared property line. One fence is preferred on a property line. If an owner wishes to construct a fence beside an existing fence, to allow for maintenance, the new fence should be installed inside the owner’s property line, at a minimum of two (2) feet away from any other fence.

Most perimeter fences start at the rear line of the dwelling structure. Property owners with corner Lots must set the fence back from the side property line at least 10 feet from the edge of the right of way to provide a line-of-sight for vehicles making turns.



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Section 1(C)_2 Retaining Walls

A retaining wall is any structure placed on a property for the purpose of holding the ground in place where there is a change in elevation. Retaining walls composed of stone, brick or landscape timbers may be proposed. All retaining walls shall be constructed per code on or within the property owner's Lot and must be approved by the ACC prior to construction. We strongly encourage notification of the impacted neighboring Lot owner(s) when constructing a retaining wall on a shared property line. Retaining walls must be maintained in good repair and have no visible rot, or missing, leaning or collapsed sections.

Section 1(D)_1 Outbuildings and Similar Structures

No sheds, storage buildings, carports, tree houses, dog houses, or any type of outbuilding structures that are of a design or size to replicate a storage building or shed are allowed. In general, the following types of construction are acceptable for the community:

- Doghouse structures of a kind sold in stores and/or site-built providing that those that are site-built are properly finished with stain and/or painted an approved color and have a finished or shingled roof. (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(D)_2 Play Equipment, Playhouses, Playsets, and Similar Structures

When evaluating requests for playset/playhouse installations, ACC considers equipment size and height, yard size, proposed placement, existing play equipment and structures, and landscape screening, among other factors.

Playsets are prohibited in the front yard. It is preferred that no more than two tree swings be installed in the front yard. One playhouse or playset is permitted in the rear yard, where the preferred placement is behind the home. Natural materials such as wood are preferred over plastic and vinyl. Elaborate, oversize, multi-story, or commercial-like playsets and playhouses are not allowed.

Play equipment, playsets and playhouses must be maintained in good condition. Rusted, mildewed, broken, and rotting equipment will be cited. No play structure that is of a design and size to replicate a storage building or shed is allowed.



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

- Playground type swing sets and gym sets that include a slide and an elevated deck, loft or playhouse within their design (one or two levels of play).
- Smaller pre-fab kiddy-type playhouses of a semi-temporary nature similar to those commonly sold by toy stores, department stores, warehouse merchandisers, etc.
- 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.

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. Goals must be oriented so that play occurs on the concrete pad used to park vehicles on the owner's private property.



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Basketball goals and other obstructions within the city's street right-of-way and corner sight triangles 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 and other hazards without notice.

Section 1(H) Roofs

All new roofing, replacement roofing, and roofing repairs must be approved. All roof styles, color, and shingle type must be approved.

- Shingle Roofs
 - REQUIRED SHINGLES: Fiberglass asphalt, dimensional, architectural shingles are required.
 - PROHIBITED SHINGLES: Three (3)-Tab shingles, sculpted tabs, scalloped, decorative designer, and slate shingles are prohibited.
 - APPROVED SHINGLE COLORS: Charcoal Black, Desert Tan, Driftwood, Barkwood, Charcoal, Slate, Weathered Wood, Onyx Black, and Estate Gray. The goal is to maintain the existing look of the community by approving shingles in the gray, black, and brown families.
 - PROHIBITED SHINGLE COLORS: Red, Orange, Green, Blue, White, Light Grey, and multi-color shingles are prohibited.
- Metal Roofs, Roof Coatings
 - Metal roofing is prohibited with certain limited exceptions, such as bay windows or where roof pitch prevents the installation of shingles.
 - Visible roof paint/coatings of any type are prohibited.
- Roofline, Rooftop Access
 - Rooflines must follow the common architectural design of the existing residence.
 - No accessible outdoor living space is permitted at any roof level (eg, rooftop terrace, widow's walk or the like).

Section 1(I) Yard 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.
- 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).



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- All landscape beds, flower beds, and tree rings must be weeded and mulched (or pine needles applied) on a regular basis (not less than once a year) to ensure a clean and neat appearance.
- Areas dryscaped with stone or other permanent mulch must be maintained weed-free.

Section 1(I)_1 Artificial Turf

- The ACC 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 is allowed in rear yards only and 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 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 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.
- 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(I)_2 Tree and Shrubs

- Projects that involve installation, removal or heavy pruning of trees and/or shrubs must adhere to the following:
 - [Article 20](#) of Charlotte's Unified Development Ordinance which regulates the removal and replacement of certain heritage and other types of trees.
 - Per [CDOT Sight Distance Policy](#), intersection-approach sight triangles indicated on a corner Lot's plat map which must remain clear of visual obstructions.
 - Undisturbed buffers and rear buffers indicated on a Lot's plat map are restricted natural areas between Lots, and between Lots and Thornhill's common area. Disturbance, pruning or clearance of trees or shrubs from a Lot's undisturbed or rear buffer area without approval may require restoration and/or replanting with vegetation of similar size and screening ability at the owner's expense.



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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:

- 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 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.

Section 1(K) Driveways

Changes to driveways, such as extension/expansion, replacement, coating, and resurfacing are subject to approval by ACC. Most Thornhill driveways are 1 or 2 car widths at the street, a design which helps preserve our neighborhood's leafy, landscaped character. When additional space is needed, these driveway modifications are readily approved:

Side Load Garages: The parking pad in front of a side load garage may be extended to the rear line of the dwelling. A driveway approaching a side load garage that is one car width may be expanded to two car widths (15-20' total width) to the street.

Side Load Garages on Corner Lot: On corner Lots with short driveways and a side load garage, expansion of the driveway to three car widths may be proposed.

Front Load Garages: Driveways leading to a front load garage are typically the width of the garage structure and should not be expanded beyond 3 car widths. Driveway expansion is permitted to a 3rd garage bay, or to the side of the garage for extra space. It is preferred that 3 car width driveways taper to 2 car widths (15-20' total width) as they approach the street.



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Additional considerations:

- Front load driveways may not be expanded to a side property line.
- Side load driveways may not be expanded to the edge of the dwelling.
- Paver strips along the edge of a driveway are measured as part of the driveway.
- Side-by-side driveways located on adjacent Lots must be separated by a natural buffer (ie, grass or other landscaping) of at least 12' in width.

Section 1(L) Mailboxes and House Numbers

The preferred mailbox style is similar to Providence Crossing or Vineyard Grape of [Watson Steel and Iron](#). Plastic or PVC mailboxes will not be approved. Preferred mailbox colors are black or white. Preferred post color is black, white, or stained wood. Mailbox and post must comply with and be installed per USPS specifications.

House numbers must be visible on the front of the dwelling and/or on the mailbox. Stenciled black and white house numbers are permitted at the curb but do not replace the requirement for a house number on the dwelling and/or mailbox.

Section 1(M) Window-Mounted Air Conditioning Units

Window-mounted air conditioning units are subject to ACC approval, and evaluated on factors such as size, placement, quantity, supporting structure, surrounding trim, and visibility. Where possible, it is preferred that a window air unit be placed on the rear or side of the home, be screened behind landscaping, and supported/trimmed to blend with the surrounding window.

Section 1(N) Reconstruction

In the unfortunate event of substantial damage to a Lot or dwelling, the Association has a process and timeline to guide 'what happens next' for the owner, surrounding members, and the community.

Damage or deterioration to any Improvements on Lots must be restored to original condition or corrected within a reasonable time, as determined by the ACC Committee. In the event of damage or destruction of a dwelling due to fire or other casualty, an owner must take immediate steps to cordon off the Lot for public safety, and clear the Lot within six weeks.

An owner shall submit reconstruction plans and commence to reconstruct the dwelling, with due diligence, within four months of its damage or destruction. The building plan, exterior colors, elevation, materials, landscaping, and other details must be submitted and approved by ACC prior to reconstruction. An extension of time may be requested if the owner can demonstrate that there is a delay for approval and/or payment of the property damage claim by the insurance carrier. Also, if the Lot is being marketed for resale and/or if homeowner is experiencing a reasonable delay from the builder selected for reconstruction and/or repairs to the dwelling.



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In the event of a total loss, the replacement dwelling must blend in overall harmony with other dwellings on the street and in the neighborhood in terms of style, size, footprint, and finish. No structures with more than two living levels are allowed, with the exception of dwellings on Lots with a walkout basement, which may have a lower basement level, main floor and second floor.

If the home is not a total loss, then all efforts shall be made to restore the residence to resemble the appearance in form and size to what existed prior to the damage. The building plan, exterior colors, elevation, materials, landscaping and other details must be submitted and approved by ACC.

All reconstruction work must be approved in advance by ACC. Any changes, additions and/or delays to the building plans after the initial approval must be submitted to the ACC for further approval. If completion of reconstruction and/or repairs occurs more than 6 months after approval, the owner shall notify ACC with of the expected completion date.

Section 2: Practices and Procedures for ACC Approval

Section 2(A) General Guidelines and Requirements

ACC applications are submitted online at <https://cusick.cincwebaxis.com/cinc/-acc-requests/>.

For assistance, contact 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 and description showing the nature, kind, shape, dimensions, color, materials, location, contractor and other pertinent information related to your project.

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

- No improvement, construction, or landscaping on a Lot shall redirect, or cause excessive drainage onto adjoining Lots or Association common area.
- No encroachment of a project across property lines is permitted. A professional survey may need to be obtained if property line conflicts arise. Any physical alteration of an adjoining neighbor's property (including TCA common area) and related issues caused by a project are the owner's sole responsibility to correct, including any legal costs resulting from these issue(s). TCA/ACC are not liable.
- All projects submitted for ACC 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. (Approval by the ACC does not in any way guarantee approval by federal, state and/or local authorities, or other such agencies,



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and all such approvals or permitting are the responsibility of the applicant.) Failure to obtain the necessary approval and/or permits may result in ACC approval being rescinded and/or the county inspection department being notified.

All ACC 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 and can modify and re-submit your request as needed to obtain ACC approval. If you wish to appeal the ACC decision, you may submit a written request to the property management company. They will schedule an appeal meeting with the TCA Board of Directors who will make a decision on your appeal.

Representatives of the ACC and the property management company will also attend the meeting to present the reason(s) for the denial and answer questions from the TCA Board.

Once approved, the construction or activity shall be completed promptly and in strict conformity with the approved ACC application. **PLEASE NOTE: Any installation or modification to a Lot made prior to written approval by ACC is a violation of the CC&Rs and could result in penalties, fines and/or required removal of the installation or modification at the owner's sole expense.**



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Section 3: Community Guidelines - Community Wide Standards

Section 3(A) General

Thornhill is a planned community and the Thornhill Community Association, Inc. (TCA) 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 the community website (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 and North Carolina General Statutes establish the authority and right of the TCA Board of Directors, and our property management company as authorized by the Board, to make and enforce standards and restrictions governing the exterior maintenance, landscape, appearance, and use of units (dwellings), Lots, and the common grounds, and to impose penalties for violations. The amount of any fine and other penalties will be determined at a 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. (CC&R Article 3, Section 6)
- 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 (CC&R Article 3, Section 19) and is 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 or in TCA's dumpster or trash/recycling bins.
- All use of the TCA common area 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.



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- 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.
- Residents must keep pets on a leash when being walked off of the owner's property and must pick up after their pets.

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.
- Per NCGS 47F-3-121(2) and Charlotte Municode -
 - Individual political signs shall not exceed sixteen (16) square feet in area.
 - The display of political signs is prohibited earlier than forty-five (45) days before the day of the election.
 - 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 or illness associated with this activity.
- Maintenance of a Lot's waterway shoreline along the pond or stream is the responsibility of each owner.

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, and is at the risk of the user. 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:

- Thornhill's pool and ball courts are accessed by way of a gated key fob entrance. Anyone entering these areas by scaling the fence or by any other means is subject to a \$100 fine.



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- Thornhill’s ball courts are for tennis, pickleball or basketball only. No other activity is permitted on the courts. Anyone using the 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 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. (Contractors performing work on member Lots are prohibited from accessing member Lots by way of community common areas.)
- 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.
- Untagged golf carts, 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. 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.
- 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.

Section 3(H): Vehicles – Recreational, Inoperable, Commercial

No trailer, boat or other watercraft, recreational vehicle (including golf carts), 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 these guidelines, “commercial vehicle” shall be defined as any vehicle having or meeting 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



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- 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 or other mechanical service, repair or restoration which requires disassembly of major components of the vehicle or other machinery, or storage of parts, except within an enclosed garage. Minor service, repair or restoration may take place outdoors provided all materials and parts are put away out of sight each day. 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 at ground level from -
 - The street
 - Neighboring Lots
 - Property adjacent to the Lot
- 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, renter and resident 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 Directors, ACC,



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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 on a traffic circle, or 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. Vehicles parked on traffic circles, medians, or islands are also subject to being cited for a community violation. 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.



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- 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 Board of Directors may choose to rescind or limit the above-described conditional approval.

Section 3(M) Property Owner’s Responsibilities

- All property owners are responsible for understanding and complying with the Thornhill Community Guidelines.
- When renting or selling their Thornhill property, an owner shall disclose to the buyer or renter the Association’s CC&R's, guidelines and regulations and provide them with current copies.

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 on the [Thornhill website](#) 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

The 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 Guidelines. 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 values.