



NO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND ALL SHEETS RELATED HERETO, THAT THIS PLAN OF SUBDIVISION, WITH MY FREE CONSENT, CERTIFY THAT THIS PLAN COMPLES WITH BUILDING SETBACK LINES ESTABLISHED BY THE TOWN OF APEX, AND IS APPROVED FOR RECORDING IN THE TOWN OF APEX REGISTER OF DEEDS OFFICE. THIS PROPERTY IS LOCATED WITHIN A PROTECTED WATERSHED, DEVELOPMENT RESTRICTIONS APPLY.

7-25-23 DATE
 J.P. Siddall OWNER
 Wellfield Development, LLC
 Josh Swindell, member

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REZONING CONDITIONS OF APPROVAL--CASE # 19C222/21CZ01

ECONOMY HOUSING IS HOUSING THAT CAN BE PURCHASED BY A HOUSEHOLD THAT EARNS APPROXIMATELY THE MEDIAN HOUSEHOLD INCOME FOR WAKE COUNTY. WOLFE PROPERTIES PUD WILL ADDRESS ECONOMY HOUSING THROUGH THE MASTER SUBDIVISION PHASE. THE TOWNHOUSE UNITS SHALL HAVE A MINIMUM WIDTH OF 18' AND A MAXIMUM WIDTH OF 20' WITH NO GARAGES AND ALLOWABLE PARKING IN COMPLIANCE WITH SECTION 3. HOWEVER THEY SHALL ADHERE TO ALL OTHER SETBACK AND ARCHITECTURAL CONDITIONS SET FORTH IN THE PUD PLAN.

SINGLE FAMILY DETACHED RESIDENTIAL STANDARDS:
 1. VINYL SIDING IS NOT PERMITTED. VINYL WINDOWS, DECORATIVE ELEMENTS AND TRIM ARE PERMITTED.
 2. GARAGE DOORS MUST CONTAIN WINDOWS, DECORATIVE DETAILS OR CARRIAGE-STYLE ADORNMENTS.
 3. HOUSE ENTRANCES FOR HOMES WITH FRONT FACING SINGLE-CAR GARAGES MUST HAVE A COVERED PORCH/STOOP WITH A MINIMUM CLEARANCE OF 6'6" FROM THE GROUND TO THE BOTTOM OF THE PORCH/STOOP.
 4. THE GARAGE CANNOT PROTRUDE MORE THAN ONE FOOT OUT FROM THE FRONT FACADE OR FRONT PORCH UNLESS IT IS A SIDE ENTRY GARAGE.
 5. THE VISIBLE SIDE OF A HOME ON A CORNER LOT FACING THE PUBLIC STREET SHALL CONTAIN AT LEAST ONE WINDOW, RECESSED WINDOW, DECORATIVE WINDOW, TRIM AROUND THE WINDOWS, WRAP AROUND PORCH OR SIDE PORCH, TWO OR MORE BUILDING MATERIALS, DECORATIVE BRICK/STONE, DECORATIVE TRIM, DECORATIVE SHAKE, DECORATIVE AIR VENTS ON GABLE, DECORATIVE GABLE.
 6. ALL WINDOWS ON A SIDE ELEVATION SHALL HAVE DECORATIVE TRIM, SHUTTERS OR SHALL BE A BAY WINDOW.
 7. FRONT PORCHES, WHEN PROVIDED, SHALL BE AT LEAST SIX-FEET (6') DEEP.
 8. A VARIED COLOR PALETTE SHALL BE UTILIZED ON HOMES THROUGHOUT THE SUBDIVISION TO INCLUDE ACCENT COLORS COMPLEMENTING THE SIDING COLOR. HOMES SHALL INCLUDE VARED TRIM, SHUTTER, AND DECORATIVE BRICK/STONE OR SIDE ENTRY.
 9. EAVES SHALL PROJECT AT LEAST 12 INCHES FROM THE WALL OF THE STRUCTURE.
 10. THE ROOF SHALL BE PITCHED AT 5:12 OR GREATER FOR 75% OF THE BUILDING DESIGN. THESE LOTS WILL BE DEFINED ON THE MASTER SUBDIVISION PLAN.

RESIDENTIAL TOWNHOME STANDARDS:
 1. ALL HOMES SHALL PROVIDE CONDUIT FOR FUTURE INSTALLATION OF ROOF TOP SOLAR PANELS, INCLUDING TOWNHOMES AND ECONOMY HOUSING UNITS.
 2. BUILT WITH SAW-ACTIVE SOLAR SYSTEMS ON THE ROOF, WHICH IS APPROXIMATELY 5-6% OF THE OVERALL UNITS.
 3. ALL HOMES SHALL HAVE A "ENERGY STAR" CERTIFICATION OFFERED AS A BUYER SELECTED OPTION DURING OR PRIOR TO CONSTRUCTION.
 4. STATION INSTALLED IN THE GARAGE.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND ALL SHEETS RELATED HERETO, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF APEX, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, CERTIFY THAT THIS PLAN COMPLES WITH BUILDING SETBACK LINES ESTABLISHED BY THE TOWN OF APEX, AND IS APPROVED FOR RECORDING IN THE TOWN OF APEX REGISTER OF DEEDS OFFICE. THIS PROPERTY IS LOCATED WITHIN A PROTECTED WATERSHED, DEVELOPMENT RESTRICTIONS APPLY.

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IMPROVEMENT CERTIFICATE
 I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN SPECIFICATIONS AND STANDARDS OR THAT GUARANTEES OF THE TOWN OF APEX HAVE BEEN RECEIVED.
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 Liz Loftin REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAN MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
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