

# LAKE RHODHISS ESTATES



The following Architectural Design Standards and Guidelines are a Preliminary Draft and may be modified from time to time by the Developer and the Design Review Board.

**Lake Rhodhiss Development, LLC  
Design Review Board**

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## **INTENT OF GUIDELINES**

The Design Review Board, along with Lake Rhodhiss Estates Home Owner's Association are both dedicated to creating a lakeside vernacular theme with its design and character appropriate to the surroundings and environmental factors indigenous to the community property.

The main purpose of the Design Review Board (DRB) is to maintain a set of standards to assist homeowners in the design and construction processes while maintaining the community theme and the natural beauty of Lake Rhodhiss Estates. It is not the intent of the guidelines or that of the DRB to inhibit or restrict one's personal creativity, but to provide specific parameters to help establish Lake Rhodhiss Estates as the Lakeside Community.

This design philosophy treats each home and the whole area as a carefully planned addition to the natural environment which embraces the site and becomes one with it. Natural, unobtrusive, and blending with the surroundings.

## **FUNCTION OF DESIGN REVIEW BOARD**

The Declaration of Covenants, Conditions and Restrictions governing Lake Rhodhiss Estates Community defines the control of development to the Design Review Board and a Modification Committee for the purposes of controlling and enhancing the development process.

The Design Review Board and the Developer assumes no liability for either structural or design flaws as relating to submitted plans, or any damages to neighboring property during the construction process.

## **PURPOSE OF DESIGN GUIDELINES**

The main purpose of these Design Guidelines is to encourage quality construction in keeping with the community architectural theme while preserving the natural environment as much as possible. When home sites are wooded additional care must be implemented to preserve the existing trees and native vegetation on a specific home site. The design, construction, and landscaping of a home at Lake Rhodhiss Estates exemplifies a high level of planning, taking into consideration the individual lot itself, size of the home, style, materials, and color palette to make sure it is appropriate.

Homes should be custom tailored to the lot specific topographic conditions that exists taking into consideration, views, trees coverage, and native vegetation. Selection of a home plan prior to taking site specific requirements into consideration probably will not produce a positive result. Furthermore, maximum consideration in the home design should be given to incorporate taking advantage of views, consideration of adjacent structures and the proposed impact on the natural qualities of the home site. Home plans will not be approved if they cause severe or substantial damage to the subject lot.

The Guidelines should be read along with the Conditions, Covenants & Restrictions (CCRs) document. The Guidelines are provided as clarification and do not replace the provisions set forth within the CCRs.

Pursuant to the Declaration of Covenants, Conditions and Restriction, the Design Review Board has full authority to adopt and amend architectural standards, regulations, policies, procedures and guidelines governing the size, construction, location, landscaping, material and design of improvements, structures, the contents and submission of plans and specifications. Design Guideline Amendment changes shall apply only to construction and modification commenced after the date of such amendment.

## **ARCHITECTURAL DESIGN STANDARDS**

Lake Rhodhiss Estates is governed by the Town of Valdese Zoning Regulations as a PUD-R with Conditional Use Permit. Modification and Revisions by the Town may occur and it is the responsibility of the Property Owner/Builder to obtain and review the most current zoning version prior to starting the home planning and permitting process.

### **MINIMUM SETBACK REQUIREMENTS**

**FRONT:** 25-foot min.  
**SIDE:** 10-foot min. (15 foot lots abutting a Street ROW)  
**REAR:** 25-foot min.

**NOTE:** Refer to recorded plat for any additional setback specific to a lot

**NOTE:** Lots backing up to Lake Rhodhiss have a 50-foot undisturbed buffer from lake required by Duke Power. The building setback from this buffer is 25 feet.

The Design Review Board may allow for modifications to above setback as needed due to topography of a lot. However, the 50-foot undisturbed buffer from the lake required by Duke Power and any stream buffers as shown on recorded plats cannot be modified.

**NOTE: Certain Affected Lots as defined in the Third Supplement to the Declaration of Covenants, Conditions and Restrictions for Lake Rhodhiss Estates may have different setback requirements. Refer to aforesaid Third Supplement.**

**NOTE: All actions of the DRB are subject to: (1) existing zoning and governmental regulations; and (2) all easements, restrictions, and matters of record affecting the Community, including without limitation, the “Carolina Center” restrictions recorded in Book 1632, Page 129, of the Burke County, NC Public Registry.**

## **SQUARE FOOTAGE MINIMUM REQUIREMENTS**

### **LAKEFRONT LOTS:**

**Primary dwelling must be 1,600 sq. ft. of heated living space.**

### **NON-LAKEFRONT:**

**Primary dwelling must be 1,400 sq. ft. of heated living space.**

**DRB at their discretion may reduce minimum square footage requirements if applicable on specific lots due to site conditions or topographic impact.**

**NOTE: All actions of the DRB are subject to: (1) existing zoning and governmental regulations; and (2) all easements, restrictions, and matters of record affecting the Community, including without limitation, the “Carolina Center” restrictions recorded in Book 1632, Page 129, of the Burke County, NC Public Registry.**

**Definition of Heated Living Area:** As used herein, “**Heated Living Area**” excludes basement areas (defined as any level in which at least one perimeter wall is below, or partially below grade), unless such basement areas have two or more perimeter walls above surrounding grade, and such basement areas are fully heated and air-conditioned and constructed to a quality equal to the above grade levels of the dwelling. In addition, Heated Living Areas excludes vaulted ceilings areas, attics, unheated porches, attached or detached garages, porte-cocheres and unheated storage areas, decks and patios. The term “**Story**” shall mean a finished horizontal division of Heated Living Area extending from the floor of such division to the ceiling above it. The term “**Half Story**” shall mean a story which contains fifty percent (50%) or less of Heated Living Area than the story in the house containing the most Heated Living Area.

## **HOUSE ORIENTATION**

Home site locations have a variety of views and exposures. In the land development plan for Lake Rhodhiss Estates we have showcased the scenic wonders of the landscape while taking advantage of the natural contours of the land, so an unusually large number of home sites offer direct water views.

When positioning the home on the lot one should consider the views, preservation of existing trees & vegetation and the natural flow of surface drainage. Also, another major consideration in locating the home should be garage location and driveways leading to the structure. This can one of biggest impacts on the home site and every effort should be made to minimize disturbance to the natural lay of the land. This can be achieved by meandering the driveway, thus lessening the slope, which avoids the unnecessary cutting of trees or natural vegetation.

## **OVERALL BUILDING HEIGHT AND CEILING HEIGHT**

Each home plan submitted to the Design Review (DRB) is evaluated as to lot specific site topography and views from adjacent structures. The structure height may be one story up to no more than three stories to a maximum height of 35 feet. Variances for lots with varying grade changes will be considered on a case by case basis, but the maximum height restriction of 35 ft. will still be applicable. The maximum height of a structure will be calculated based on the vertical distance from the grade (i.e. the average of the highest and lowest elevations at which the structure meets the ground) measured to the top of the highest roof peak.

Minimum Ground Floor Ceiling Height is 9 ft. Minimum window and door header height is 7 ft. Transoms above minimum header height of windows and doors are permitted. See additional specifics for windows and doors in their designated sections of this document.

## **ARCHITECTURAL STYLE**

The Developer and the Design Review Board (DRB) have created Lake Rhodhiss Estates as a community that embodies a blend of Lakeside Vernacular Styles. This allows the individual homeowner a definitive palette for the design and materials used, but not one prescribed style. It is also the desire of the development team to blend the homes so they readily become part of the landscape. The use of native materials of natural stone, brick, timbers, exposed rafter tails & brackets, wood clapboard siding, cedar shakes, architectural roof singles, metal standing seam roofs, wooden porches and decks is recommended and encouraged.

A-Frames, Chalet Style Homes and overtly Contemporary or Modern Homes are not permitted. Log Homes, High End Modular Homes such as “Timber Blade” and “Blue Ridge Log Homes,” as well as Craftsman style homes are permitted.

Some materials are not appropriate for use in a lakeside, mountain setting or may have a negative perception to the general public as they relate to value. For these reasons, no vinyl or aluminum siding materials may be used on the exterior of any structures.

Property Owners and their design professionals are encouraged to present site-specific plans utilizing man-made and natural materials to make the home an integral part of the natural landscape.

The homeowner and their design professionals should work together with the Design Review Board (DRB) to create their Dream Home in the beautiful planned community of Lake Rhodhiss Estates.

The Design Review Board (DRB) requires a phased process in which preliminary and final plans are reviewed for approval. This will allow the Board to complete a preliminary conceptual review to ensure that all is in keeping with the guidelines before significant money or time is expended by the Owner. This will in turn make the process proceed much more smoothly for all parties involved.

## **FOUNDATIONS**

The finish materials to be used on exposed foundation walls include natural stone, brick or stucco. Exposed concrete block is not allowed. All dwelling and accessory structures shall be completely supported with solid brick, brick or stone covered block or stucco covered foundations.

As it relates to high foundation walls, the DRB may at its discretion impose additional requirements to de-emphasize the mass of the wall as it relates to its surroundings.

All foundation elements, chimneys, and floor framing above, shall be supported from grade. Visually unsupported cantilevers are not permitted.

Stone foundations require presentation of a sample of the type of stone to be used.

Finished floor elevations for the main floor of primary buildings should be at least 18' above adjacent finished grade. No slab on grade construction is allowed.

## **EXTERIOR WALLS**

Horizontal wood siding (must be painted or stained); cementitious fiber (e.g. Hardiplank) siding; board & batten siding; cedar shakes or shingle siding, natural stone, brick, log and stucco are acceptable materials for exterior wall finishes. No vinyl or aluminum siding is allowed on any exterior wall of the main structure nor on any accessory structure. No all brick homes allowed.

The materials and colors for landscape walls will be limited to the approved materials of the main house structure. The fewer material changes that exist, the more the structure blends into its natural surroundings. Vertical materials change must be carefully handled and shall not occur at corners. When a material turns a corner, it must continue for a minimum distance of 2 feet past the corner and be approved by DRB.



## **ENTRY FEATURES**

The front entry of the primary structure must have a minimum of a covered stoop proportionate to the overall front elevation dimension of scale. Covered porches are recommended and encouraged.

Porticos and Porte-Cocheres are encouraged if they are a fit for the architectural style and terrain is suitable for such and do not overpower the house facade. Materials and colors are to match the main structure. Vehicles and other items may not be parked or stored in a Porte-cochere for extended periods and porte-cocheres may not be a substitute for garage as required.

## **PORCHES AND DECKS**

The porch design and placement should be an integral part of the home design. Materials used on exposed porch ceilings shall be tongue & groove decking, bead-board, board & batten or exposed rafters. Wood or DRB approved synthetic materials must be used. Porch ceilings must be either stained or painted.

Screened or glazed porches are not allowed on the front of homes where visible from the street. Screened porches must have screens framed in wood and installed behind the porch railings.

Front and side porches are to be a minimum of eight (8) feet in depth and no less than 18 inches above adjacent finished grade.

Porch piers may be finished with stone, brick or stucco. Foundation screens must be used and will be wood lattice, or vertical or horizontal spaced wood boards.

Columns on porches are to be round, square, or square-tapered and corners may be chamfered. Acceptable materials are stone, brick or wood.

Posts, spindles or balusters are to be milled pickets made of wood, stone or brick and must be in keeping with the style of the home. All porch railings shall have substantial top and bottom rails. The maximum opening between spindles or balusters must be in compliance with North Carolina State Building Code.

No double height or two-story porches on front elevation. Double stacked porches on site specific lots on the rear elevation may be allowed with DRB approval. Once again, the minimum depth of a porch is 8 feet.

Uncovered decks shall be located on the rear of the home and may be either painted or stained. As they are an extension of the house, they should be in keeping with the style, materials, color and detailing of the main structure. Visual screening for decks is the same as for porches.

## **WINDOWS AND DOORS**

Windows shall be appropriately sized and of a design which is architecturally appropriate for the style of the home. The locations and proportion should be consistent to provide a balanced look as to style and proportion. All windows on the main floor must have a minimum header of 7'0" high unless in a bay or as an accent window. No window screens on the house may be visible from the street, and where used, must be gray in color. Out swing casement windows are an exception to this requirement since screen are located on inside of window. Storm windows or storm devices must have prior approval from the DRB. Glass block for exterior windows is prohibited on the front elevation of the home.

Double or single-hung window pane patterns may range from 2 over 2 to 9 over 9 styles. All casement or awning windows shall be divided into a minimum of at least 2 panes each. With DRB approval, these grid patterns may be modified on the rear of the home to allow for views. Materials used for the window frames and mullions shall be the highest quality wood or DRB approved aluminum cladding.

Single or paired doors may be used. All doors should be in keeping with the architectural style and vertical in proportion. Front doors shall have rectangular windows and panels; solid doors without fenestration and buck doors are not permitted. Front doors may be used in conjunction with side lights and transoms. Door trim shall be 3-1/2 inch jamb trim and 5-1/2 inch head trim minimum. Sliding Glass Doors and Telescoping Sliding Doors may be considered by the DRB at their discretion if located on rear of home under a covered porch. Submission must be pre-approved at initial plan submittal. Door grid, mullions criteria shall be consistent and the same as window requirements.

## **ROOFS AND DORMERS**

The roof of the home is an important element to the overall visual impact of the structure. The primary roof of a house or garage shall have a minimum roof pitch of 8-in-12 unless a lower slope is style appropriate and approved by the DRB. Porch, bay and dormer roofs may have lower pitches (not below 4-in-12) and subject to DRB approval. Flat roof decks may be approved by DRB at their discretion (plan location specific) with accessibility to an adjacent interior room but must be surrounded by a railing or balustrade.

Dormers should be appropriate in style and aligned for balance with the main structure. Dormer roof forms may be gable, hip or shed with a minimum overhang of 12 inches.

Acceptable roofing materials are natural slate or DRB approved synthetic slate (e.g. Slate Select); metal standing seam; and fiberglass architectural shingles with a minimum of 25-year rating. All roof colors must be approved by DRB.

## **GUTTERS**

Overall, gutters are not recommended due to accessibility and maintenance problems, but will be allowed on problem site areas as deemed necessary. If used, gutters must be 6 inch ogee, square or half round with bigger downspouts - 4x5 - flat sided (not corrugated or fluted). Material shall be copper (if copper is used must be untreated to allow for natural tarnishing) or anodized aluminum and color shall be harmonious with the architectural style and color scheme approved by DRB for the house. If no gutters are used detailed drawings showing all down spouts, French drains, gravel pads, and underground lines to route and control run off with discharge point specified.

## **ROOF VENTS, EAVES, CORNICES & TRIM**

Deep roof eaves of 30 to 36 inches with exposed rafter tails are encouraged. However no overhangs less than 18 inches on the main roof and 12 inches on dormers will be allowed. All soffits and exposed decking shall be tongue-and-groove wood or a DRB approved synthetic material which shall be painted or stained. Plywood is not permitted. Exterior trim is to be wood or cementitious fiber boards and shall be painted or stained. All cornices and trim should be in keeping with the style of the home and as an accent to its architectural theme and may be either painted or stained with DRB approval. Roof Fascias including Rake Fascias must be at least 7 ¼ inches and stepped, but deeper fascias may be required by DRB based on scale and massing of house and roof. Rake eaves should incorporate brackets, supports, or other architectural devices to add appropriate detailing.

Roof vents should be located away from the front elevation and painted to match the roof color.

## **SHUTTERS**

Shutters, either planked or louvered style, may be used if appropriate to the style of the home. If used, all shutters shall be operable with holdbacks and each individual shutter should be sized to cover one-half of the window opening. Approved materials are wood or with DRB approval and upgrade composite.

## **CHIMNEYS**

Chimney style and proportion shall be in keeping with the style of the home. All chimneys must extend to the ground. No metal fireboxes are permitted unless encased by a masonry veneer. No direct vent through the wall fireplaces. If insert is used spark arrestor shall be painted flat black and surrounded by a chimney cap or custom cover pre-approved by DRB. No galvanized caps. Approved exterior chimney finish materials include natural stone, brick or hard stucco. Wood and other types of siding are not allowed on chimneys. All chimney caps or covers must be pre-approved by DRB.

## **GARAGES**

The garage may be attached or detached. The garage should match the home site with the same materials, roof slope, and detailing.

If not detached, courtyard entry, side entry or where possible, rear entry are required. Exceptions based on site specific restrictions are solely at DRB discretion and will have additional guidelines requirements imposed if approved.

Garage doors must appear as carriage-house style doors with appropriate hardware to complete the look. Flush-or-raised panel garage doors are not permitted. Garage doors shall either be painted or stained and approved by the DRB to include material used. Garage doors shall incorporate windows in a pattern approved by the DRB at their discretion. The exterior garage structures must be finished in a style consistent with the primary home built on the home site.

## **WATER TABLES**

All homes, to include any accessory structures such as garages, must have masonry water tables subject to DRB approval. These water tables must be expressed in a horizontal band around the house at the first finished floor height. This water table may be a wood band with a drip cap, or masonry or stone detail. Water tables must be consistent around entire perimeter of the structure.

## **EXTERIOR COLORS**

Exterior colors will be carefully evaluated for-each site-specific design submission. Actual sample of the colors and their locations must be provided to the DRB prior approval and may require in the field evaluation. Color palettes should be within a range of earth or wood tones to blend with the natural surroundings. Color should also be chosen based on their reflective value and the DRB reserves the right to establish a maximum reflective value. If natural copper is used it must be untreated to allow for natural tarnishing. Trim and roofing colors should act to compliment, rather than stand out.

## **DRIVEWAYS**

Driveways are an extended feature of the home site and should blend naturally with their surroundings. Owners/Builders are required to install a paved driveway from the street edge to the garage of each home. They should not be the prevailing feature of the site and should not cover more than 20% of the front lot areas of the home site. Driveway may be paved with asphalt, pavers, stained (intrinsic) or exposed aggregate concrete. Allowable materials to be used on specific home sites require prior DRB approval. Home sites with a 20% or better slope may be limited on allowable material selection options.

Guest parking areas of up to two cars will be allowed and must coordinate with like materials used on the driveway. These areas must be screened from the street with walls or landscape plantings. Locations of these areas to be included with the final plan submission and incorporated into the overall landscape design proposal. Approval and location at DRB discretion.

## **WALKWAYS**

Walkways, patios, decks and terraces are designed to be an extension of the architectural style of the home, and act as a transition from the house into the outdoors and its natural surroundings. The scale and materials used should complement the main structure. The use of all materials and colors must be approved by the DRB.

All homes will be required to install a paved walkway from the front door of each home to the driveway and/or sidewalk if applicable. Materials used in these areas should be consistent with the other elements of the hardscape design.

## **EXTERIOR LIGHTING**

All exterior lighting must be approved by the DRB. The use of landscape lighting should be limited to paths, walkways and driveways. Low wattage fixtures are required. All landscape illumination fixtures must have a hooded cover. Down lighting is the preferred method. This helps reduce any glare or intrusion of bright lights to adjacent neighbors. Floodlights or spotlights are prohibited. Path lighting must not exceed 3 feet in height above the ground. Landscaping with plantings and shrubs is recommended to blend these fixtures into the natural environment when not in use. Lighting should provide for safety only with care taken not to pollute the night sky.

Exterior lighting on the home must be of a baffled design, and in keeping with the architectural style of the structure and in compliance with any Town of Valdese Lighting Ordinances if applicable.

Colored exterior lighting is prohibited, except for Holiday Seasonal Lighting which may be displayed from November 30 to January 15.

Each home site may install one decorative lamppost. The maximum height of the light and post should not exceed 6 feet. The style and materials should be in keeping with the existing exterior fixtures, and is subject to DRB approval.

## **LANDSCAPING**

The Western North Carolina Mountain area is rich with a wide variety of plant species and natural ground cover vegetation. Maintaining the native vegetation in the undisturbed areas of individual lots allows for the homes to blend more naturally into the surroundings. A detailed Landscape Plan for your specific home site is required to be a part of the Builder's Submittal and prepared by a landscape architect or landscape designer. From the tree canopies to the extensive groundcover, each plant selection should work in harmony with the existing vegetation of each lot. Our goal from the street with the landscape design is to make the house feel as if it is nestled in the natural environment. Dense evergreen planting between home sites will help provide additional privacy, taking into consideration no restricting view corridors. Minimum shrub size to be used determined by DRB at their discretion. Will be evaluated by site, plants, and location usage.

Natural areas which disturb less of the existing vegetation are encouraged over expanses of grass. Attention to maintaining view from your home site, as well as adjacent lots is required and will add to the overall beauty in Lake Rhodhiss Estates.

A Preliminary Landscape Plan is to be submitted for review with the Plan Review Submittal Package will be submitted for DRB approval not more than 180 days from plan submittal approval date and not less than 60 days from estimated Certificate of Occupancy, as noted in the Submittal Process Section.

Towers, antennas, or other apparatus for the transmission or reception of television, radio, satellite or other signals of any kind, any freestanding transmission or receiving towers are not allowed on roofs nor located on any home site. One satellite disc or dish no larger than eighteen inches (18") in diameter may be allowed. Approval and/or placement at DRB discretion.

## **MISCELLANEOUS LANDSCAPE ELEMENTS**

- Any decorative yard art is subject to DRB approval at their discretion and will only be considered for placement in rear yards.
- Weather Vanes and other decorative roof ornamentation will be at the discretion of the DRB as to approval and/or location.
- Clotheslines will not be permitted on any home site.
- Tennis courts within a single-family home site are prohibited.
- All play equipment, its materials and locations will be evaluated on a case-by case basis and approval is at the discretion of the DRB.
- All household trash receptacles must be located on the rear 50% portion of the house.
- An approved enclosure or screening is required. All trash receptacles shall be roll-out cart type and approved by your trash collector. Trash cans shall not be placed at the street curb more than 12 hours prior to collection day and must be removed from the street within 12 hours after trash pick-up.
- No in ground flag poles allowed. Once decorative flag attached to the house is allowed, but may not exceed the roof line of the main residential dwelling.
- Pet enclosures, pet houses, basketball goals, tree houses, or similar site related improvement structures are generally not allowed, but will be reviewed by the DRB on a case-by case basis for exception. Final decision is at the sole discretion of the DRB.
- Location & Detail of propane tank must have DRB approval to include tanks being buried and fill necks screened. Propane tanks will be allowed only if natural gas is not available.
- Window air conditioning units are prohibited.

## **FENCES**

Fencing is generally discouraged. However, fencing is a useful design feature to help screen utility areas or other specific site features from public view. Fences can also be utilized as backdrops for plant screening to delineate one property from another. Certain home site location may not be appropriate for fencing due to obstructing of views or topography. Said decision shall be at the sole discretion of the DRB.

Fences around pools must be approved by DRB and meet all ordinances and regulations. Fences must harmonize in character, materials, and color with the house and the landscape design. Fences may be constructed of wood, post & rail, iron/steel/composite pickets, or vertical board. All fencing should include a combination of column walls within the fence construction. Any metal fencing should be constructed of a durable rust-resistant material. All wood fencing must be painted, stained or sealed. Colors for fencing must be pre-approved by the DRB and compliment to color palette of the main structure. No metal chain link or plastic-coated chain-link fencing is allowed. Perimeter fencing will be addressed on a case-by case basis and is at the sole discretion of the DRB, as to specific home site location for approval if any.



On sloping lot locations for the fencing, the tops of individual fence panels shall be level, and step either up or step down taking into consideration the grade change. The bottoms of the fence panels may be sloped to follow the grade change; however, sloping the tops of the fence panels is not permitted. The length of the panels between step changes should not measure less than 3 feet in width.

The maximum height of any fence may not exceed 6 feet at any point and installed with the finished side facing out. This height maximum may be reduced by the DRB at their discretion depending on location, topography or site views. Fences shall not be located where they block views of other property owners or other visual features.

## **POOLS AND SPAS**

In ground pools are allowed. DRB approval is required for the construction and installation of pools or spas. Pools shall be an integral part of the deck, patio and/or rear yard landscaping. All pools shall have an enclosure in compliance with any local, county or town ordinances and screened from view from all streets with landscaping and/or fencing, with all equipment located within screened area from all directions.

Pools will be allowed in the rear yard & side yard areas only and shall be located in such a way that it is not immediately visible to adjacent property owners and shall not create an unreasonable level of noise from adjacent property owners. Any lighting of a pool or spa shall be designed so as to buffer the surrounding residences from the lighting. Pools are prohibited on street side of corner lots. Above ground pools, either permanent or portable are not allowed. Pools and decks may not be built outside of any building, setback areas or buffers.

Pools, spas and enclosures should relate architecturally to the home and other structures in their materials and detailing and included in the final landscape plan submittal. Above ground spas may be allowed in rear and side yards site specific at DRB discretion. As above they will not be allowed on the street side of corner lots. They must have DRB approved skirting materials.

## **RECREATIONAL VEHICLES**

All homeowner-owned recreational vehicles, such as, but not limited to, trailers, motor homes, campers, boats, canoes, golf carts, four-wheelers, motor cycles and bicycles must be parked within the homes attached garage or a detached garage which constitutes an accessory building. Vehicles of guest visiting property owners will be allowed to park in home driveway locations for a period not to exceed 7 days.

## **MECHANICAL AND UTILITY EQUIPMENT**

Equipment such as, HVAC units, utility meters, electrical panels, condensing units or other similar devices located on the outside of the house will be located in the rear or side yard portion of the home and must be indicated on final plan submission. If located on the side it can extend no further than 1/3 of the distance from rear corner of house to front corner.

If visible from the street, they must be fully screened and painted to match the siding color or trim depending upon their location and visibility.

All propane tanks, if applicable, must be buried and the fill necks screened. Screening may be any approved plantings, wood screens and/or masonry walls. This criteria also applies to any irrigation, yard or pool equipment. Detail screening used for all mechanical and utility equipment to be included with the final landscape design submittal.

## **ACCESSORY STRUCTURES/OUTBUILDINGS**

A detached garage for Design Standard purposes is considered an accessory structure/outbuilding. The design and location of outbuildings in relation to the main structure is an integral part of the total plan approval process and should be of same high quality.

No building, structures or improvements of any kind maybe located on a home site other than one single-family residential home, and one detached accessory structure.

Accessory Structures/Outbuildings shall be permanently affixed to the Property and shall be covered with the same approved exterior materials. The height shall not exceed that of the roof of the main structure on the home site. The total square footage shall not exceed 2000 square feet. Further, no accessory structures/outbuildings shall be located wholly or partially within any setback and/or buffer. All accessory structures should be included and detailed in the initial plan approval process. Please refer to plan submittal process and fees section of this document.

Recreational Structures such as barbecue pits, fire pits and similar structures require DRB approval and the combined total square footage contained within such structures shall not exceed 1000 square feet in area, further none shall be located wholly or partially within any setback or buffer area.

## **MAILBOXES**

Mail delivery with Lake Rhodhiss Estates will be delivered to individual roadside mailboxes. The specific style, type, color and manufacturer will be provided to the Homeowner by the DRB. The owner/builder will purchase the approved mailbox and install on the home site upon completion of house construction. The installation must meet approved Postmaster guidelines. Front of mailbox may not overhang into the roadway.

## **SIGNAGE**

No signs, banners or marketing identification For Sale, For Rent or For Lease are permitted on any home site, in the windows of any home or structure, on any deck, on any road right-of-way, or easement area at any time unless placed by or at the direction of the Developer.

The DRB will design and approve installation location of builder signs and permit boxes. The cost of the sign is the responsibility of the builder. The purpose of these signs is to identify job sites and speculative/model home construction. Signage may not remain on home site longer than 30 days after move-in occurs.

## **BUFFER AREAS AND DOCKS**

Activity allowed within Buffer Areas fall under the jurisdiction of Duke Power and guidelines criteria set by said agency. The definition of the Buffer Area shall mean any portion of the property that is located within fifty feet (50') of any common boundary (the "Contour Line") of the Property and Lake Rhodhiss (the "Lake").

The DRB will provide all applicable home sites the Design Criteria for all docks within Lake Rhodhiss Estates to include Design Style, Materials, and Colors. All dock construction and permitting on Lake Rhodhiss fall under the jurisdiction and guidelines set and governed by Duke Power.

## **DESIGN REVIEW PURPOSE & PROCEDURE PROCESS**

*It is suggested that the builder and architect, along with the owner visit the home site prior to beginning the design process. By doing this, the architect can design a site-specific structure that compliments the natural surroundings in creating the owner's vision, while setting the overall community goal of the Developer and the DRB.*

The Design Review Board is comprised of three members initially appointed by the Developer. The members and number thereof are subject to change at the discretion of the Developer. Modifications and Changes to these Design Guidelines and Standards may be periodically required and implemented by the DRB as necessary.

The main purpose of this Board is to maintain a set of standards to assist the homeowners in their design and construction process while creating the community theme and maintaining the natural beauty of the surroundings in *The Settings of Lake Rhodhiss*.

The property owner should provide the following to their builder and architect for review prior to beginning the design process:

1. Copy of the Recorded Plat of the Community
2. Declaration of Covenants and Restrictions
3. Architectural Guidelines and Standards
4. Any Applicable Site Specific Restrictions or Easements
5. Design Review Board Procedures and Related Submittal Forms
6. Applicable Fee Structure For Review Process

## **STEP ONE - ON-SITE MEETING & SITE EVALUATION**

At this time, and on-site meeting with a DRB representative, the owner, builder and architect is required to discuss any site related issues. Discussion of possible building sites, any easements or site restrictions, natural drainage requirements and/or existing creeks & streams need to be addressed. Also, any clearing concerns as it relates to natural vegetation or its alteration.

Once the above is completed, the DRB will provide comments and any recommendations in writing to the owner. These will need to be included a part of the conceptual design plan site layout submittal in the next design review step.

## **STEP TWO - HOUSE DESIGN PLAN & SITE PLAN LAYOUT**

It is suggested the owner/builder obtain a topographic survey, along with a tree survey. The tree survey needs to show location of all trees 6 inches or larger in diameter at 3 feet above grade. The topographic survey should provide the corner pins and provide grade contours and spot elevation readings. Also, included should be any building setback requirements, easements or restrictions on the subject lot.

Architect/Builder should prepare and submit a preliminary home design plan which includes exterior elevation with style detailing to include materials used and preliminary site plan with house orientation on the lot. This preliminary plan review will prevent the owner and their professionals from wasting time and money in preparation of final construction/working drawing until the DRB has had a chance to review for compliance or modification suggestions. At such time, the DRB will make the needed recommendations to move to the next step.

## **STEP THREE - APPLICATION SUBMITTAL & REVIEW FEE DUE**

Delivery to the Design Review Board of the following:

1. Design Review Application and Two Copies Of All Required Documents
2. Executed Property Owner/Builder Affidavit
3. Applicable Review Fee Check - See Fee Structure Below
  - a. \$500.00 Design Review Fee (Main House & Any accessory Buildings)

Payable to Lake Rhodhiss Estates DRB  
*Non-Refundable*- Due Upon Plan Approval Submission

Plan Approvals Are Good For 18 Months From The Date Of Approval To Begin Construction Before Re-Submission With The Related Processes And Fees Are Applicable.

- b. \$2,500.00 Compliance Deposit

Payable to Lake Rhodhiss Estates DRB

Due Prior To Construction Start - *Refundable* At Construction Completion If Architectural Guidelines & Standards Have Been Met. DRB Will Complete A Final Compliance Inspection And Sign Off. Once Completed Refund Check Will Be Issued Within 7 Business Days.

c. Future Additions - Fees Based On Square Footage Of Addition

100-400 sq. ft.      \$250.00 Review Fee    \$500.00 - Comp. Deposit

401-1000 sq. ft.    \$350.00 Review Fee    \$ 750.00 - Comp. Deposit

1001 & Up            \$500.00 Review Fee    \$ 1,000.00 - Comp. Deposit

As Referenced Above - Review Fees Are Non-Refundable

Compliance Deposits Are Refundable

With Stipulations Stated Above

All Additions Must Be Submitted On The Addition Application Form and Include Detailed Plans, Site Locations, Materials and Colors. Subject To Any Local Or County Permitting Requirements As Well.

**When Step three is completed and approved, a Letter of Approval will be sent to the owner, builder and architect if applicable.**

## **STEP FOUR - STAKING APPROVAL**

The Builder is to notify the Design Review Board once the house and any accessory structures are staked out and defined on the home site according to the final site plan submission. The Project Construction Manager must walk the lot with the Builder to determine required erosion control needs for subject lot to include location and type of erosion control fencing. A DRB representative must give approval prior to any work commencing on the site and provide the required DRB Approval Documentation to be posted on the site with the building permit.

Property lines, clearing limits and trees to be removed are to be flagged with orange surveyor's tape. Areas within the clearing limits (10 feet outside the primary structure) are to be delineated with the installation of tree protection fencing situated outside the drip lines. These areas should be avoided construction by use as staging areas of equipment access, to protect the trees and vegetation.

## **STEP FIVE - PERIODIC INSPECTIONS**

The DRB and its representatives reserve the right of entry and inspection on all or any portion of a home site during the construction process for the purpose of verifying compliance with the Building Guidelines and Architectural Standards.

These inspections may be done without notice to the owner/builder. The owner, their builder and architect, if applicable will be notified in writing of any items of exception or non-compliance. All items must be remedied within 14 days (weather permitting). A re-inspection and sign off will be performed by a DRB representative.

## **STEP SIX - FINALIZED LANDSCAPE PLAN**

Based on site specific requirements or modifications during the construction process of the home, a Finalized Landscape Plan must be submitted to the DRB within no more than 180 days of the original plan approval date or no less than 60 days prior to proposed completion and CO. A Final Landscape Plan approved by the DRB is required the plan installation. A written approval letter will be provided by the DRB the builder/landscaper within 14 days of submission.

## **STEP SEVEN - FINAL INSPECTION AT COMPLETION**

The owner/builder shall notify the DRB when construction is substantially complete and ready to be inspected. Notification should a minimum of 14 days prior to home being ready for the inspection. This will allow scheduling for the DRB representative.

Upon approval a Final Inspection Compliance Certificate will be issued. As previously stated in this document, the Compliance Deposit will be refunded after the issuance of the approval letter within 7 business days.



## DESIGN REVIEW BOARD SCHEDULE OF FINES

<u>Violation</u>	<u>Fine Amount</u>
Silt/Erosion Fencing Not Installed or Maintained	100.00
Littered Job Sites	100.00
No Sanitary Facilities on Job Site	100.00
Parking on Adjacent Property	150.00
Materials and/or Equipment on Right-of-Way	150.00
Damage to Common Natural Areas (Plus Cost of Repair to Site)	150.00
Minor Non-Approved Plan Changes (At DRB Discretion)	500.00
Non-Approved Exterior Color Palette Changes (Min.\$500)	Total Determined by DRB
Significant Non-Approved Plan Changes (At DRB Discretion)	1,500.00
Burning On Job Site or Property	1,000.00
Construction Start Without All Required Local/County/DRB Permits	
Displayed on Job Site - Results in Construction Stoppage & Fine	1,000.00

The above referenced fines are assessed by the Design Review Board and will be withdrawn from the Construction Compliance Deposit being held by the Lake Rhodhiss Estates Design Review Board.

Besides the dollar amount of the fines, the owner/builder will be required to pay for any expenses necessary to bring subject property into compliance with the DRB Standards and Building Guidelines. The list of fine categories and amounts are subject to change at DRB discretion.

**Special Notation:** Additional local, county or governmental entities may levy additional fines, as they see fit, in addition to the DRB Fine Schedule.

**LAKE RHODHISS DEVELOPMENT, LLC**  
**FINAL DESIGN REVIEW SUBMITTAL**

Date:  
\_\_\_\_\_

Lot Number:  
\_\_\_\_\_

Phase:  
\_\_\_\_\_

Property Owner:  
\_\_\_\_\_

Builder:  
\_\_\_\_\_

Spec or Custom:  
\_\_\_\_\_

Builder's Address:  
\_\_\_\_\_  
-  
\_\_\_\_\_

Owner's Address:  
\_\_\_\_\_  
-  
\_\_\_\_\_

Phone:  
\_\_\_\_\_

Phone: \_\_\_\_\_

Fax:  
\_\_\_\_\_

Fax: \_\_\_\_\_

Email:  
\_\_\_\_\_

Email: \_\_\_\_\_

Emergency Contact Number:  
\_\_\_\_\_

Emergency Contact Number: \_\_\_\_\_

Proposed Start Date:  
\_\_\_\_\_

Proposed Completion Date: \_\_\_\_\_

*Allow 60 Days For Review Process*

**All Design Review Submittals Must Include The Items Listed Below. Check Off Boxes Indicating They Are Attached With Your Application.**

Design Review Fee - \$500.00 (Payable to The Settings of Lake Rhodhiss DRB)

Final Site Plan & Staking Approval

Final Clearing & Grading Plan

Final Working Construction Drawings/Floor Plan & Elevations

- a. Wall from grade to roof
- b. Porches, decks, and railings detail if applicable
- c. Foundation screening detail
- d. Service yard screening detail An Approval

Complete Plan & Materials for any ancillary detached structure

Proposed Landscape and/or Irrigation Plan (As previously stated in the DRB guidelines-A Final Landscape Plan must be submitted to the DRB no more than 180 days of submittal review date or no less than 60 days prior to completion and CO). Letter from the DRB will be sent to the builder/ landscape architect & landscaper.

*The Plan Shall Include The Following:*

- a. Scale of 1" equals 20'
- b. Property lines and dimensions, including all structures
- c. North arrow scale and date
- d. Attached Tree Survey indicating all trees over 6" in diameter at 3' above grade Trees to be removed must also be noted
- e. All plant materials by name, locations on site and sizes
- f. Type & location of all grass lawn areas
- g. Incorporation of all structures & driveway, decks, utilities and etc. within the landscape plan
- h. Drainage Requirements Specific To Subject Lot
- i. Total Impervious surface coverage
- j. Name; Address; Phone Number(s) and E-Mail Address of the Landscape Architect and the Landscaper completing the installation.

## **COLORS/MATERIALS/FINISH SPECIFICATIONS**

**Please fill in all the blanks and attached samples where indicated:**

*NOTE: 2' by 2' sample boards will be required for pre-approval on jobs site before final approval and installation of all exterior material selections referenced in this submittal.*

### **ROOF/TYPE**

Manufacturer: \_\_\_\_\_

Type/Warr.: \_\_\_\_\_

Color: \_\_\_\_\_

### **EXTERIOR WALL MATERIAL/LOCATIONS**

Material Type(s): \_\_\_\_\_

Specific Locations: \_\_\_\_\_

### **FASCIA/SOFFIT**

Specifications: \_\_\_\_\_

Finish: \_\_\_\_\_

Colors: \_\_\_\_\_

### **TRIM/ACCENT/DETAILING**

Specifications: \_\_\_\_\_

Finish: \_\_\_\_\_

Colors: \_\_\_\_\_

### **FRONT DOOR(S)**

Manufacturer: \_\_\_\_\_

Material: \_\_\_\_\_

Color: \_\_\_\_\_

### **GARAGE DOOR (Carriage Style Only)**

Manufacturer: \_\_\_\_\_ Style Detailing: \_\_\_\_\_

Size/Location: \_\_\_\_\_ Color: \_\_\_\_\_

**WINDOWS**

Manufacturer: \_\_\_\_\_

Frame Color: \_\_\_\_\_

Style: \_\_\_\_\_

Reflectivity: \_\_\_\_\_

**SHUTTERS**

Manufacturer: \_\_\_\_\_

Material: \_\_\_\_\_

Color: \_\_\_\_\_

Specifications: \_\_\_\_\_

**DECKS/PORCHES**

Specifications: \_\_\_\_\_

Material: \_\_\_\_\_

Type: \_\_\_\_\_

Finish/Color/Stain: \_\_\_\_\_

**DRIVEWAY**

Materials: \_\_\_\_\_

Finish: \_\_\_\_\_

Color: \_\_\_\_\_

**WALKWAY**

Materials: \_\_\_\_\_

Finish: \_\_\_\_\_

Color: \_\_\_\_\_

**EXTERIOR LIGHTING**

Location: \_\_\_\_\_

(must be shown on site plan)

Type of Lighting: \_\_\_\_\_

Finish: \_\_\_\_\_

**WALLS/FENCING**

Location: \_\_\_\_\_

(must be shown on site plan)

Materials: \_\_\_\_\_

Color: \_\_\_\_\_

**SPECIFIC SITE SPECIFICATIONS**

Impervious Area: \_\_\_\_\_ Total: \_\_\_\_\_

Required Setbacks: Front: \_\_\_\_\_ Rear: \_\_\_\_\_

Left Side: \_\_\_\_\_ Right Side: \_\_\_\_\_

Proposed Setbacks: Front: \_\_\_\_\_ Rear: \_\_\_\_\_

Left Side: \_\_\_\_\_ Right Side: \_\_\_\_\_

Reason for Variance From Required Setbacks If Applicable:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SQUARE FOOTAGE**

Heated/AC Area Main Structure: \_\_\_\_\_ Garage Size: \_\_\_\_\_

Deck/Porches/Sq. Ft.: \_\_\_\_\_

**SPECIFICATIONS**

Style of House:            1 Story                            2 Story                            3 Story

Number of Bedrooms: \_\_\_\_\_            Master Up                            Mater Down                            Dual Master

Number of Full Baths: \_\_\_\_\_            Number of Half Baths: \_\_\_\_\_

Basement:                            Finished                            Unfinished

Garage:                            Attached                            Detached                            Number of Cars: \_\_\_\_\_

Total Number of Rooms: \_\_\_\_\_            Number of Accessory Structures: \_\_\_\_\_

**DETAILS**

Living Room                            Great Room                            Den                            Keeping Room

Breakfast Room                            Eat-in Kitchen                            Library                            Sun Room

Sep. Dining Room                            Laundry Room                            Bonus                            Deck/Porch

Miscellaneous Additional Rooms: \_\_\_\_\_

## **LOT/GARAGE SPECIFICS**

### GARAGE:

Side Loading

Courtyard Entry

Rear Loading

Front Entry \*

Detached Garage

Drive Under

\*Requires DRB Approval – Site Specific

### LOT TYPE:

Lakefront

Lakeview

Nature View

