



CHALK'S LANDING

Thank you for choosing Chalk's Landing for your new home! Declarations of Covenants for our community can be found at www.chalkslanding.com.

Construction is not to begin prior to receiving written approval from the Architectural Review Committee (ARC) and the President of the Property Owners Association (POA). The ARC will review your complete submission as quickly as possible. Please allow 14 days for their response.

Chalk's Landing Building Requirements

Concept: The POA wishes to make certain that any improvements to a Lot will maintain the natural beauty of the Development and blend man-made structures into the natural environment to the extent reasonably possible.

Approval: Approval to proceed with construction may commence only after the written approval from the ARC and the POA President.

Construction materials: All construction materials utilized will satisfy all applicable building code requirements.

Construction timeline: The exterior of any structure or improvement constructed upon a Lot will not remain incomplete for a period of longer than 12 months from the date upon which construction was commenced. All construction will be diligently pursued to completion and such completion will occur prior to occupancy.

Debris removal: The accumulation of debris from construction activity upon a Lot will be permitted only in construction dumpsters and filled dumpsters will be removed from the Development when full or noxious.

Dwelling: Dwellings will have a minimum total of 1400 sq. ft. of finished living area, excluding any garage, basement and porch, on the first floor wholly above grade.

Garage: Each dwelling constructed upon a Lot will have, at a minimum, an attached 2-stall garage. The garage footprint will not exceed 50% of the first floor above-grade living area of the dwelling. Any attached and detached garage and outbuilding must be architecturally related to and must match the overall color scheme of the dwelling and must be constructed only of materials permitted for construction of residences.

Roofs: The principle roof components of all structures will have a pitch of at least 7:12. All roofing materials used on structures will be of dark colors or of a weathered, natural appearance and, in the case of asphaltic materials be, at a minimum 25-year rated architectural-grade



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laminated shingles that have a raised-relief surface. Metal roofs will be permitted in non-reflective and darker shades, all at the discretion of the ARC.

Exterior building material composition and color: All exteriors will be composed of natural wood (e.g. redwood, cedar or logs), brick, stone, architectural block, stucco, masonry shake, board and batten Hardi-Plank-type material, clapboard and other high-quality exterior materials that may be approved by the ARC. The exterior of any dwelling will be completed in natural hues with flat finishes.

Exterior concrete or concrete block walls: No more than 12 inches of exterior concrete or concrete block walls will be exposed on any dwelling, garage or outbuilding and any such exposed surfaces will be properly screened with sufficient landscaping elements.

Drainage: Proper grading of the Lot, drainage pipes and roof gutters are recommended to ensure efficient drainage and to control erosion. All structures will direct collected, sediment-containing stormwater runoff away from Duke Energy lands or in such a manner to prevent discharge of such runoff onto Duke Energy lands.

Driveway/roadway connection: All driveways will have an improved travel path of at least 12 feet in width. All driveway access locations will be restricted to the interior road system of the Development. All driveways will be constructed with concrete, asphalt, or high-quality materials as approved by the ARC and are required to connect to the paved roadways in the Development in accordance with all governmental regulations.

Setbacks: No structure, other than decorative fencing, landscaping elements and mailboxes, will be located closer than 45 feet from the right of way of the roadways in the Development. No structure, other than landscaping elements, decks, patios, stairs, gazebos and other such structures that would result only in diminutive increases in impervious area, will be located closer than 15 feet from any rear Lot line coincidental with the Duke Energy boundary and not closer than 35 feet from the high-water mark of any perennial surface water body, including Blewett Falls Lake. No part of any building will be located closer than 15 feet from any side Lot line.

Fencing: Decorative, split-rail fencing of the standard two-rail variety (or an equivalent type of fencing that by virtue of material, aesthetics, color, height and opacity provides the same natural appearance) will be permitted. Safety fencing surrounding an inground swimming pool must be of wood, stone, wrought iron (and its synthetic imitations) and other natural material construction, but in no case will such fence be taller than the minimum required by code, if any. All other types of fencing shall be prohibited anywhere on the Development other than "invisible" fencing for pet control.



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Outbuilding/detached garage: Not more than one outbuilding or detached garage will be constructed on a Lot. Any outbuilding/detached garage will have a footprint of no larger than 600 sq. ft. All outbuilding sidewalls will not be less than 8 feet in height. A detached garage is considered the equivalent of an outbuilding. (Note: This is not to be construed to regulate minor accessories structures such as gazebos and well pump houses.)

Utilities: Utility lines are to be connected to the utility leads located within the easement area. All utility service lines constructed within the Development will be located underground, unless required otherwise by the utility service provider.

Mailbox: The size, location and other attributes for each residential mailbox will be as specified by USPS guidelines and match the natural color of approved structures.

Restrictions: No gaudy or garish colors are permitted. Exterior colors which, in the judgment of the ARC, stand in contrast to the land and vegetation on the Development are prohibited. Modular homes and mobile homes will not be permitted. Earth berm, A-frame, underground and dome homes are prohibited. Campers, basement homes, tents, shacks, garages, barns or other outbuildings will not be used as a temporary or permanent residence. No aluminum or vinyl siding, trim and fascia will be permitted. Metal or chain link fencing is specifically prohibited.

Damages: Each Lot Owner will be responsible for any damage to the common lands, which occurs as a result of construction, and any such damages will be repaired within 30 days of occurrence at the expense of the responsible Lot Owner.

Deposit: A refundable deposit of \$2500.00, held by the POA in escrow for any and all damages to common areas, is required before Lot grading begins. The deposit will be refunded, minus incidental costs for any damages, when the designated ARC member conducts an inspection of completed construction and the Owner receives the Certificate of Occupancy.



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Chalk's Landing Architectural Review Request

Date Submitted: _____

Plans attached are submitted for approval to the Architectural Review Committee for:

Lot #: _____ Property Address: _____

Lot Owner: _____ Current Address: _____

Phone: _____ Alternate Phone: _____ Email: _____

Builder Name: _____ Builder Address: _____

Phone: _____ Alternate Phone: _____ Email: _____

Architectural plans and plat drawings must be submitted and approved prior to commencement of construction. Complete this form in its entirety and submit to the Architectural Review Committee along with the following:

_____ A scaled Site Plan (survey) detailing all intended improvements for the dwelling, garage and outbuildings, if any, including property line setbacks and grade elevations. Decks and patios must be indicated on the plans.

_____ Architectural Plans detailing all intended improvements including floor plans, exterior elevations and building materials.

_____ Exterior color scheme

_____ Location of driveways/parking areas, landscaping (including fences, walls, recreational facilities and utilities) and types of materials to be used

_____ Landscape Site Plan identifying vegetation and trees to be removed for construction. As per Covenants, no more than 50% of existing large trees shall be removed, except for dead, hazardous or diseased trees. Any tree identified for saving that is larger than 12 inches in diameter will be marked with flagging tape. A walk-through with the lot owner/designated representative and the ARC will be coordinated, prior to altering any vegetation or commencing construction.

_____ Erosion Control Agreement

_____ \$2500.00 Deposit

No Lot Owner will construct, alter or maintain any improvements on a Lot until all the above have been completed.



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Architectural Review Committee approval will be contingent on:

- the above requirements
- as well as the Committee's determination that architectural plans meet or exceed the requirements of the Declaration of Covenants
- and the architectural and aesthetic appearance of the Development.

The POA and the Architectural Review Committee reserve right to initiate or make changes based on the best interest of community.

Note: No review has been made with the respect to functionality, safety, compliance with governmental regulations, or otherwise, and no reliance on approval should be made with respect to such matters.

Upon ARC approval, I accept full responsibility for any actions of the builder or contractors or their employees for any damage or alteration that may occur to common areas or other property in the Development as a result of this construction and agree to replace or restore damaged property to its original condition. I also agree to obtain all appropriate permits, licenses or insurance as may be required by County or State agencies prior to commencement of this construction.

I fully understand, accept and will fully comply with the above requirements.

Lot Owner's Name: _____

Signature: _____

Date: _____



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Erosion Control

The individual Lot operator, whether owning the property or acting as the agent of the property Owner, will be responsible for erosion and sediment control requirements associated with activities on individual Lots. Same will be responsible for installation and maintenance of a stable construction site access, cleanup of sediment that is either tracked or washed onto roads, and repair of adjacent Lots disturbed by construction.

Erosion Control Agreement must be signed by Lot Owner and Lot Owner's Builder and submitted to the Architectural Review Committee prior to commencement of construction improvements.

Soil erosion and resulting sedimentation are a leading cause of water quality problems. Every phase of a construction project has the potential of contributing significant quantities of sediment-laden stormwater run-off. Therefore, as a site is developed and throughout completion, the Lot Owner and Lot Owner's Builder must share responsibility for erosion control.

The POA is not responsible for erosion control nor will be responsible to maintain authority of erosion control, although the POA will maintain the right to enforce. Owner must plan grading, drainage pipes, and roof gutters for the building, and account for drainage in landscaping. The POA is not responsible or liable for any future drainage issues the homeowner may have due to improper erosion control planning and execution on the part of Lot Owner or their builder. Failure to comply will result, by agreement of the Lot Owner and Lot Owner's Builder, in any or all the following; construction shut-down, fines, responsibility of repairs or cost of repairs to damaged property caused by runoff, legal fees, etc.

I fully understand and accept the above requirements.

Lot Owner's Name: _____

Signature: _____ Date: _____

Builder's Name: _____

Signature: _____ Date: _____



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ARC Contact: _____ has been designated as the Chalk's Landing representative for communication and oversight throughout your building process. He/she will also inspect your construction for compliance with ARC guidelines, note any damages/repairs to the common lands and provide approval for refund of your deposit.
