



**CHALK'S LANDING**  
**CHALK'S LANDING ARC QUESTIONNAIRE**  
**&**  
**COVENANT ACKNOWLEDGEMENT FORM**

LOT \_\_\_\_\_

Please complete and sign the following questionnaire and Covenant Acknowledgement Form.

**ARCHITECTURAL REVIEW QUESTIONNAIRE**

COVENANT ARTICLE #	ITEM	REQUIREMENT	SPECIFICATION (To be filled out by Lot Owner)	ARC RESPONSE ( To be filled out by ARC) Does this meet Specification requirements?
6.3	Garage	Attached 2-stall garage	Does house have a 2-stall garage?	
	Garage footprint	Garage footprint shall not exceed fifty percent (50%) of the first floor above-grade living area of the dwelling	Garage Percent footprint of first floor of dwelling?	
	Garage architectural color scheme and permitted building material	All attached and detached garages and outbuildings must be architecturally related to and must match the overall color scheme of the dwelling and must be constructed only of material permitted for the construction of residences.	Is color scheme and building material the same as dwelling?	
	Dwelling square foot requirement	Dwelling shall have a minimum total of 1,400 square feet of finished living area, excluding any garage, basement and porch, on the first floor wholly above grade.	Total square feet of finished living area?	

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6.4	Exterior building material	All exteriors shall be composed of natural wood (e.g., redwood, cedar or logs), brick, stone, architectural block, stucco, masonry shake, board and batten, HardiPlank-type material, clapboard, and other high-quality exterior material that may be approved by the Architectural Review Committee.	What material is used on the exterior?	
	Exterior finish	Lot Owners shall complete the exterior of any dwelling in natural hues with flat finishes. No gaudy or garish colors are permitted. Exterior colors which, in the sole judgment of the Committer, stand in stark contrast to the land and vegetation on the Development are prohibited.	What is the color of the exterior?	
	Siding, trim and fascia material	No aluminum or vinyl siding is permitted, no aluminium or vinyl trim or fascia will be permitted.	What is the material used for:	
			SIDING -	
			TRIM -	
			FASCIA -	

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6.5	Exterior concrete or concrete block walls	No more than twelve (12) inches of exterior concrete or concrete block walls shall be exposed on any dwelling or outbuilding and any such exposed surfaces shall be properly screened with sufficient landscaping elements.	Are there more than twelve (12) inches of exterior concrete or concrete block walls exposed?	
6.6	All structures shall direct collected, sediment-containing stormwater runoff away from Progress Energy lands or in such a manner so as to prevent collected discharge of such runoff onto Progress Energy lands.	With proper grading of the Lot, drainage pipes and roof gutters are recommended to ensure efficient drainage and to control erosion.	Will the roof have gutters installed?	
6.7	Roof	The principal roof components on all structures shall have a pitch of at least 7:12.	What is the principal pitch of the roof?	
		All roofing material used on structures shall be of dark colors or of a weathered, natural appearance and, in the case of asphaltic material be, at a minimum, 25 year rated architectural grade laminated shingles that have a raised-relief surface.	Describe Roofing material:	
			MATERIAL -	
			COLOR -	
			LIFE-RATING -	
APPEARANCE -				
	In the particular case of metal roofs, those shall be permitted in nonreflective and darker shades, all at the direction of the ARC.	Is metal used on the roof and is it nonreflective and of a darker shade?		

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6.8	Prohibited dwellings	Modular Homes and Mobile Homes shall not be permitted. Campers, basement homes, tents, shacks, garages, barns or other outbuildings shall not be used as a temporary or permanent residence. Earth berm, A-frame, underground and dome homes are prohibited.	Is this on the list of prohibited dwellings?	
6.10	Driveways - roadway connection	Lot Owners are required to connect their respective driveways to the paved roadways.	Is the driveway connected to the paved roadway?	
6.11	Driveway construction	All driveways, except the driveway on Lot 3 shall be constructed as a paved (asphalt and/or concrete), brick, fixed-stone surface, or with other high quality materials with prior approval of the Committee.	What is the material used for the driveway?	
	Driveway width	All driveways will have an improved travel path of at least 12 feet in width	What is the width of the driveway?	
			What is the distance of driveway from property line?	
	Driveway access locations	All driveway access locations, except Lots 1-7, shall be restricted to the interior road system of the Development.	Is this Lot 1 -7?	
			Does the driveway have an access location to the interior road system?	

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6.12	Structure front setback	No structure other than decorative fencing, landscaping elements and mailboxes, shall be located closer than forty five (45) feet from the right-of-way line of the roadways in the Development.	Are there any structures other than those permitted closer than forty five (45) feet from the right-of-way line of the roadways?	
	Dwelling location from rear lot line	No structure, other than landscaping elements, decks, patios, stairs, gazebos and other and other such structures that would result only in diminutive increases in impervious area, shall be located closer than fifteen (15) feet from any rear Lot line coincidental with the Duke Energy boundary.	Distance of the dwelling or other building from the rear lot line?	
		No structure, other than landscaping elements, decks, patios, stairs, gazebos and other and other such structures that would result only in diminutive increases in impervious area, shall be closer than thirty-five (35) feet from the high water mark of any perennial surface water body, including Blewett Falls Lake.	Distance of the dwelling from the high water mark of any perennial surface water body, including Blewett Falls Lake? Is it at least 35 feet away from the high water mark?	
	Building side set back	No part of any building shall be located closer than fifteen (15) feet from any side Lot line.	Distance of building parts from the side Lot lines?	

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6.13	Fencing material	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 proves the same natural appearance) shall be permitted. Metal and chain link fencing is specifically prohibited.	Is there any fencing material used?	
			What material is used for the fencing?	
	Safety fencing material	Safety fencing surrounding in-ground swimming pools must be wood, stone, wrought iron (and its synthetic imitations) and other natural material construction, but in no case may such fence be taller than the minimum required by code , if any.	What material is used for the pool fencing?	
			Is pool fence height no higher than minimum required by code?	
	Invisible fencing for pet control	All other types of fencing shall be prohibited anywhere on the Development other than “invisible” fencing for pet control.	Is there any invisible fencing material used?	
6.15	Mailboxes	Mailbox and post materials should be wood, brick, stone or dark metal only (colors bronze, brown, or black).	List materials and color of post and mailbox.	
6.16	Outbuildings and detached garages footprint	All outbuildings and garages shall not have a footprint larger than six hundred (600) square feet.	What is the sqft of the outbuilding or detached garage?	
	Outbuilding sidewall height	All outbuilding sidewalls shall not be less than eight (8) feet in height.	What is the height of the outbuilding sidewalls?	

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6.16	Number of outbuildings or detached garage	Not more than one (1) outbuilding or detached garage may be constructed upon a Lot	How many outbuildings or detached garages are there?	
8.2(a)1	The Lot Owner has submitted to the Committee four (4) complete sets of preliminary sketches showing floor plans, exterior elevations	Submission of four (4) complete sets of preliminary sketches (Preliminary sketches do not have to be submitted; but by doing, so the Lot Owner may prevent the unnecessary expense of preparing complete plans for a house that does not meet Covenant requirements).	Have four (4) complete sets of preliminary sketches/electronic copies, showing floor plans and exterior elevations been submitted?	
	The Lot owner has submitted four (4) outlines of specifications for materials and finishes	Submission of four (4) outlines of specifications for materials and finishes.	Have four (4) outlines/electronic copies of specifications for materials and finishes been submitted?	
8.2(a)3	The Lot Owner has submitted to the Committee four (4) complete site plans in a form satisfactory to the Committee	Submission of four (4) complete site plans as follows: Actual drawing scale of ¼" equals 1', Paper size of at least 24" x 36", Drawings and data large enough in size to be read by the Committee; or, electronic copies made available.	Submit four (4) complete site plans, either:  Actual drawing scale of ¼" equals 1', Paper size of at least 24" x 36"  Electronic copies to the ARC	

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8.2(a)3.i	Size, dimensions and style of the improvements, including, by way of illustration and not limitation, the dwelling, garage and outbuildings, if any	The complete site plans must include the size, dimensions and style of the improvements, including, by way of illustration and not limitation, the dwelling, garage and outbuildings, if any.	Do the complete site plans include the size, dimensions and style of the improvements, including, by way of illustration and not limitation, the dwelling, garage and outbuildings, if any?	
8.2(a)3.ii	Exterior design	The complete site plans must include the exterior design.	Is exterior design listed on the site plans?	
	Building materials for the exterior	The complete site plans must include a list of building materials for the exterior design.	Include a list of building materials for the exterior	
8.2(a)3.iii	Exterior color scheme	The complete site plans must include the exterior color scheme.	Do the complete site plans include the exterior color scheme?	
8.2(a)3.iv	Approximate location of the improvements on the Lot, including, by way of illustration and limitation, the dwelling, garage and outbuildings, if any	The complete site plans must include the approximate location of the improvements on the Lot, including, by way of illustration and limitation, the dwelling, garage and outbuildings, if any.	Is an illustration provided that shows the location of the dwelling, garage, and any outbuilding situated on the Lot?	



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8.2(a)3.v	Approximate location of the driveways, parking areas and landscaping (including location and construction of all fences or walls, recreation facilities, and utilities).	The complete site plans must include the approximate location of the driveways, parking areas and landscaping (including location and construction of all fences or walls, recreation facilities and utilities).	Do the complete site plans include the approximate location of the driveways, parking areas and landscaping elements such as walls, fences, rec facilities, etc.?	
	Types of materials to be used for the driveways, parking areas and landscaping, fencing or walls, recreation areas, etc.	The complete site plans must include the types of materials to be used for the driveways, parking areas and landscaping, fencing or walls, recreation areas, etc.	Is there a complete listing of materials to be used for the driveways, parking areas, landscaping, fencing, walls, recreation areas, etc.?	
8.2(a)3.vi	The vegetation proposed to be removed or altered in order to accommodate construction, complete landscaping and enhance views	The complete site plans must identify the proposed vegetation to be removed or altered in order to accommodate construction, complete landscaping and enhance views.	Do the complete site plans identify the proposed vegetation to be removed or altered in order to accommodate construction, complete landscaping and enhance views?	
		Any tree identified for removal that is larger than 12 inches in diameter, including those that fall within the footprint of the home, garage, driveway and septic field will be marked with flagging tape.	Have trees larger than 12 inches to be removed on the lot been identified and marked with tape?	



# CHALK'S LANDING

## COVENANT ACKNOWLEDGEMENT FORM

LOT \_\_\_\_\_

I/we \_\_\_\_\_ and \_\_\_\_\_, the Lot Owner(s) and I \_\_\_\_\_, the Contractor each acknowledge that we have read and understand the provisions of the restrictions set forth in the Covenants and this Architecture Review Questionnaire.

\_\_\_\_\_  
Lot Owner Date

\_\_\_\_\_  
Lot Owner Date

\_\_\_\_\_  
Contractor Date