

ARCHITECTURAL STANDARDS AND PROCEDURAL GUIDELINES

Issued September 2017

GENERAL STATEMENT:

The Hamburg Mountain Home Owner's Association's Board of Directors is concerned about our environment as well as the health and well being of all residents. Therefore, we believe it is of great importance for homes to be built which exceed mandated standards for energy efficiency and 'healthy home' characteristics. We strongly encourage the selection of architects, designers and homebuilder's with demonstrated expertise in these techniques.

In addition to the Hamburg Mountain Homeowners Association Covenants, Conditions and Restrictions (CC&R's) recorded April 21, 2011, the following guidelines, (see Articles 11 and 12 of the CC&R's) shall apply but are not limited to the following:

NOTE: A completed Application for Approval of Plans for New Construction/Change to Existing Construction (form attached), along with all required information must be submitted to the Architectural Standards Committee (ASC) in order to initiate the review/approval process.

1. Please notify the ASC as soon as possible as to the name of the builder you are considering and have that builder contact us so that we can do our credit and quality check for approval.
2. Given the sometimes severe topography of the area and the damaging erosion that can occur, the following points must be observed:
 - Silt fences are a critical element in controlling erosion (also a mandatory Town/Country requirement). Also, your builder will need to make provision for surface water runoff appropriate to the topography and location of the lot.
 - Property owners seeking to fill in the ditches in front of their property with rock and/or drainage culverts must review these plans with the Weaverville Public Works Department.
 - Provisions for proper storm water management are to be addressed in the plans. Furthermore, at the discretion of the ASC, in order to assure proper and sustainable storm water management and erosion control, a plan prepared by an appropriate professional environmental specialist may be required prior to construction plans approval. The ASC will notify the lot owner of this requirement

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within fourteen (14) days of receipt of Application for Approval form. NOTE: This storm water management provision applies to both new build and changes to existing construction/landscaping.

3. Contractor or subcontractor signs are only allowed in the yard during the construction phase. The signs may not exceed 24" by 30" and must be approved by the Board of Directors/ASC.
4. The height of the house is limited to 35 feet from the bottom of the front door to the highest roof peak. (Check with Weaverville Town restrictions and NC ridgeline rules also.)
5. Stick build on premises is the approved method of construction. Alternative techniques are subject to review and approval by the ASC.
6. No vinyl siding of any type may be used on the exterior of the house. This does not include windows. Stucco may only be used over exposed masonry.
7. The ASC must approve the exterior color scheme, which needs to reflect subtle earth tones.
8. All visible wood decks and supporting structures must be stained, treated or painted.
9. Visible chimney flues must be enclosed with vent hoods painted if the chimney is not brick or rock.
10. All visible vents must be painted the same color as the wall that they are installed upon.
11. Roofs may be 'architectural' grade asphalt shingle or metal. Metal roofs must be of a high quality used for residential construction, example standing seam, metal shingle. Low cost metal roofing typically used for agricultural buildings is not acceptable. Material, style, and color must be approved by the ASC.
12. All driveways must be paved. Concrete and blacktop are acceptable. In order to facilitate proper storm water runoff, the ASC encourages the use of permeable driveway surfacing, example permeable pavers, pervious concrete. Permeable driveway surfaces must be approved by the ASC.
13. No lattice board of any kind.

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14. Landscape drawings should include ground cover where practical, trees, grass, plantings, clearing of underbrush, etc. Initial visible landscaping projects should be completed within 3 months after completion of construction. Additional visible landscaping changes must be approved by the ASC in a timely manner not to exceed 1 (one) year.

Trees are a precious attribute to our community. Please keep this in mind when determining the placement of your house. We strongly encourage a tree line be left between property lines whenever possible.

15. All decorative features such as sculptures, fountains or other embellishments that are visible from any street must be approved by the ASC.
16. All children's play equipment shall be placed so that it is not visible from the street(s) and requires full approval by the ASC.
17. Athletic goal posts, basketball hoops, clotheslines or permanent-in the ground flagpoles shall not be visible from any other lot or the street(s).
18. Lighted address signs for each house shall be permitted and must be approved by the ASC.
19. No shading or window shading devices shall be permitted if visible from the street(s). Wall mounted or retractable, recessed soffit mounted shading devices may be installed with prior written approval of the size, color and location of such devices from the ASC which approval may be withheld in the committee's discretion.
20. The visible outdoor storage of building materials other than during construction is prohibited.
21. If homeowners and lot owners are part time residents or visit their properties infrequently, arrangements must be made for yard maintenance in the owners' absence. (See Article 12 F-6 of the CC&R's.)
22. A Home owner may use a portion of their home or lot for an office, workshop, or studio provided:
- Not more than one vehicle is parked on the lot at any time that does not belong to the owner, their family or tenant of resident AND that such office, workshop or studio use remains secondary to the residential use of the lot.

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- If the office, workshop, or studio is detached from the house, the design and siting of the same shall be architecturally integrated to all other Structures on the lot.
 - The use of the office, workshop, or studio does not generate any more traffic than would normally be generated by a single-family residence.
 - The activities within the office, workshop, or studio do not generate noise or odors that would be annoying or a nuisance to a reasonable person.
 - No materials or supplies of any kind are stored outside of the office, workshop or studio if visible to the frontage road.
23. All homes shall be used for single-family residences. The exception may be that the resident can hire individuals or organizations to assist in care giving. These “employees” shall not maintain permanent residence at this site without approval of the Board of Directors.
24. Solar collection panels or devices shall be allowed only with the express written approval of the ASC. Owner shall designate, in detail, the location, size number and orientation of any solar collector panels or devices proposed for approval by the ASC which may limit or fix the location, size, number and orientation of such panels or devices, or may deny the use of such panels or devices altogether.
25. Lighted tennis courts are not permitted. Swimming pools are allowed, provided they shall be visually connected to the main house through walls or courtyards, and screened from direct view of the street, and from all other lots within the community.
26. The visible parking, storing or servicing of commercial and recreational or antique vehicles, including but not limited to campers, trailers, motor homes, motor bikes, motor cycles, mopeds, go-carts, boats, trucks with a carrying capacity of over three-quarter ton, ski or snow mobiles, disabled vehicles, heavy equipment, or large unsightly equipment outside of storage rooms and garages shall be prohibited except during the construction of homes. Visible garages and storage rooms shall be kept closed at all times when not being used. Recreational vehicles may be kept outside of a garage only for so long as is reasonably required for packing and unpacking provisions for such vehicle. The use of motorcycles, motor bikes, mini- bikes or all-terrain vehicles on the Property is prohibited except for the purposed of entering and leaving the Property on roads.