



***Plantation Harbor Property Owners Association***  
***200 Antebellum Drive, Havelock, NC 28532***  
***[phpoaboard@gmail.com](mailto:phpoaboard@gmail.com)***

**REGULATION #2025-05**

**Architectural Guidelines and Review Procedures**

**DATE APPROVED: May 13, 2025**

**DATE EFFECTIVE: May 13, 2025**

**DATE RESCINDED:**

**RESCINDS: 1995-02, 2004-01**

**TABLE OF CONTENTS**

I. BACKGROUND .....	4
A. INTRODUCTION.....	4
B. AUTHORITY .....	4
C. PRECEDENCE.....	5
II. ARCHITECTURAL CONTROL COMMITTEE .....	6
A. COMPOSITION AND FUNCTIONS .....	6
B. THE REVIEW PROCESS .....	6
C. FORMAL SUBMISSION REQUIREMENTS .....	7
D. VARIANCES.....	8
E. SEWAGE CONNECTION PERMIT .....	8
III. GENERAL PROVISIONS.....	9
A. CONSTRUCTION PERIOD .....	9
B. CONSTRUCTION PRELIMINARIES .....	9
C. THE CONSTRUCTION SITE.....	9

IV. BUILDING OBJECTIVE CRITERIA .....	11
A. GENERAL .....	11
B. DIMENSIONS .....	11
C. HOME DESIGN CONSIDERATIONS .....	11
C. SETBACKS AND EASEMENTS .....	12
V. BUILDING SUBJECTIVE CRITERIA.....	14
A. GENERAL .....	14
B. ARCHITECTURAL STYLES.....	14
C. PRE-CONSTRUCTED HOMES.....	14
D. MATERIALS.....	15
VI. SITE UTILIZATION.....	16
A. DRIVEWAYS AND GARAGES .....	16
B. MAILBOXES .....	16
C. SHEDS.....	17
D. UTILITIES.....	17
E. FENCING .....	19
F. POOLS.....	19
G. WATERFRONT .....	19
H. LANDSCAPING.....	20
APPENDIX A ARCHITECTURAL CHANGE REQUEST FORM.....	21
APPENDIX B GUIDELINES FOR DOCKS, PIERS, WALKWAYS, BULKHEADS, AND RIP-RAP.	23

## I.

### BACKGROUND

#### A. INTRODUCTION

Plantation Harbor has been envisioned from its inception as a residential area which would be very special. From the attractively detailed front gatehouse to the recreation area, pool, clubhouse, and ponds, to the spacious lots, underground utility service, and exceptionally accommodating waterfront access, the development is meant to be more than just another nice neighborhood. It should be a place where residents can enjoy a modicum of privacy afforded by large building sites, where homes are of conventional design and reasonable in size, where families can comfortably reside in the ambiance of a rural atmosphere enhanced by construction in harmony with the natural surroundings to create a nautical paradise.

The quality and appearance of the homes built at Plantation Harbor will determine to a significant degree the character of the community as well as the quality of the collective lifestyle therein. The development has been planned and structured to enhance that lifestyle. This document spells out the requirements deemed necessary to assure that, as the community expands and matures, it continues to foster that enhanced lifestyle and preserves the very significant investment involved for most property owners.

It should be noted that architectural styles, materials, and methods have evolved over the years since Plantation Harbor was founded. The current regulations are the result of that 30+ year evolution. As a result, not all homes in Plantation Harbor comply with the current regulations. No exceptions to the new regulations should be assumed or expected based on other homes in the neighborhood that were built to different standards.

#### B. AUTHORITY

The Declaration of Covenants, Conditions, Restrictions and Easements of Plantation Harbor (hereinafter referred to as “the Declaration”), a lengthy document which becomes a part of each property owner’s deed, is the basis for the requirements identified herein. Section J. of the Declaration establishes the Architectural Control Committee and identifies the committee’s general responsibilities. Section L. of the Declaration lays out the restrictions on use and occupancy of the land, addressing a number of architectural and construction issues, as well as other prohibitions relative to storage, permissible vehicles, parking, refuse, animals, antennas, and setbacks pertinent to property lines, streets, and water and sewer systems.

The By-Laws of the Plantation Harbor Property Owners Association, incorporated and chartered in North Carolina, establish the authority of the officers and directors of the Association. Article VIII, Duties of Directors, calls for them to: “Enforce all rules, regulations, restrictions, covenants, conditions, reservations, easements, and administrative rules and regulations as are contained in the Declaration...” Article IX, Powers of Directors, reads: “Establish such owners’ committees as they deem necessary and prescribe the duties and method of selection of the members of each such committee.” The association By-Laws, therefore, complement the Declarations, and reemphasize the authority of the Architectural Control committee.

Because Plantation Harbor lies on an estuarine shoreline, the North Carolina Coastal Management Act (CAMA) is applicable to a number of homesites in the development. The CAMA is administered by the Division of Coastal Management (DCM) under North Carolina's Department of Environment and Natural Resources (NCDENR). A specific area of environmental concern (AEC) has been delineated by a CAMA line located 75 feet inland from the mean highwater marks defined for Clubfoot and Blue Billy's Creeks; this line appears on the Plantation Harbor plat registered with Craven County. Within the AEC, particularly stringent regulations are in effect. These are spelled out in Section III below.

NCDENR's Division of Water Quality (DWQ), regulates sewage disposal. All sewage waste generated within Plantation Harbor must be collected and disposed of in accordance with a permit issued to the Association, which spells out individual homesite requirements. These are noted in Section V below.

#### C. PRECEDENCE

These guidelines and review procedures have been prepared as a complement to the Declarations of Covenants, Conditions, Restrictions, and Easements, and much of the applicable text found therein is quoted verbatim. Should any conflict arise between these guidelines and procedures and the Declaration, the Declaration takes Precedence.

## II.

### ARCHITECTURAL CONTROL COMMITTEE

#### A. COMPOSITION AND FUNCTIONS

The Architectural Control Committee, (hereinafter referred to as “the Committee”), is composed of three persons appointed by the Directors of the Plantation Harbor Property Owners Association in accordance with the Association By-laws. Plans submitted as required by these guidelines are reviewed and approved or disapproved by the Committee, which will normally take action within 15 days. If the committee fails to approve or disapprove a properly prepared and submitted proposal within 40 days, the plan will be deemed approved.

The Committee’s decision relative to any plan submitted will take into consideration the nature of the development, the aesthetics of the proposed construction or alteration, the possible interference with the use of the water or waterways by other property owners, the harmony of the proposed construction or alteration with the architectural style of neighboring buildings, color schemes, durability of proposed construction, relative costs, and protection of the investment of other property owners in the development. The Declaration states, “The decisions of the committee shall be final and not subject to appeal or review.” In light of this fact, owners considering any construction, alteration, repainting, waterfront improvement, or any other significant change to their Plantation Harbor property are encouraged to establish a dialogue with the Committee before finalizing plans. Sketches of anticipated work are suggested, to more clearly depict the nature of the plans to be formally submitted. In this manner, conceptual issues can be identified and resolved before the owner has incurred significant expense, and the possibility of disapproval can be virtually avoided.

The ACC will evaluate each application for proposed construction based on its merits. The Architectural Control Guidelines (ACG) and this resolution provide guidance, not rigid rules. It must be remembered that the job of the ACC is to oversee and protect the community, not to simply meet the desires of all applicants. The decisions of the ACC may be subjective and may result in strict adherence, negotiation, and/or compromises, and their decision is not subject to appeal. While very few things are forbidden (e.g. modular homes, a mobile home, multifamily units in unapproved areas without membership approval), it should be noted that some are discouraged (e.g. fences, animals often considered potentially dangerous or vicious, log or geodesic homes, out-buildings).

Approvals by the ACC require concurrence by a majority of all committee members; votes can be cast in person or via phone, email, etc. If a member is unavailable, a director may fill in as a temporary replacement. When plans are submitted to the ACC for consideration, the ACC will notify all adjacent property owners of the submission and allow at least 10 days for comments before making their decision. The ACC, or its chair, should brief the directors prior to granting any variances from our guidelines.

#### B. THE REVIEW PROCESS

Section J., Paragraph 2. of the Declaration indicates:

Before any structure, fence, building, wall, pier, bulkhead, dock, walkway, outer piling, or replacement or addition to any of same shall be commenced, erected, or maintained upon any lot or appurtenant to any lot in the creek, river, or branch adjacent to any lot, and before any alteration (including painting) of the exterior portion of any structure located upon any lot or

appurtenant to any lot in the Subdivision shall be commenced (except as shall be undertaken by the Corporation itself), the party desiring to make such changes or erections shall submit and have approved by the Architectural Control Committee, plans and specifications detailing the changes and erections. The plans and specifications must show the structure, kind, shape, height, materials, color, and locations of the change or erection. A complete set of Committee Application Forms, final plans, and specifications for any and all proposed improvements shall be emailed to [phpoa.acc@gmail.com](mailto:phpoa.acc@gmail.com).

The Committee shall normally approve or disapprove such plans within forty (40) days of receipt thereof. [Note: The Committee has been directed by the Property Owners Association to render a decision within fifteen days under normal circumstances.] Furthermore, plans for driveways and/or culvert pipes must be approved by the Architectural Control Committee prior to their installation; once approved, these shall be installed pursuant to the method approved by the Committee. All septic tanks and pump tanks shall be constructed and installed pursuant to plans approved by the Division of Water Quality and the Architectural Control Committee. The location of all septic tanks, pump tanks, sewage lines, and wells must be approved by the committee. [Note: See Section V below.] A copy of the approved plans will be emailed to the submitting party. Electronic copies of the submissions will be retained by the committee.

### C. FORMAL SUBMISSION REQUIREMENTS

As of May 2, 2025, there is a Construction Impact Fee which must be paid to PHPOA before the ACC will consider any proposals. The fee is \$2,000 for new construction and \$1,000 for structural additions (either attached or detached). The fee is to be paid to the Treasurer, PHPOA, 200 Antebellum Drive, Havelock, NC 28532.

A typical formal submission for initial construction should include the following:

1. Standard form cover letter indicating work to be performed. Blank forms and a Word file are available from the Committee. See Appendix A.
2. Site plan for the lot(s) involved, prepared in a scale appropriate to clearly depict dimensions, distances, and relative positioning for:
  - a. All boundary and right-of-way easements and setbacks, minimum building lines, and CAMA lines;
  - b. Placement of culvert pipes and driveway;
  - c. Location of all underground services including septic and pump tanks, well (if utilized); pipes, valves and plumbing for water, waste water, gas, and oil; electrical, telephone, and video cables;
  - d. Outside dimensions of all buildings, and their location on the site;
  - e. Location of decking, fencing, walkways, piers, docks, pilings, and bulkheads.
3. Architect's construction drawings for all planned buildings. These must include accurate depictions of the buildings' exterior appearance, identifying types and colors of materials to be utilized and paint colors planned for all exterior surfaces.
4. Construction drawings with plan and elevation views for walkways, piers and docks.
5. A site sketch for the lot(s) involved, showing the general plan for landscaping. This need not be prepared in great detail; provide an estimate of how much tree removal is contemplated and how much cleared area is planned.

6. Any additional amplifying information deemed appropriate to assure that the Committee has ample data upon which to base a decision.

The package should be emailed to [PHPOA.ACC@gmail.com](mailto:PHPOA.ACC@gmail.com). The same general method should be followed to seek approval for all improvements and additions to existing homes and homesites which will be visible, or to build a dock, bulkhead, screening fence, etc.

#### D. VARIANCES

Section O of the Declaration indicates that the Committee in its discretion may allow reasonable variances and adjustments of the Restrictions to alleviate practical difficulties and hardship. To be effective, such variances shall be recorded in the Craven County Register of Deeds office; shall be executed on behalf of the Corporation; and shall refer specifically to the Plantation Harbor Declaration.

#### E. SEWAGE CONNECTION PERMIT

Upon verification of compliance to the approved plans a Sewage Connection Permit (SCP) will be issued authorizing connection to the community's sewage system.

### III.

#### GENERAL PROVISIONS

##### A. CONSTRUCTION PERIOD

1. The Declaration (Section L, paragraph (24)) indicates that once construction of improvements is started on any lot, improvements must be substantially completed in accordance with the plans and specifications as approved by the Committee within six months from commencement.
2. A number of factors may impact in a negative way upon timely completion of construction within a six month period, and several of these may be beyond control of the lot owner. Inclement weather, material shortages, contractor availability, and delays in county inspections, permit issuance, and certification all may mitigate against compliance with this six month rule.
3. Lot owners who reach a point during their construction phase when it is clear that the six month period will be exceeded should make a reasonable determination of an expected completion date and inform the Committee thereof. No penalty will be assessed, provided construction is fully completed within a reasonable time.
4. Residential construction will be considered complete upon issuance of a Certificate of Occupancy by the appropriate government authority.

##### B. CONSTRUCTION PRELIMINARIES

1. Lot Clearing: No lot clearing is authorized until the ACC has approved the lot owner's build package, and the owner plans on building within the next 90 days.
2. Bush Hogging: Bush hogging of undergrowth is permitted. No trees larger than 4 inches in diameter should be removed. Adjacent lot owners must be notified by the landowner prior to bush hogging.
3. Lot Burning: No lot burning is allowed in PH. In consideration of the residents, all debris from lot clearing and/or construction must be hauled off and properly disposed of.

##### C. THE CONSTRUCTION SITE

1. General Appearance: Garbage, scrap lumber, loose paper, masonry debris, etc. will not be allowed to accumulate on individual construction sites. Owners are responsible for seeing that all such trash is periodically disposed of before it becomes a nuisance.
2. Construction Entrance: Before commencing construction, it is crucial to set up a temporary conduit (minimum diameter 12") for drainage and to fill the entrance to the common area with rock, gravel, or another suitable ground barrier. This step is



essential to protect the common area from damage caused by heavy equipment and to minimize the amount of dirt and debris tracked onto Antebellum Drive. We have recently seen considerable damage to road shoulders from heavy equipment and encourage the use of mats or other damage prevention measures. A well-constructed construction entrance is shown below.



A well-constructed construction entrance

3. Burning: No burning of waste from clearing or construction is allowed.
4. Construction Vehicles: During the construction period, certain vehicles such as semi-trailers and utility trailers may be desired on building sites. While long-term parking of such vehicles is precluded by the Declaration, the committee will consider reasonable requests for authorization to utilize such vehicles on a case-by-case basis. If appropriate, authorization will be provided in writing and will terminate upon completion of the construction phase.
5. Toilet Facilities: A Craven County ordinance requires that toilet facilities be made reasonably available at all construction sites. Accordingly, a commercial portable toilet shall be provided at each construction site in the development. Placement of portable toilets must be on the property and away from the common area, with the door facing away from the street. The portable toilet must be screened with lattice, as shown below. Toilet facilities in the Plantation Harbor clubhouse are not available for use by construction workers, contractors, etc., notwithstanding the fact that such personnel may in fact be property owners. The excessive wear and tear resulting from such use is unacceptable.



Typical Screening for Portable Toilet

## IV.

### BUILDING OBJECTIVE CRITERIA

#### A. GENERAL

The Declaration specifies that individually owned lots in Plantation Harbor shall be used only for single family residential purposes. No building except a dwelling and such other outbuildings as may be normal and customary accessories for a single family residential dwelling shall be located on any lot. Every lot developed for residential use shall include a garage either as a part of the dwelling, or as a detached building.

Garages, outbuildings, and any other appurtenances constructed shall be of like materials, construction method and style as the principal residential building. Appurtenant buildings are allowable only if in the opinion of the Committee they are necessary for the enjoyment of the property as defined under single family residential uses. They must not detract from the general development scheme, nor in any way be injurious to the value or well-being of the total development.

#### B. DIMENSIONS

1. Square footage requirements, measured from the interior faces of exterior walls:
  - a. Every residential dwelling constructed on lots 3 through 39 inclusive shall contain at least 2,000 square feet of enclosed heated area exclusive of garages and open porches.
  - b. On all other lots, every residential dwelling shall contain at least 1,400 square feet of enclosed heated area exclusive of garages and open porches.
  - c. Dwellings consisting of one and one-half stories shall have not less than 900 square feet of heated area on the first floor.
  - d. Any two-story dwelling shall contain not less than 800 square feet of heated area on the first floor.
2. Height Restrictions. The height of a building is the vertical distance from average grade to the highest finished roof surface in the case of flat roofs, or at the ridge height of pitched roofs.
  - a. The allowable height of any wall adjacent to a lot sideline equals 1.75 times the setback distance.
  - b. A maximum height restriction of 35 feet, as required by the North Carolina Building Code for type IV construction, applies to all buildings.

#### C. HOME DESIGN CONSIDERATIONS

1. All residences should have a minimum of two decks, porches, and/or patios which, exclusive of steps, are each at least 75 square feet and together total at least 250 square feet. Particular attention should be paid to the front entrance. A porch or covered entrance, in keeping with the architecture of the residence, is generally expected. Given the architecture of the residence, the ACC may grant a variance to this guideline, as well as to any others in conflict with an otherwise attractive and positive addition to Plantation

Harbor.

2. Building foundations facing the roadways or Clubfoot Creek should be brick, stucco, or split faced block (staining for color is recommended over painting). In general, raw or painted cinder block or an open area on pilings with/without lattice work facing the road or the water will not be approved. Raised decks should have appropriate landscaping or lattice work around them.
3. All roofs should be of dimensional/architectural shingles; specialty tiles, steel, etc. will be favorably considered where they fit the architecture of the building. Consideration should be given to mildew resistance and dark colors to minimize the impact of mildew on the residence's appearance.
4. To minimize a box-like appearance, all residences should have a main roof pitch of at least 8 X 12; multiple roof lines, dormers, etc. are also encouraged. Where the size of the residence is such that a steep roof becomes too prominent, shallower pitches will be acceptable. If the roof has multiple pitches, some, such as over porches, may be less than the 8 X 12 of the main roof. Also, the exterior of the residence, this includes the house, bay or bow windows, garage, covered porches, and decks, should have at least 10 exterior corners (a curve such as a bow window counts as two), i.e. 10 corners on the outside of the house pointing away from the house.
5. The lower level of homes built on pylons like beach homes must be fully enclosed with garage doors.

## C. SETBACKS AND EASEMENTS

### 1. Setbacks.

- a. No building shall be erected or permitted to remain nearer to any street in Plantation Harbor than the street setback lines as shown on the recorded plat. In most cases this distance is 35 feet from the street right-of-way.
- b. No building or structure except approved fences, walls, piers, bulkheads, docks, or walkways shall be located nearer than ten feet from any sideline of any lot. It is provided, however, that eaves, steps, stoops, and fireplace chases shall not be considered as a part of the building for the purposes of interpreting this paragraph.
- c. No building or structure shall be erected or permitted to remain nearer to any rear lot line than 25 feet or 25% of the depth of the lot, whichever is greater. The topographic configuration of lots adjacent to the contiguous waterways may necessitate variances from this regulation, depending on the specific house design chosen by the owner. See II.D.

### 2. Easements.

- a. Easements for the installation and maintenance of utilities and drainage facilities are as shown on the recorded plat. No structure, fence, planting, or other material shall be placed or permitted to remain within these easements which may interfere with the installation and maintenance of utilities, change the direction of flow of drainage channels in the easements, or obstruct or retard the flow of water through drainage channels or easements.

- b. The Declaration grants the Carteret-Craven Electric Membership Corporation a ten foot wide non-exclusive perpetual easement for the installation of utility lines, cables, boxes, and other necessary apparatus along all lot lines which abut road rights-of-ways.
- 3. Coastal Area Management Act (CAMA) Restrictions. The CAMA line which appears on the recorded plat delineates an Area of Environmental Concern (AEC), wherein very specific restrictions apply.
  - a. All structures must be supported on piles, to avoid disturbing the estuarine shoreline in so far as is practicable.
  - b. Structures may not exceed six feet in width.
  - c. Natural growth may be cut, mowed, trimmed, etc., but root systems must not be disturbed.
  - d. NOTE: A CAMA Minor Permit is required for ANY construction or improvement planned in the AEC.

## V.

### **BUILDING SUBJECTIVE CRITERIA**

#### A. GENERAL

The elements of subjective criteria include overall visual expression, scale and size of the various elements, detailing, fenestration, quality of materials, roof lines, and positioning on the homesite. The overall visual qualities and general appearance of a home involve matters of judgment and evaluation which cannot be reduced to pure objective criteria, such as height, square footage, setback requirements, etc. This Section is provided to guide the prospective home builder and the Committee in determining the compatibility of a particular design with the overall visual impression of the community. It is intended to encourage a wide range of individual choice and expression within a general aesthetic framework.

#### B. ARCHITECTURAL STYLES

1. Traditional European and American architectural forms ranging from farm and ranch houses and cottages to colonial and federal styles, New England saltboxes, and contemporary architectural styles based on traditional forms are all encouraged.
2. Non-traditional building forms such as A-frames, geodesic domes, pyramids, high-tech plastic modular forms, sprayed earth form structures and similar designs are not permitted.
3. The use of repetitive home designs within a given area is discouraged. Variety within the overall framework of the intended image for the community is most desirable, and it is important to attain perceptive variation in style, colors and materials. The Committee will consider all adjacent structures in determining the compatibility of a proposed home with the desired community image. The overall impression conveyed within any area should reflect variety in plan arrangements, entrance locations, height, exterior materials, and glazing materials.

#### C. PRE-CONSTRUCTED HOMES

Pre-constructed homes, sometimes defined as prefabricated, modular, manufactured, or kit homes, are not acceptable in Plantation Harbor and will not be considered by the ACC.

## D. MATERIALS

All structures constructed or placed on any Plantation Harbor lot shall consist of substantially new materials. No used structure shall be relocated, or used materials utilized thereon.

1. Exterior Walls.
  - a. Conventional high quality siding materials are appropriate. These include clapboards, shingles and shakes composed of wood, vinyl, vinyl-clad metal, and aluminum; logs; bricks; stone; and stucco. Color schemes involving sharp contrasts between siding and trim should be avoided. Accent colors for such things as a brightly painted front door or entry way are acceptable, provided that their use is limited to minor accents only.
  - b. Flat plastic panels, bright metal sheets and panels, painted plywood panels and concrete block are not permitted.
  - c. Glass should be clear or tinted gray or bronze. Highly reflective silver or gold glazing is not acceptable.
2. Roofing.
  - a. Acceptable roofing materials include asphalt, fiberglass and concrete shingles, textured and standard; cedar shakes; metal panels; and tiles.
  - b. The colors and texture of roofing materials should be selected to provide a moderate contrast to the siding and trim colors.
  - c. Metal roofing should be finished in non-gloss colors. Copper roofs which will quickly weather to a dull color are acceptable. Materials manufactured to remain glossy, such as bright aluminum or stainless steel are not acceptable.
  - d. Flat roofs, or roofs enclosed by parapet walls which will not be visible, may be constructed of membrane or built-up roofing materials.

## VI.

### SITE UTILIZATION

#### A. DRIVEWAYS AND GARAGES

Each homesite will have a defined driveway which proceeds from the appropriate street fronting the lot to the vicinity of the dwelling and/or garage associated therewith. Most driveways will require a culvert at the drainage ditch adjacent to the street. It should be noted that although streets throughout the development are 18 feet wide, the street rights-of-way are 50 to 80 feet wide. Individual lot boundaries, therefore, are approximately 16 to 31 feet back from the pavement edge, and driveway culverts will virtually all be located in the common areas. Aside from driveways and driveway culverts, no construction of any type is permitted in these areas; culvert enhancements such as walls or pillars are not allowed. Decorative entrances are not prohibited, but all construction (except driveways and culverts) must be situated on private property, in accordance with property line setbacks identified elsewhere herein, in the Declaration, and in the Plantation Harbor Plat registered in Craven County.

In the interest of maintaining a neat, reasonably uniform appearance throughout the development, driveway culverts will be constructed in uniform fashion, utilizing four or five 15" diameter concrete culvert pipe sections 4' long, and two 15" diameter concrete pipe flared end sections.

Driveways will be paved with concrete. Asphalt and pavers are acceptable alternatives. The minimum width is 10', it must be at least 1' from the neighboring property line, and a quarter-circle with a radius of 6' must be provided where the driveway intersects the PHPOA roadway. Gravel or crushed brick may be approved as an exception if it is appropriately edged, provides a concrete apron at the entrance to the roadway, and is dictated by the architecture of the residence. In this case the Committee will dictate the dimensions of the concrete apron.

Off-street parking for a minimum of two cars without blocking ingress/egress from the garage must be provided.

A minimum garage size of 590 square feet (e.g. 22' X 27', 23' X 26') is required to provide parking for two vehicles and some minimal onsite storage. Generally the garage will be attached to the residence.

All buildings must have a minimum setback/building line of 35' from all PHPOA road right- of-ways (front, sides, and rear).

All residences are entitled to one driveway cut off the PHPOA roadways. A second cut is allowed only if both entrances are a minimum of 20' from the lot lines and a minimum of 200' apart. This will minimize entrances to the PHPOA roadways and provide a safer and more attractive roadway. A circular drive within the property with a single cut onto the PHPOA roadway is encouraged when it fits the residence's architecture. Such a circular drive will provide easy ingress and egress to the residence and also meets the PHPOA minimum requirement for off street parking.

#### B. MAILBOXES

Installation must be in accordance with U.S. Postal service guidelines, available from any post office.

## C. SHEDS

There are numerous storage sheds in Plantation Harbor. Some are stick built, and some are prefabricated. Either type is permissible, with permission from the Committee. Guidelines for sheds are:

1. The shed must be of a reasonable size for the installation area.
2. The color of the shed must be complementary to the house. Roof color should be the same as the house.
3. No part of the shed shall extend toward the street past the closest plane of the house that faces the street. On corner lots this applies to both streets. Waterfront lots will be considered on a case-by-case basis.
4. Landscaping (plantings) should be similar to the rest of the property.
5. Sheds must have concrete or wooden floors. Dirt floors are not allowed.
6. If there is a gap between the bottom of the shed and the ground lattice or similar decorations must be installed.
7. Sheds must be a minimum of 10 feet from any property line.
8. Sheds must be securely anchored to the ground. Suggestions are the use of footers or mobile home anchors.
9. Sheds must be maintained in the same manner as the house
10. Residents should be aware that Craven County requires a building permit be obtained for any shed with any side dimension greater than 10 feet. Sheds in flood-prone areas may require special vents.

## D. UTILITIES

All utility service in Plantation Harbor including electricity, telephone and television cable, water and sewage lines, and gas and fuel oil lines, will be installed underground. Furthermore, such utilities as may be located within the confines of individual homesites, such as water and electrical service to docks, convenience lights, etc. will be installed underground.

1. Craven County Water. Hook-ups are available for county water service at every homesite with the exception of lots on Savannah Court. A lot owner on Savannah Court (or any other newly-created lot in Plantation Harbor) would be responsible for the expense of providing infrastructure for county water from the nearest available connection to their lot. The county imposes a hook-up fee and a monthly fee based on usage. Water service to individual residences from the meter box adjacent to the street is the responsibility of the owner.
2. Well Water Systems. Individual homesite wells are permissible in Plantation Harbor, and a Well Site Plan is available. This plan depicts 50 and 100 foot restrictive patterns around individual well sites, establishing a logical and equitable arrangement which provides adequate space for septic tanks, sewage pump tanks, and sewage lines. All water wells will be placed in accordance with this Well Site Plan. In the event that a deviation from the plan is determined to be essential, the alternative well site must be approved by the Committee before drilling commences. The Declaration provides these minimum distances for drinking water wells:



- a. Minimum 50 feet from all sewage collection lines and force mains.
  - b. Minimum 100 feet from all sewage pump tanks, septic tanks, and dosing tanks.
  - c. Minimum 400 feet from spray irrigation fields.
  - d. Minimum 10 feet from all property lines.
3. Sewage Systems. The Declaration states that all sewage waste generated within Plantation Harbor must be collected and disposed of in accordance with a North Carolina State permit issued to the Property Owners Association which specifies individual homesite requirements. The Committee has available copies of the individual residential lot specifications for sewage storage and lift stations which will comply with the state permit. The following setbacks for homesite individual sewage storage and lift stations are specified on the Declaration:
- a. Minimum 10 feet from property lines.
  - b. Minimum 100 feet from normal high water on Clubfoot and Blue Billy's Creeks.
  - c. Minimum 50 feet from any other stream, canal, marsh, or coastal waters.
  - d. Minimum 10 feet from any building foundation.
  - e. Minimum 15 feet from any building basement.
  - f. While not a setback, the lift station control panel, with red warning light attached, must be visible from the street.

A Sewage Connection Permit (SCP) will be issued by the ACC after all construction (excluding completion of the landscaping) has been completed as per the approved plans. (see the Resolution establishing the SCP and its obligations and responsibilities)

- 4. Fuel oil and bottled gas containers shall be installed underground (strongly preferred) or screened by fencing, shrubbery, or other satisfactory means so that they are hidden from streets and common use areas.
- 5. Outdoor receptacles for ashes, trash, rubbish and garbage shall be installed underground or screened by fencing, shrubbery, or other satisfactory means so that they are hidden from streets and common use areas.
- 6. No outdoor poles, clotheslines, or other similar equipment shall be erected or permitted on any lot unless placed or screened so as not to be visible from any street, common use area, or adjoining lot.
- 7. Outside radio or television antennas or towers of any kind are generally prohibited, but small, unobtrusive antennas of various designs are acceptable with prior approval from the Committee. No radio station or shortwave transmission of any kind shall originate from any lot or building without the prior written consent of the Committee.

## E. FENCING

The term fencing as used herein refers to barriers and enclosures comprised of hedges, shrubbery, bushes, or constructed of various materials such as wood, stone, or brick. To preserve the natural beauty and appearance of Plantation Harbor in its existing state, all property lines shall be kept free and open. No fencing shall be permitted unless, in the sole opinion of the Committee, a fence or enclosure will contribute to and be in keeping with the character of the development.

1. Fences are discouraged unless required for safety reasons. Fences are, however, preferred to prevent pets from running loose in the neighborhood and deter residents from being able to freely move around the community with their pets. Pet fences are outlined in Paragraph 4.
2. Fencing materials should be in harmony with the exterior finish materials of the house. No chain link fence, woven fence, or similar institutional or high security fencing shall be allowed. Security fencing is required in some community use areas, but will not be permitted on individual homesites.
3. No fencing is permitted in areas defined by easement lines or beyond setback distances established in the Declaration and/or defined on the Plantation Harbor plat registered in Craven County. Fencing is not permitted in the AEC defined by the CAMA line.
4. Dog fences/pens are authorized (with ACC approval) but must not protrude past the sides of the house, be taller than 4 feet, or extend more than 35 feet from the back of the house. The fence should be black in color and made of vinyl or another reliable material, excluding wood.
5. Irrespective of location or style, no fencing will exceed six feet in height, measured from the ground to the topmost part of the fence. Fencing which is not immediately adjacent to the house will not exceed four feet in height.
6. When authorized, fences will be limited to the rear of the property immediately behind the house. The fenced area may be attached to the rear of the house. The fence will be at least 20 feet from the property line or any right-of-way or easements. Any fence less than 40 feet from the property line will be landscaped to minimize its visibility to the community; this landscaping plan is part of the approval. In general, the height of the fence will be limited to 48", but again safety considerations may override this limitation. Only under extreme cases outside the reasonable control of the homeowner will fences on corner, or waterfront lots be approved and extra effort will be required to minimize their visual impact.

## F. POOLS

No above-ground pools will be authorized. Only in-ground pools are allowed, and they must comply with Craven County codes for pool installation, maintenance, and operation.

## G. WATERFRONT

Plantation Harbor's unique ambiance is derived in large measure from its location on picturesque and inviting waterways which provide ready access to the Neuse River, the Intracoastal Waterway, Pamlico Sound and the Atlantic Ocean. Preserving the beauty of the Development's waterfront is important as a primary means of preserving the nature of the entire Development. Because of the fragile nature of estuarine waters such as these, CAMA

restrictions are rigidly imposed. CAMA permits are required for construction in the AEC. The following requirements are designed to meet CAMA regulations and enhance the appearance and durability of Plantation Harbor's waterfront. They apply specifically to lots numbered 1 – 39 and 106 – 115, plus any other lots that may be created that fall within CAMA authority.

1. General guidelines for docks, piers, bulkheads, and other soil stabilization measures at the shoreline are set forth in Appendix B. These are provided to assure the completion of quality structures which will enhance the aesthetic appearance of Plantation Harbor.
2. Bulkheads, rip-rap, docks and piers shall be maintained in good condition at all times. When required, repairs shall be accomplished by property owners on a timely basis.

Special consideration must be given to the riparian rights of adjacent waterfront property owners. Wherever possible, piers and docks will be situated at the approximate center of the waterfront property line and will be generally perpendicular to the navigable waterways.

#### H. LANDSCAPING

A landscape plan must be submitted along with the proposed building plan and it may be revised prior to completion and approval of the building construction. The total landscape plan must be reviewed, but the emphasis will be on the property as seen from the road. Consideration will also be given to the lay of the land to attempt to insure that new landscaping does not cause water runoff problems for other lots in the neighborhood. If the portion of the property facing PHPOA roads is to be lawn, it must be sodded in the first phase of landscaping. If left in woods, the area should be cleared of underbrush and mulched in this first phase. The plan should identify what will be completed within the first 3, 6 and 12 months. If fencing is anticipated, it must be included in the landscape plan. The minimal intent of the first 3-month phase is to have an acceptable roadside appearance and to protect the waterfront where relevant. As part of the Sewer Connection Permit, the applicant will have preauthorized PHPOA to undertake this first phase of work should they fail to carry out the approved plan. The procedures for notifying the owner of this violation, appeals, and/or assessments if necessary are as specified in our Covenants.

To emphasize, front and side yards must be SOD. The back yard can be seeded.

Any special landscaping beyond that normally associated with a single-family residence must be approved prior to its installation. Terracing or bulkheading used in landscaping or final grading must be approved. As previously stated, landscaping must not cause significant runoff onto adjacent lots. Landscaping should be adequate to properly complement the house and site.

**APPENDIX A****ARCHITECTURAL CHANGE REQUEST FORM****PLANTATION HARBOR PROPERTY OWNERS ASSOCIATION**

Complete this form by hand or request the Word file of this form (from [PHPOA.ACC@gmail.com](mailto:PHPOA.ACC@gmail.com)) and include the completed Word file or a PDF of the file with your submission.

(date)

PROPOSED DEVELOPMENT AND/OR IMPROVEMENT, LOT(S) \_\_\_\_\_

SUBMITTED BY \_\_\_\_\_

CURRENT ADDRESS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TELEPHONE(S) \_\_\_\_\_

This is a request for approval of (check appropriate block(s))

- ☐ New construction
- ☐ Structural improvements and/or additions
- ☐ Waterfront development
- ☐ Culvert and/or driveway
- ☐ Painting
- ☐ Fencing and/or landscaping

Enclosed herewith are (check appropriate block(s))

- ☐ Site Plan for Lot(s) \_\_\_\_\_
- ☐ Drawings for proposed construction and/or improvements including landscaping
- ☐ Other: \_\_\_\_\_

By signing this form, I attest that I have read and understand the Plantation Harbor Covenants, Resolutions, and Restrictions and the ACC Guidelines and Review Procedures, and I agree to abide by the conditions therein.

\_\_\_\_\_  
(signature)

**ARCHITECTURAL CONTROL COMMITTEE CHANGE REQUEST FORM RESPONSE**

\_\_\_\_\_  
(date)

The submission accompanying your letter on the reverse is

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architectural Control Committee

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

## APPENDIX B

### GUIDELINES FOR DOCKS, PIERS, WALKWAYS, BULKHEADS, AND RIP-RAP

1. All wooden members utilized to construct bulkheads and docks shall be salt or pressure treated, left natural in color, and rated as follows:

Bulkhead material	Minimum 2.5
Dock posts and outer pilings	Minimum 2.5
Dock cross bracing	Minimum 0.8
Dock above water supports and Deck	Minimum 0.4

2. Our experience is that use of concrete “hog slat” dock panels results in a more durable dock.
3. Free-standing exterior pilings and outboard dock pilings shall be no less than 8” in diameter on the butt end if round, or 8” X 8” if square.
4. Inboard dock pilings shall be no less than 6” round or square.
5. Free-standing outboard dock pilings shall be driven into the creek bottom at least 8’. All other support pilings shall be set as required to provide the necessary structural support.
6. Deck and walkway linear spans require stringers of these dimensions, depending on length:

Up to 8’:	2” X 6”
8’ to 10’:	2” X 8”
10’ to 12’:	2” X 10”
Over 12’:	2” X 12”

7. All deck planking shall be 2” salt or pressure treated stock, i.e., 2” X 4”, 2” X 6”, etc.
8. All hardware shall be galvanized. Bolts or lags shall be used for all supporting structure, and galvanized nails or screws shall be used to secure caps and decking.
9. Bulkhead tongue and groove planking of 2” X 8” or 2” X 10” material shall be placed into the creek bottom at least 4’.
10. For average conditions, bulkhead depth penetration into the ground shall equal the amount of bulkhead exposed above the ground level regardless of water depth. A bulkhead planned to be 4’ above ground shall be 4’ below ground.
11. Rip-rap shoreline soil stabilization techniques are viewed by DENR representatives as better than bulkheading, and rip-rap stabilization is encouraged as the primary method.