



Plantation Harbor Property Owners Association

200 Sumter Court, Havelock, NC 28532

252-444-2528

phpoa@plantationharbor.org

REGULATION #04-01

AUGMENTATIONS TO THE ARCHITECTURAL CONTROL GUIDELINES

DATE APPROVED: October 18, 2004

This establishes additional guidelines for the Architectural Control Committee (ACC) to use in considering proposed construction activities. This augments the *Covenants* and the *Architectural Control Guidelines* (ACG). Upon verification of compliance to the approved plans a Sewage Connection Permit (SCP) will be issued authorizing connection to the community's sewage system.

The ACC will evaluate each application for proposed construction based on its merits. The 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. 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, modular homes without significant add-ons, out-buildings,).

- A. Effective Date: Upon approval by the directors this regulation is effective for all new proposals. Any construction approved by the ACC before this date is grandfathered and not bound by these guidelines.
- B. Additional Guidelines:
1. Driveways will be paved with concrete. 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 an apron at the entrance to the roadway, and is dictated by the architecture of the residence.
 2. Off-street parking for a minimum of two cars without blocking ingress/egress from the garage should be provided.
 3. 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.
 4. All buildings must have a minimum setback/building line of 35' from all PHPOA road right-of-ways (front, sides, and rear).
 5. 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 provides 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.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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. If the portion of the property facing PHPOA roads is to be lawn, it should be sodded in the first phase of landscaping. If left in woods, it 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. 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 SCP, 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.
11. Fences are discouraged unless required for safety reasons. When authorized, they 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 and to minimize its visibility from the street it may not protrude beyond the sides of the building. 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, golf front, or waterfront lots be approved and extra effort will be required to minimize their visual impact.
12. 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)

13. 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.
14. Should multifamily units come up for discussion and/or approval, this will be handled by a special subcommittee appointed by the directors to address such a proposal.

APPROVED:

J. Allen Heller
Director, PHPOA

James Mead
Director, PHPOA

George Radford
Director, PHPOA