



# ***Plantation Harbor Property Owners Association***

***202 Sumter Court, Havelock, NC 28532***

***252-444-6220***

***phpoa@plantationharbor.org***

## **REGULATION #95-02**

### ***Architectural Guidelines and Review Procedures***

**DATE APPROVED:** June 1, 1995

**DATE EFFECTIVE:** 21 October 1995

**DATE RESCINDED:**

### **TABLE OF CONTENTS**

I	BACKGROUND	3	
	A.	Introduction	3
	B.	Authority	3
	C.	Precedence	4
II	ARCHITECTURAL CONTROL COMMITTEE	5	
	A.	Composition and Functions	5
	B.	The Review Process	5
	C.	Formal Submission Requirements	6
	D.	Variances	7
III	GENERAL PROVISIONS	8	
	A.	Construction Period	8
	B.	Construction Site	8
IV	BUILDING OBJECTIVE CRITERIA	9	
	A.	General	9
	B.	Dimensions	9
	C.	Setbacks and Easements	10
V	BUILDING SUBJECTIVE CRITERIA	11	
	A.	General	11
	B.	Architectural Styles	11
	C.	Pre-Constructed Homes	11
	D.	Materials	12
VI	SITE UTILIZATION	13	
	A.	Driveways	13

B.	Mailboxes	13
C.	Utilities	13
D.	Fencing	15
E.	Waterfront	15
F.	Landscaping	16

APPENDICES

A.	Submission Standard Form Cover Letter	A-1
B.	Specifications for Docks, Piers, Walkways and Bulkheads	B-1

**This completely revised edition incorporates all previously issued changes**

## 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 tennis courts, 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.

#### 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 set-backs 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.

#### 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 (hereinafter called “the 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. Two (2) complete sets of Committee Application Forms, final plans, and specifications for any and all proposed improvements shall be (1) hand delivered to the current president of the Corporation, or (2) mailed certified or registered with return receipt requested to the registered office of the Corporation and marked for the attention of the Committee.

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.] One set of plans, specifications and details with the approval or disapproval of the Committee shall be returned to the party submitting them and the other copy shall be retained by the Committee for its permanent files. 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.]

### C. FORMAL SUBMISSION REQUIREMENTS

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

1. Standard form cover letter indicating work to be performed. Blank forms 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 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.

### 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. 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 to see that all such trash is periodically disposed of before it becomes a nuisance.
2. 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.
3. 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. 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.



## 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. 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 pre-fabricated, modular, manufactured, or kit homes, will not normally be approved. Plans for pre-constructed structures which incorporate numerous features identified with homes constructed on site, such as relatively pronounced roof pitch, dormers, veranda-style covered porches, and wings and ells, will be considered on a case by case basis.

## 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

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 may be constructed of concrete, asphalt, brick, crushed stone, shell, or other suitable material.

#### B. MAILBOXES

A standard mailbox and post design has been adopted by the Property Owners Association. Mailboxes and posts may be purchased and assembled by any competent party, but they must adhere to the approved Plantation Harbor design. Installation must be in accordance with U.S. Postal service guidelines, available from any post office.

#### C. 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. 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.
4. Fuel oil and bottled gas containers shall be installed underground 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.

#### D. 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. 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.
2. No fencing is permitted in areas defined by easement lines or beyond set-back 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.
3. 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.

#### E. 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. 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.

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.

F. LANDSCAPING

A landscaping or planting plan generally does not require the approval of the Committee. However, 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. Landscaping should be adequate to properly complement the house and site.



APPENDIX A

PLANTATION HARBOR PROPERTY OWNERS ASSOCIATION

\_\_\_\_\_  
(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 in duplicate are (check appropriate block(s))

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

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

SEE REVERSE

Plantation Harbor Property Owners Association  
202 Sumter Court  
Havelock, NC 28532

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

The submission accompanying your letter on the reverse is

APPROVED

DISAPPROVED

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

Architectural Control Committee

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

## APPENDIX B

## PLANTATION HARBOR PROPERTY OWNERS ASSOCIATION

## 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 .8
Dock above water supports and Deck	Minimum .4

2. 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.
3. Inboard dock pilings shall be no less than 6" round or square.
4. 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.
5. 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"

6. All deck planking shall be 2" salt or pressure treated stock, i.e., 2" X 4", 2" X 6", etc.
7. 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.
8. Bulkhead tongue and groove planking of 2" X 8" or 2" X 10" material shall be placed into the creek bottom at least 4'.
9. 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.
10. 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.