

# Architectural Rules & Requirements

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For more information, contact the Architecture Review Committee (ARC):

[ARCBoard@thespringsathighrock.org](mailto:ARCBoard@thespringsathighrock.org)

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## 1. Introduction

In private residential communities such as The Springs at High Rock (The Springs), rules and restrictions are established to ensure that development proceeds in an orderly and well-planned manner. Covenants and Bylaws protect the community from unattractive and irresponsible construction, enhance the overall beauty and cohesiveness of the development, maintain property values, and protect the unique natural environment of High Rock Mountain and Lake.

The Springs Architectural Review Committee (ARC), appointed by The Springs at High Rock Homeowners Association, Inc., will help ensure that community home construction has a consistent quality including design, facade, materials, style, and landscaping. The ARC reserves the right to reject any house plan purely on aesthetic considerations when ARC feels that it detracts from the character of the neighborhood. To maintain a "planned look" for the community and preserve its aesthetic integrity, the committee may at times place a temporary moratorium on any particular style until the community is brought back into balance. The ARC will only address approval requests for property owners in good standing with The Springs at

High Rock Homeowners Association, Inc. (in compliance with covenants and current on assessments).

From time to time, additions and / or revisions may be made to these guidelines. However, property owners will only be held accountable for the guidelines in effect at the time of formal review by ARC of the application for construction or modification. After adoption, the latest version will always supersede all others previously published. Existing homes and landscaping approved under prior rules or variances do not create a binding precedent. The most recently adopted rules and requirements will also apply to additions, major alterations and repainting, re-roofing, or major landscape changes.

The ARC would be pleased to meet with property owners considering building to discuss The Springs' building requirements.

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## **2. Rules & Requirements Review**

All owners, architects, engineers, designers, builders, contractors, and developers must have received, read, and understood these guidelines as well as the Declaration of Restricted Covenants and agree to comply with them as applicable, prior to submitting any proposal for ARC review. Violations may result in denial of access to The Springs amenities. Contractors are liable for damage to roads, utility infrastructure, and the landscape of both private and common property including road rights-of-way.

No construction activity of any type may commence without prior written approval of the project and / or home construction plans from the ARC. This includes, but is not limited to, removal of trees, placement of driveways or walkways, drilling of wells, installation of fences, or erection of any structure on the lot. ARC can approve or reject the project / plans based solely on aesthetic considerations, but approval shall not be unreasonably withheld. If the ARC has taken no action within thirty (30) days after plans are received, the owner may proceed to build without approval.

1. Prior to any new construction activity, major exterior renovation, or demolition on the lot, the following must be submitted to the ARC for approval. Submittal requirements for major renovations / modifications may be tailored by the ARC contingent upon the scope and magnitude of the work. Any improvements or alterations made by property

owners to common community areas in The Springs without prior approval by the ARC are subject to removal at the owner's expense.

**a. Completed and Signed Construction Application Forms.** Your signature is confirmation that you and your contractor will comply with these requirements and understand penalties including fines may be levied for violations.

**b. Photographic documentation** of the lot *prior to any tree removal or grading on a lot*. This includes pictures taken from the roadside, from the center of the lot in all directions, and from lakeside on waterfront lots. Lot boundaries should be identified in the photos. Existing trees and other vegetation must be shown along the entire length and width of the lot. Any streams on the lot must also be photographed.

**c. Full House Plan** (blueprints). One marked up hard copy set of plans will be kept on file for future review. Plans in pdf format will also be accepted during the review process.

**d. Site Plan** showing dwelling placement will include distances from the nearest front and rear and side property lines, elevations, driveways, walkways, location of the well and septic system, material drop off, dumpster, port a potty, etc. When sighting the footprint of a dwelling on a lot, it must align in consideration and in continuity of the neighboring homes. The new dwelling cannot be obstructive or unique in its placement such that it becomes peculiar in relation to neighboring homes, nor may it unnecessarily impede on views and vistas enjoyed by neighboring properties (improved or not). Proper home placement promotes a value-add to neighboring homes, properties and the overall character of The Springs. Septic fields should be positioned as close to the home as is reasonably possible to minimize excess tree removal.

**e. Elevation Drawing** showing lot drainage plan. The plan must consider appropriate building site elevations for foundations, subsurface drainage, establishment of final grades, and installation of gutters. The plan must show the effect of drainage on adjacent properties, and plans for erosion and silt control and must follow the NC Department of Environmental Quality, Division of Energy, Mineral & Land Resources, Land Quality Section. The Winston-Salem Regional Office can be contacted at (336) 776-9800.

**f. Landscaping Plan** showing plants, shrubs, decks, fencing, etc. (note: these plans may be submitted later if not yet established).

**g. Materials and colors for exterior surfaces** are to be muted, nature-blending colors. There are to be no white, off white, multicolor (more than two), or high contrast color

themes including trim. Primary exterior colors with a Light Reflectance Value (LRV) greater than 65 are not allowed. The ARC must approve all color themes and materials. Any change to exterior surfaces during construction must be reapproved by ARC.

Reference Site: <https://www.brickandbatten.com/painting-your-house-white-understand-lrv/>

**h.** When full house and site plans are initially submitted, including front, side and rear elevations, materials to be used, and colors to be used, the owner, general contractor or builder will submit a non-refundable check in the amount of \$500.00 made payable to The Springs at High Rock HOA. This fee will cover an independent review by a licensed architectural firm to review the submitted plans, materials and colors. Once approved by the independent architectural firm, ARC will approve or reject the project based on compliance of the overall project. If approved, the owner, general contractor, or builder must submit a check for \$8,000.00 made payable to The Springs at High Rock HOA. Three thousand (\$3,000.00) of this total is non-refundable and will be placed in a construction road fund. The remaining \$5,000.00 will be held in an escrow account and will be refunded after completion of all construction (including driveway, mailbox installation, and landscaping), ARC verification that construction rules were followed, and confirmation that adjacent road and shoulders were maintained in good condition throughout the construction process. Any costs to The Springs at High Rock HOA to correct out-of-compliance issues, site deficiencies, or damage to community property, or fines, will be deducted from the \$5,000.00 and may result in additional charges if restoration costs exceed \$5,000.00. The homeowner will be asked to replenish the escrow account to \$5,000.00 If the account balance falls below \$2,500.00 at any point of the build.

## **2. Front, Side, and Rear Elevations**

Materials such as stone, brick, concrete stucco, cement board, composite materials (i.e. Azec, Fiberon, Miratec, Tru Tech, LP SmartSide, etc), cedar, wood, logs, timber, and a mixture of these materials are to be used for cladding and custom accents. Siding of Vinyl, aluminum, Masonite, or metal are not allowed. Vinyl with a minimum thickness of 0.048-inch may be used for soffit or gable accents. A flat front elevation and flat straight roof lines are not allowed as well as a front that is more than 60% one material, excepting log, stucco, cedar, brick, or stone. We encourage front elevation porches, bumps, custom windows, gables, roof lines and elevation features that showcase your custom build. Side and back elevations must use windows (transom do not count), porches, decks, architectural features, and accents to aid in avoiding a mass visual area use of a single cladding material. Aesthetic visual value to neighboring homes and the

overall character of the community will be considered when reviewing the overall design and custom appearance of a new build.

### **3. Dwelling Height**

No home shall exceed two-and-a-half stories in height above the ground. No manufactured housing is allowed.

### **4. Square Footage**

Total minimum required finished square footage of a newly constructed home is 1,800 Gross Living Area (GLA) with a minimum of 1,200 sq. ft. on the first floor. GLA, as defined by Fannie Mae, FHA, VA, National Association of Realtors and more, includes only above-grade finished areas. While finished walk-out lower levels may add to the value of a property, this area is not included in the definition of Gross Living Area.

### **5. Directional Position**

The front of the house must face the street.

### **6. Garage**

All homes must have enclosed, attached garages. Garage doors must be installed and must not face the street. Garages are to be rear or side facing. Carports are not allowed. House plans need to be designed to fit the lot and the community's building requirements.

### **7. Outbuildings**

No unattached outbuildings are permitted, except for well covers. However, ARC may consider a free-standing structure such as a gazebo, front entry features, trellises, pergolas, arbors, etc. if they meet both aesthetic and structural requirements.

### **8. Setbacks**

All dwellings must meet required lot setbacks as set forth in the Deed Restrictions, Homeowners Association documentation, Davidson County, and all other governmental regulations and guidelines. A dwelling's front setback will be measured from its front street side property line towards the dwelling's front elevation. A dwelling shall have a minimum front setback of seventy (70) feet from the front property line. A dwellings side elevation is to be sited on its lot no closer than twenty-five (25) feet from its side property line, no closer than Thirty-five (35) feet from a side property line when a

dwelling's side elevation is abutting a street or road and a dwelling's rear elevation setback is to be no closer than Thirty-five (35) feet from a rear property line. The Cube Hydro Carolinas LLC has a required waterfront lot dwelling setback to be sited no closer than one-hundred (100) feet from the lake. Before starting new home construction on a waterfront lot, you must contact Cube Hydro Carolinas LLC Shoreline Management at (704) 422-5555 for verification of the most current build requirements and regulations for waterfront lots. It is also imperative to read and understand the ARC regulation and terminology as it pertains to Tree Buffer setbacks & Tree Clearing measurements for dwellings as found in the ARC Tree Policy section.

## **9. Foundation**

No building may be erected without a concrete, brick, stone, or concrete block foundation. Visible foundations must be faced with brick, stone or cultured stone, or be stucco tinted to complement the house. Paint finish is not acceptable on concrete or masonry surfaces, except brick. If brick or stucco are to be painted, the color must be submitted and approved by the ARC prior to the brick being painted. Retaining walls must complement the style of the house (including composition, texture, and color) and be approved by the ARC prior to being installed.

## **10. Roofs**

Roofs (except for dormers) must have an 8/12 or greater roof pitch and have an overhang of at least 12 inches. Approved roofing materials include; minimum 30-year Architectural Designed Shingles and select metal roofs. All colors must be approved prior to purchase and installation. No wood shake roof will be approved. The ARC must also approve the color of the shingles or other roofing materials to be used.

## **11. Chimneys**

Chimneys must be faced with an approved material and complement the house. Exposed metal pipes are not permitted. All wood burning house chimneys must have a roof cap with a spark arrestor screen.

## **12. Exterior Materials Exclusions**

Prohibited exterior materials include, but are not limited to the following: asphalt shingles, aluminum or metal siding, imitation brick, stone roll siding, exposed concrete and concrete block.

### **13. Pools**

The site plan for any swimming pool must be submitted and include the following:

- a. Pool and pool deck dimensions and location.
- b. Location of all pool equipment and structures associated with the pool area.
- c. Barrier fencing type and location.
- d. Samples of materials with proposed colors.
- e. Location and type of pool and deck lighting.
- f. Drawings for a pool enclosure showing all exposed sides and landscape plan.
- g. No above ground pools are allowed.

### **14. Temporary Driveway and Property Access / Entrances**

When a permanent paved driveway / property entrance is not yet constructed, to prevent transfer of sediment and / or mud to the road by construction vehicles, temporary access drives (Construction Entrances) connecting the property to The Springs community road(s) must be constructed in support of approved home builds or other approved site improvements.

Requirements for these temporary access drives include:

- a. Must be approved by the ARC in advance of the project.
- b. Must be constructed prior to commencement of any land disturbance activity on the site.
- c. Must be constructed of at least 8 inches of rock aggregate material going at least 40 feet into the property.
- d. Must include a 15" concrete or plastic drainage culvert under the drive where necessary to promote positive drainage in the Common Area (The Springs right-of-way) swale.

These temporary access drives may be left in place for the duration of the new home build or site improvement, but shall not be left in place for more than 1 year. Extensions of time may be granted by the ARC upon request due to extenuating and / or unforeseen circumstances that delay completion of the construction activity. Prior to completion of the Project, these temporary accesses (construction entrances) must be replaced with a permanent driveway entrance or property access (constructed in

accordance with the ARC requirements) or removed and the area completely restored to the existing condition prior to the Project.

### **15. Permanent Driveway, Parking Areas, and Property Access / Entrances**

Those property access entrances and / or parking areas that are intended to remain on the property for greater than 1 year.

Requirements for permanent driveway entrances, driveway extensions, or parking areas include:

- a. Must be approved by the ARC prior to construction.
- b. Must be finished in concrete, asphalt, pavers, or other hard surface materials approved by the ARC.
- c. Should be curved (meander) wherever possible.
- d. Driveways are to be 12' in width from the road to the home. The driveway approach apron wings (flairs) may be wider where they connect to the community road but must be a minimum of 5' from street lights and power boxes..
- e. Must include a 15" drainage pipe under the drive where necessary to promote positive drainage in the Common Area (right-of-way) swale. The invert of the pipe must be installed to match the invert of the adjacent swale. Grading of the swale must be completed to ensure no ponding conditions exist. Culvert Pipe is to be of a material/material design that is Manufacturer Rated to withstand a 24,000 pound axel load and a tire load of 12,000 pounds (maximum fire truck weight). Additionally, lateral edges of the culvert, regardless of material, must be covered (examples; stone, mulch). Culvert design/material shall meet NCDOT Standard Specifications for Road and Structure, Division 10, Section 1032 and the associated AASHTO standard.
- f. Must be completed prior to the ARC final inspection of the Project.

### **16. Driveway Entrance**

Entry gates or other features must be approved in advance.

### **17. Sidewalks**

Entry sidewalks will be hard surface paving and should curve wherever possible.

### **18. Tree/Vegetation Removal (T-line)**

For waterfront lots, no trees or vegetation removal or construction of docks or any other structure is allowed in the Cube Hydro Carolinas LLC Buffer Area without prior approval of Cube

Hydro Carolinas LLC. **Contact Cube Hydro Shoreline Management at [chc@cubecarolinas.com](mailto:chc@cubecarolinas.com) (704) 422-5555 to coordinate an onsite visit to review the details regarding the Shoreline Management Plan.**

## **19. The Springs Tree Policy**

Few assets of The Springs are as precious to our community as our trees. It is the general policy of The Springs HOA to preserve as many healthy trees as possible in our community and to encourage the nurturing of new trees, consistent with safety, residential development, and aesthetics.

### **a. In General**

No trees of any kind in excess of 6" in diameter at 3' above ground level may be removed anywhere on any lot without prior written approval of the Architectural Review Committee (ARC). Removing trees from another owner's property to improve a view or for any other reason without written permission from both the property owner and the ARC is forbidden and may result in legal action.

### **b. New Construction**

After approval of the dwelling and lot plan by ARC, once the home foundation and driveway are staked out, and the placement of the well, septic tank and associated septic field has been checked and approved by the Davidson County Health department, the ARC must be contacted to inspect the site to confirm compliance with approved plans and requirements. Trees to be removed are to be tagged with a ribbon of a single color prior to stake out inspection. Tree Clearing measurements allow all ribbon marked trees to be removed within twenty (20) feet from the main dwelling and garage elevations as long as the tree clearing measurements do not encroach into a Tree Buffer setback. It is imperative to read and understand ARC Tree Buffer regulations in the following paragraph. Areas of the septic system, septic repair field, water well, driveway and propane tank are also taken into ARC review consideration when tree removal is being requested. All other trees are to be protected from damage during all phases of earthmoving and construction.-

### **c. Tree Buffers**

Tree Buffers setbacks are representative of The Springs' awareness to ensure and maintain that our naturally wooded environment is preserved on every property (lot) by setting guidelines for allowable tree

removal. Property Tree Buffer setbacks exist as follows and are measured inwards from the property lines, Fifty (50) feet from a front property line, Ten (10) feet from a side

property line, Twenty (20) feet from a side property line abutting a street and twenty (20) feet from a rear property line. NO TREES GREATER THAN six (6) inches in diameter measured three (3) feet above the ground may be taken from within a property's Tree Buffer setback. The twenty (20) feet Tree Clearing Measurement ARC rule from a sited dwelling and garage, WILL BE NEGATED if the sited dwelling and garage are less than twenty (20) feet from a Tree Buffer setback line. In that situation, only tree removal between the sited dwelling and Tree Buffer will be approved by ARC.

d. Driveway

No trees greater than 6" in diameter measured 3' above the ground may be taken outside of 12' of either side of the driveway's center line. In order to ensure current and future access for crucial fire protection vehicles, a 12' wide path with gentle curves and extending at least 12' high must be maintained from the street to the home.

e. Pines

Pine trees of any size may be removed within 30' of a dwelling when proportionately mixed or out numbered by hardwoods measuring a minimum 6" in diameter at 3' above the ground and not encroaching into any ARC policy lot setbacks. If a wooded site exists around a dwelling consisting of only Pine trees less any other variety of hardwood tree, a review and approval by ARC as it pertains to the removal of Pines will be required beyond the 20' dwelling allowance.

f. Dead/Dying Trees

Often existing dead and or dying trees, standing or fallen, can be advantageous habitats for the living things that depend on their existence and can remain as a natural eco friendly structure. When removal is necessary, standing dead trees anywhere on a lot may be removed once clearly marked during the foliage season and approved by the ARC prior to cutting. Trees down due to severe weather or naturally fallen, may be removed without ARC approval.

g. Waterfront Property

No trees or vegetation removal or construction of docks or any other structure is allowed in the Cube Hydro Carolinas LLC 100' LF (Lake Front) Buffer Area without prior approval of the Cube Hydro Carolinas LLC. Contact their Office Phone #704-422-5555 to coordinate an on-site visit to review the details regarding the Shoreline Management Plan. Nothing in this policy overrides the policy imposed for lakefront properties as written by the authority governing High Rock Lake and its tributaries.

#### h. Enhanced View

There are times when a home's view can be enhanced beyond its lot boundaries, possibly even adding value. An Enhanced View is defined by the ARC as, "a Reasonably Obtainable View", in its creation, will preserve the overall integrity of The Springs wooded and rocky environment and any individual lot's natural characteristics. An Enhanced View may require the altering or removal of an existing tree or trees beyond the ARC's tree removal policy guidelines. The ARC will accept Enhanced View plan proposals for review and exercise approval authority, when a Reasonably Obtainable View is identified in conjunction with best tree altering or removal practices and a Landscape Enhancement Design plan for removed trees, is achieved.

An Enhanced View being requested will be determined from a point of origin as viewed from the main living level of a dwelling denoted as the level with the front door and facing away from the community street. For new build Enhanced View requests, a 1st floor level at a minimum in rough construction must be established and in place. The Enhanced View, being requested for ARC approval may be accomplished with tree pruning methods such as Windowing, Interlimbing or Skirting Up. No removal of treetops or Crowning will be permitted, often creating for the tree an opportunity for various diseases. If tree removal is necessary, The ARC will consider many factors for an Enhanced View approval such as but not limited to, subject lot characteristics, tree removal proximity to adjoining lots and or existing dwellings, topography of subject and surrounding lots, ground erosion control after tree removal, tree clearing area size and the required detailed Landscape Enhancement Design plan for newly cleared land. A complete submittal of an Enhanced View proposal to the ARC for review, an on-site visit by ARC and a full approval in writing is required from the ARC before any tree can be altered or removed.

When submitting an Enhanced View proposal to the ARC after it has been decided tree removal is the option being taken, the cleared or barren areas of land will require a Landscape Enhancement Design plan. A Landscaping Enhancement Design plan should complement and maintain the wooded and rocky character of High Rock Mountain as it pertains to the subject lot's natural characteristics. Designs using terracing, landscape features, plantings or the like, are to work in conjunction with any newly created tree stump and its root structure ensuring erosion control integrity. A submitted Landscape Enhancement Design will not be approvable if any additions to the subject lot impedes an already existing view from a neighboring dwellings vantage.

Also review Architectural Rules & Requirements section referencing landscaping in general.

The Enhanced View plan will require a \$2,000.00 deposit at time of submission to the ARC for existing dwellings. For new construction builds, \$2,000.00 will be required at the time of an Enhanced View submission and will represent a required additional deposit separate from the current deposits for new builds. Once approved by the ARC in writing, work may commence. The deposit will be refunded at such time all submitted Landscape Enhancement Design plan requirements have been satisfied and ARC verified. Also review Architectural Rules & Requirements section referencing refundable deposits.

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### **3. Construction Regulations**

1. After approval of the home and lot plan by the ARC, once the home foundation and driveway are staked out, and the placement of the well and septic tank have been checked and approved by the Davidson County Health Department, the ARC must be contacted to inspect the site to confirm compliance with approved plans and requirements. Trees to be removed should be tagged with orange ribbons prior to the stake out inspection. The decision on some proposed tree removal may be postponed until a later date, on a case-by-case basis, by the ARC. All other trees are to be protected from damage during construction or filling.
2. Construction is permitted only between 7 am and 7 pm Monday through Friday, and 8 am and 5 pm on Saturday. The only exception will be to complete a concrete pour. Construction is not permitted on Sundays, Christmas, Thanksgiving, or New Year's Day. These rules also apply to landscaping that requires heavy equipment.
3. The speed limit throughout the Springs is 25 MPH and reckless driving in excess of 25 MPH may be ticketed.
4. Common Areas - No materials, construction trailers and/or vehicles, or other equipment (including dumpsters and portable potties) are to be left in the common area overnight. Fines may be assessed for repeat violations.
5. Traffic Cones - Cones are to be placed in front and back of a vehicle when they need to park in the common area or road temporarily. Please have your contractors park in the driveway whenever possible.

6. After ARC approval and before any construction on the property begins, the owner and contractor are responsible to contact NC811 to confirm the location of any electrical, telephone, or fiber optic communication cables on the property.
7. If blasting is required for site preparation, owners of all homes within 2,500 feet must be notified at least one week in advance. Those responsible for blasting must meet all state, county, and local requirements and will be liable for any damages to foundations, structures, wells, roads, fixtures, utilities, underground features such as (but not limited to) propane tanks, and pools, etc.
8. During construction, the owner and contractor are responsible for preventing drainage and soil erosion onto any adjacent property, High Rock Lake or interior lakes, and all common areas. Silt fencing must be installed after tree clearing but before excavation begins. Remote septic fields must be repaired and seeded following any septic work. Streams and / or lakes on the property must be protected as required by North Carolina law. The ARC requires that the NC Department of Environmental Quality requirements are followed. Contact the Department with any questions at NC Department of Environmental Quality, Division of Energy, Mineral & Land Resources, Land Quality Section, 217 W. Jones Street, Raleigh, NC 27603 (877) 623-6748. The Winston-Salem Regional Office phone number is (336) 776-9800.
9. The lot must be cleared of debris daily during the construction period. A dumpster and portable toilet must be on the site (not placed in the common area) prior to any construction activity. All spills of concrete, gypsum, mortar, tar, asphalt, oil, etc. on roads, road right-of-ways, or any community property must be cleaned up immediately.
10. No open fires during or after construction are allowed in The Springs including burn barrels and open fire pits. Fire pits with a spark arresting screen are allowed. All wood-burning house chimneys must have a roof cap with a spark arrestor screen.
11. During construction, only the builder or general contractor sign may be displayed on the property. Subcontractors or vendor signs are not allowed. All signs must be removed at the end of construction.
12. Construction must begin within 12 months of approval or plans must be resubmitted under using the ARC Rules in place at the time of the resubmittal. The exterior construction of the house, landscaping, and driveway must be completed within one year (12 months) of the date of site preparation. Any extension must be requested and approved prior to the end of the one year period. Builds greater than one year without an approved variance may be required to forfeit some or all of their refundable escrow amount.

13. New home propane and fuel oil tanks must be buried. Any existing above ground bottled containers or tanks must be screened from view.

14. Landscaping designs should seek harmony with and preserve the wooded and rocky character of High Rock Mountain. The use of existing natural growth areas as part of the landscape design is encouraged. Large lawns should be avoided as these require removal of too many trees and extensive watering. Plantings that require extensive watering should also be avoided in consideration of the potential to deplete not only your well but also those of your neighbors. Plantings must be chosen and sited to ensure that at maturity the lake views and mountain vistas enjoyed by neighboring properties (improved or not) are not compromised. Removing trees from another owner's property to improve a view or for any other reason without written permission from both the property owner and ARC is forbidden and may result in legal action. When the property owner or contractor considers the landscape installation complete according to the approved plan, notify the ARC so that a Landscaping Inspection can be scheduled. Return of any applicable deposits will not be considered until the Landscaping Inspection has been completed and approved. Property Owners of home build projects completed in winter months (December through March) may request a deferment of the Landscaping Inspection and approval until weather permits but may not exceed 6 months from issuance of a Certificate of Occupancy (CO) permit. The refundable deposit will be returned after landscaping has been completed and approved by ARC, and common area repairs have been approved by IRC.

15. No flagpoles, freestanding towers, antennas, or satellite dishes may be erected without the prior approval of the ARC.

16. Outside clothes lines and window-mounted or through-wall air-conditioning units are not allowed. External AC units must be screened from street or lake view.

17. No fence (including invisible fences), wall, pool, outbuilding, or any other accessory feature to the dwelling or any other structure upon any lot shall be commenced, erected, placed, maintained, or altered unless approved in writing by the Committee. The Committee's rejection or approval of plans may be based upon purely aesthetic considerations, which in its sole discretion the Committee shall be deemed sufficient, but approval shall not unreasonably be withheld. Chain link fences, fences made of chicken wire, barbed wire, or similar materials, or privacy fences are not permitted. Fenced areas should be behind the house, limited in area, and must not obstruct neighbor's vistas. The Committee will not approve the fencing of an entire lot or fencing that exceeds 5 feet in height unless required for safety reasons. The location of "invisible fences" for dogs must be approved by the Committee, and should not allow a dog within 50 feet of any road.

18. The “Davidson” mailbox is required and must be installed on granting of the Certificate of Occupancy. Any other mailbox structures are not approved and are subject to removal at the property owner’s expense. StreetScapes & WindowWorks (blevco66@gmail.com) can provide the approved mailbox. The phone number is (336)-946-2164. The mailbox is the only approved location for the house number.

19. Exterior lighting must conform to the following requirements:

- a. All lighting must be shielded, directed, and controlled to prevent annoyance to neighbors (light trespass). Dusk-to-dawn security lighting is prohibited.
- b. House-mounted floodlights are permitted for temporary illumination only and are to be used for limited periods of time.
- c. Landscape lighting fixtures must be mounted low to the ground, be low intensity, and be limited in number. General illumination of the house is prohibited.
- d. Wall mounted lamps must be low intensity, mounted near doorways only with a maximum of 1100 lumens (75 watt incandescent or equivalent bulb), and limited in number.

20. If the property will use a remote septic field, the property owner / builder must report the condition of the connections between the field and the property to the ARC within sixty (60) days after the home site has been cleared for excavation. If problems are found, the property owner / builder must meet with the ARC for approval of remediation plans and timetable.

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## 4. Inspections

### ***Inspections Required by the ARC***

In addition to inspections required by Davidson County, The Springs ARC will perform several mandatory inspections during the construction of each new home or project.

The homeowner or prime contractor is responsible for scheduling each of the following inspections with the ARC, giving a minimum of 5 calendar days advance notice.

#### **A. Stake Out**

Inspection conducted prior to lot clearing. Trees to be removed should be tagged with orange ribbons. The decision on some proposed tree removal may be postponed until a later date, on a case-by-case basis, by the ARC. Builders are reminded that all other trees are to be protected from

damage during construction or filling. Plans for drainage control (during construction and subsequent home occupancy) will also be reviewed.

#### **B. Batter Board (or equivalent)**

Inspection conducted after the batter boards and string lines are in place and prior to the placement of any concrete for footings, slabs, or any other foundations. This inspection is to confirm correct locations compared to the approved site plan. The approved well and septic tank and field locations are to be marked for review.

#### **C. Frame Out**

Inspection conducted after completion of the framing structures and prior to application of exterior materials. Samples of exterior materials and colors, and the landscape plan should be available for review.

#### **D. Home Completion**

Inspection conducted prior to landscaping. The final position of the driveway and any walkways should be laid out for inspection.

#### **E. Project Completion**

Inspection conducted before occupancy with all construction and landscaping completed as per the approved plans. Successful completion and approved inspections are required before consideration is made for the return of any applicable refundable deposits. Exceptions may be granted regarding delayed completion of landscaping work as noted in section 3, Construction.

#### **F. Periodic Inspections**

ARC may also conduct periodic inspections of the property and ongoing construction process during daylight hours and does not require prior notification or consent. It is the property owner's responsibility to inform the builder, general contractor, and sub-contractors of this action.

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## **5. Home Additions, Exterior and Interior Renovations**

All Home Additions and Exterior Renovations must conform to all applicable requirements established in the current Architectural Review Requirements.

**Home Additions** include but are not limited to screened porches, building extensions, sunrooms, swimming pools, spas, new decks, patios, and new propane tanks. New, unattached structures also require prior review and approval by the ARC (also refer to section 2, paragraph 6 of the Architectural Review Requirements).

**Exterior Renovations** include but are not limited to changes or replacements in style, color, or quality of exterior finish materials such as roofing, stain, paint color, stone, brick,

and decking. Prior to beginning any work described above, the following must be submitted to the ARC for approval:

1. A written notice detailing the proposed alterations.
2. One (1) copy of the plans conforming to all applicable requirements established in The Springs Architectural Review Requirements, along with the completed approval check list.
3. A refundable compliance deposit in the amount of \$2,500.00 (\$500.00 non-refundable) if the footprint of the existing home is being altered, if heavy construction equipment is being used, or if roll-off / large dumpsters are being used.
4. An onsite stake-out inspection (review) by the ARC is required before any construction begins. (Home Additions only)

**Interior Renovations** that do not modify the footprint of the existing home or do not modify the exterior appearance of the home need not involve the ARC unless a roll-off dumpster or heavy equipment is used, in which case a \$1,000.00 refundable deposit is required.

At the completion of the Project, the ARC will conduct a final on-site review, and upon approval, the deposit will be refunded, less any deduction required to correct any damage to Common property that has not yet been rectified or restored by the property owner. Any costs incurred by the Springs Homeowners Association, Inc. to correct out-of-compliance issues, site deficiencies, or damage to community property above the deposit amount may result in additional charges to the homeowner.

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## 6. Appeals

If the ARC rejects the submitted home and / or landscape plan, the owner may submit amended plans to comply with the ARC comments and request in writing a hearing before the ARC. If after the ARC hearing the owner disagrees with the outcome, the owner may appeal to the HOA Board of Directors. The HOA Board decision will be final.

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## 7. Change/Update Log

## **March 19, 2024**

2-1.d. Site Plan and placement - placement of homes should not unnecessarily impede on views and vistas of neighboring properties.

2-2. and 3. Elevations - list of acceptable materials and architectural features.

2-5. Home size - definition of size as per governing bodies.

2-7. Garages - All homes must have enclosed, attached garages rear or side facing.

2-9. Setbacks - to accommodate tree buffers, front, side, and rear. 70' from front property line, 25' from side property lines, and 35' from rear property line. Not to impede upon Cube Hydro restrictions for lake front properties.

2-16.d. Driveways - are to be 12' in width from the road to the home.

2-20. Tree Policy:

b. New Construction - trees may be taken within 20' of the home footprint to the extent it does not encroach on a Tree Buffer.

c. Tree Buffers - a tree buffer is required between the road and the home (50' in depth) as well as along the side (10' wide) and rear (20' wide) property lines.

d. Driveway - no trees greater than 6" in diameter measured 3' above the ground may be taken outside of 12' of either side of the driveway's center line.

e. Pines - pine trees of any size may be removed within 30' of a dwelling when proportionately mixed or outnumbered by hardwoods

h. Enhanced View - ARC will consider a reasonably attainable enhanced view. In general, this is not to significantly exceed past rules but does take into consideration that the value of certain lots are such, due to a view. This Enhanced View plan will require a \$2,000.00 deposit at time of submission, to be refunded at proper completion.

## **June 20, 2024**

2-1.d. Site Plan and placement - Septic fields should be positioned as close to the home as is reasonably possible to minimize excess tree removal.

2-5. Square Footage: Total minimum required finished square footage of a newly constructed home is 1,800 Gross Living Area (GLA) with a minimum of 1,200 sq. ft. on the first floor.

**October 24, 2024**

2-2 Elevations: Front, Side, and Rear were combined into one to identify changes in approved exterior materials and limited vinyl.

**January 9, 2025**

2--1.h Fee for, and use of, an independent architectural firm to perform initial review of submitted plans.

3-12 Clarification on new construction start and duration.

3-14 Clarification on duration allowance for landscaping and return of escrow deposit.

5 Change regarding escrow deposit for additions and renovations.