

Architectural Guidelines – Belews Landing (August 30, 2022)

I. Purpose

The purpose of the Architectural Review Committee guidelines is to define certain standards of architectural design and site development relative to the development, construction, and life cycle modifications to residential units within Belews Landing. Adherence to these guidelines will result in an orderly, aesthetically pleasing development and will uphold the values on which Belews Landing is based. The design, construction, and maintenance of your home is a collaborative effort for which you, the owner(s), are ultimately responsible. The Architectural Review Committee (ARC) established these guidelines that, together with the CCR's, can assist you in your decision making. The HOA and the ARC reserves the right to change these guidelines over time while staying consistent with the CCR's. The ARC is not restricted to precedent and may place a moratorium on a particular style or feature of a home that has been approved in the past.

II. General Guidelines

A. Required approval from the ARC before any work commences

Improvements to a lot will require prior written approval from the ARC. Examples of improvements **requiring approval** include, but are not limited to the following:

- Lot clearing and grading/filling
- Cutting of trees and underbrush
- New home construction
- Landscaping
- Modifications
- Fences, gates and retaining walls
- Patios and decks
- Driveways and walkways
- Swimming pools
- Tennis courts
- Playground equipment
- Ponds and water features
- Fireplaces, fire pits and fire rings
- Permanent outdoor lighting
- Exterior home painting

Exceptions are landscape improvements to existing homes after initial approval and installation, consisting of plant materials native to the area and commonly used in residential landscaping which do not interfere with the site line of motorists at intersections of streets and/or driveways located within the property.

B. Approval Process

1. On the Belewslanding.org website, click on “ARC Form” located on the Home Page. Complete the ARC Form according to instructions and submit to the ARC.
2. A plot plan drawn to scale must accompany requests if specified by the website application. Architectural floor plans and elevations are required for new home construction and home additions. Photos or brochures showing how the finished project will look are required for playground equipment, fences, retaining walls, fireplaces, fire pits and fire rings, pools, water features and outdoor lighting.
3. The ARC will review correctly submitted plans and respond within 30 days of submission.
4. Approved plans are good for one year from the date of approval. Projects not started or not finished one year after the date of approval must be resubmitted for approval.
5. If a request is denied, and the owner disagrees, the ARC works with the owner to achieve a resolution. If no resolution can be achieved, the ARC communicates with the Board describing the issue. The Board may request more information and/or meet with the ARC for clarification. If and when the owner contacts the Board, the Board may then meet with the owner about the project. Once the Board receives all the information from both parties, they can get back with the ARC for further clarification, or make a decision. Once a final decision is made by the Board, the ARC will be informed of the decision before the Board communicates with the homeowner. During this process, conversations and discussions among Board and ARC members will be kept confidential. The final decision to the homeowner will be presented as a unified decision between the ARC and the Board.

C. Setback requirements throughout Belews Landing

All homes, garages and accessory buildings must comply with the Rockingham County Planning Department’s zoning requirements. The front property line setback is thirty-five (35) feet. Side and back property line setbacks are fifteen (15) feet. If one of the side or rear property lines abuts a road, the setback increases to twenty (20) feet.

D. Dwelling Specifications

No dwelling shall be erected or allowed to remain on a Lot if the heated area of the main structure, exclusive of basement, open porches, decks and garages does not meet or exceed the following square footage requirements, specific to each community.

Windward: Fifteen Hundred (1500) square feet in the case of a one-story dwelling and Eighteen Hundred (1800) square feet for one and a half, two or two and a half story dwellings, of which Eleven Hundred (1100) square feet must be on the main level.

Sailing Point: One Thousand Eight Hundred (1800) square feet in the case of a one-story dwelling and Two Thousand (2000) square feet for one and a half, two or two and a half story dwellings, of which One Thousand One Hundred (1100) square feet must be on the main level.

Crows Nest: Two thousand (2000) square feet in the case of a one-story dwelling and Two Thousand Six Hundred (2600) square feet for one and a half, two or two and a half story dwellings, of which Thirteen Hundred (1300) square feet must be on the main level.

The Estates: The dwelling size specifications for Crows Nest shall apply to The Estates.

III. Building Materials

A. Color

Color selections should remain in the warm color plate and may include various tones of brown, gray, or subdued shades of green, blue or white. A different color to highlight the front door may be used.

B. Foundations

The foundations of all buildings, accessory buildings or retaining walls are to be covered with permanent material to harmonize with the structure. Acceptable materials include brick, stone or cultured stone veneer. There should be no exposed cinder block. Slab construction is not allowed in Belews Landing.

C. Siding

Exposed exterior walls will be of materials approved by the ARC. Approved materials are as follows:

Windward: Brick, stone, cultured stone, fiber cement, vinyl siding and engineered wood. Variations in materials to give interest is encouraged.

Sailing Point: Exposed exteriors must be at least 85% brick, stone, cultured stone, fiber cement and engineered wood. Vinyl siding may be used for upper floor exteriors.

Crows Nest: Stone, cultured stone, brick, fiber cement, cedar siding and engineered wood. Vinyl siding is not allowed.

The Estates: Following the guidelines of Crows Nest is encouraged. Greater leeway may be given due to the larger and more secluded nature of the lots.

Brick veneer applied to only the front of the house is not allowed in any neighborhood in Belews Landing.

D. Exterior Trim

Trim should correspond to the color and style of the main residence, and can be wood, fiber cement, PVC or polyurethane. Vinyl may be used for soffits, and aluminum may be used to wrap fascia.

E. Roofing

The minimum roof pitch is eight in twelve (8:12), except for porches and shed dormers, which may be less. Architectural shingles are preferred in neutral colors, but clay and concrete tiles, metal, or slate may be approved as well. Three (3) tab shingles are not allowed.

F. Solar Panels

Solar panels are allowed on roofs for the purpose of solar hot water or solar electricity. Solar panels are not allowed on the portion(s) of roofing facing any street. Freestanding solar panels are not allowed. Exceptions may be considered on a home-by-home basis.

G. Decking and railing

Exterior decking and handrails shall be wood, wood composite, PVC, concrete, stone, brick or pavers. Wood decks and railing must be painted or stained.

H. Columns

All columns shall be of wood, fiberglass, PVC or polymer stone. Wood columns must be stained or painted to complement the colors of the house.

I. Front Porch railings and balusters

Front porch railings and balusters should be in character with the architectural style of the building. Materials shall be any of the following: wood composite, wrought iron, powder coated aluminum or low maintenance PVC. Wood railings can be used in Windward but must be stained or painted to complement the colors of the house.

J. Outbuildings

One accessory building may be erected on a permanent foundation on a lot. The location, plans, and materials must be submitted to the ARC for approval. A permit and building inspections must be obtained from Rockingham County. Materials must match the existing main residence.

K. Driveways and walkways

Driveways and walkways are to be paved with concrete, brick or other decorative materials approved by the ARC. Lots in The Estates are required to have the first twenty-five feet (25) of driveway paved with those material, and the rest may be asphalt, gravel, brick or other decorative material.

Driveway additions or extensions must be constructed using the same material and finish making it consistent in appearance with the existing driveway. Driveway additions or extensions must be constructed by extending the existing driveway and be a minimum of 10 feet wide and maximum width of 16 feet wide. One street access per lot is standard in Belews Landing. Two street accesses may be allowed for circular driveways and corner lots. Two street access points is the maximum allowed for any lot.

L. Walls and fences

Retaining walls shall be of brick, stone, cultured stone or concrete wall blocks and shall complement the exterior materials and color of the main residence.

Fences shall be of powder coated aluminum, steel, or wrought iron in black or dark brown. No fence can extend beyond the front of any residence. Fences require a building permit and must be installed according to Rockingham County building codes. Fence height shall be at least 48 inches and shall not exceed 60 inches. Wood, chain link, vinyl, PVC, barbed wire and wire strand fences are not allowed.

M. Chimneys

Wood burning chimneys shall be of brick, stone or cultured stone and follow North Carolina codes. Chimneys for gas logs can be of materials to match the exterior of the house and must have a foundation to match the house.

No cantilevered chimneys are allowed.

N. HVAC Systems

All HVAC systems must have external components along the sides or behind the house. No systems may be installed in the front of any house. No window units are allowed in Belews Landing.

IV. Landscape plans

A. General

A detailed master landscape plan must be submitted for approval by the ARC even if planting is being done in stages. Owners should make note of the large variety and quantity of vegetation which already exists in the neighborhood. Whenever practical, existing mature trees should be saved to give the design an established feel.

Mulch deliveries or other bulk materials must be placed on your property, not on streets, common areas or other open areas. Landscaping plans approved by the ARC should be installed within 45 days of occupancy or completion of building, whichever comes first.

B. Plants

Plans should include the names, location and size of the plants being used. All plants should be suitable for climate and conditions of the area.

C. Grass

Belews Landing requires grass or sod for the immediate areas surrounding the home. Winter rye grass may need to be planted temporarily to control erosion during construction before the final lawn is installed.

D. Irrigation

An irrigation system may be installed to maintain landscape areas. Watering time and day restrictions may be imposed from time to time to insure adequacy of water supply to the neighborhood.

E. Landscape lighting

Permanent lamp posts, exterior and pathway lighting must be approved by the ARC. Please provide details regarding the materials, height and locations on the plans. Landscape lighting should be installed and used in consideration of light spillage to neighboring properties and light pollution in general.

V. Construction requirements for contractors

A. Access

Access to the building site will be granted upon approval of construction plans, improvement plans, or any other documentation required by the ARC. Contractors and delivery personnel will not use adjacent lots for access to the site.

B. Erosion protection

Any modification to a lot prior to and through the completion of construction shall require an approved silt fence to restrict silt, trash and debris from migrating off the lot. These fences shall be properly maintained for the duration of the building process. Disturbed ground shall be graded and restored with ground cover. Runoff from the site that migrates to road surfaces shall be cleaned daily.

C. Construction debris removal

All sites must be maintained in a clean and orderly condition. All sites shall have a dumpster or equal solid bottom trash container to hold construction residue including lunch trash, bottles and cans. The contractor is responsible for policing the site and maintaining the dumpster contents to a reasonable level. Burning and burying of debris, trash or any other material is not allowed.

D. Damage

Any damage to streets, right-of-way's, drainage inlets, streetlights, street markers, mailboxes, walls, neighboring properties, etc. will be repaired by the contractor or lot owner. Repairs done by the HOA will be billed to the contractor.

E. Speed limits

The speed limit in Belews Landing is 25 MPH. Contractors, their suppliers and sub-contractors are required to observe this speed limit.

F. Washing trucks out

Any concrete delivery truck must be washed out on the lot under construction. Contractor is responsible for removing any washout remains.

G. Noise

Noise levels from construction should be controlled in consideration of all residents in our community and shall comply with Rockingham County noise ordinance.

www.co.rockingham.nc.us

H. Parking

All construction vehicles and other type of equipment parked on a private or public street must have safety cones, reflective triangles or any other type of safety markings that will clearly identify all to avoid risk of collision, damage or personal injury. Construction personnel must give due consideration to adjoining properties. Parking should be on the lot where construction is taking place. Vehicles or trailers left overnight should be well off the roadway.

Miscellaneous

A. Vegetable gardens

Vegetable gardens are not allowed to front any street and should be confined to behind the rear building site line. The rear site line is defined as extending the left and right house side wall lines to the back property line. Or the garden may be located on the side of the main residence with appropriate natural screening and not visible from the street. Natural screening is defined as making use of plants such as privacy trees to form a natural barrier around an outdoor space. Some examples include Thuja Green Giants, Leyland Cypress, Arborvitae or Holly Trees. Consideration must be given for height and spacing as well as minimum starting height. A plot plan must be submitted and approved by the ARC if a vegetable garden is located on the side of the house and visible from the street.

B. Parking

Each Lot shall contain sufficient off-street paved parking space for at least two (2) automobiles. Unpaved areas on a Lot such as grassy areas are not approved for parking automobiles. No automobiles, trucks, commercial vehicles, motorcycles, recreational vehicles or boats shall be parked on any street within the Properties for a period in excess of 48 hours. No boats, trailers, school buses, trucks or commercial vehicles over one (1) ton capacity, vans (except for mini vans), recreational vehicles, campers or other like vehicles or equipment shall be parked or stored in any area on a Lot unless located

(i) inside an enclosed building.

(ii) behind the rear building site line of the main residence. The rear building site line is defined as extending the left and right house side wall lines to the back property line; or

(iii) on the side of the main residence with appropriate natural screening to shield the stored objects and not visible from the street. Natural screening is defined as making use of plants such as privacy trees to form a natural barrier around an outdoor space. Some examples include Thuja Green Giants, Leyland Cypress, Arborvitae or Holly Trees. Consideration must be given for height and spacing as well as minimum starting height. A plot plan must be submitted and approved by the ARC.

Given the larger size and secluded nature of the lots, Owners in The Estates shall be allowed to park recreational vehicles, motor homes and camper trailers on their lots in a location out of sight from Crows Nest Drive and such recreational vehicles, motor homes and camper trailers may be used as temporary housing not to exceed thirty (30) days in duration in any year.

C. Private entrance gates to properties

Private entrance gates to individual properties are not allowed. Exceptions can be made for Estate properties with driveways longer than 200 feet. Gates must closely match the entry gate to Crows Nest.

D. Corner Lots

To preserve an aesthetically pleasing development to the community, a corner lot containing a vegetable garden, in-ground swimming pool or playground equipment located behind the rear building line of a home must provide natural screening planted to a height and width so there is no visibility from the street. Driveway additions or extensions facing the side street must also include the same type of natural screening. Natural screening is defined as making use of plants such as privacy trees to form a natural barrier around an outdoor space. Some examples include Thuja Green Giants, Leyland Cypress, Arborvitae or Holly Trees. Consideration must be given for height and spacing as well as minimum starting height. A plot plan must be submitted and approved by the ARC.

E. Playground equipment

All playground and play set equipment require approval from the ARC. Playground equipment should be placed behind the rear building site line of the main residence should be maintained in a good state of repair. The rear building site line is defined as extending the left and right house side wall lines to the back property line.

The installation of permanent basketball goals either on posts or on the side of the home are not allowed. Portable basketball goals are not allowed in the street or any public right-of-way.

F. Signs

No sign, permanent flag or flagpole shall be placed or allowed to remain on any Lot except for one (1) "For Sale" or "For Lease" sign, or one other temporary sign to advertise a yard sale or other temporary activity on the Lot and such other temporary sign or flag shall not be permitted to remain on any Lot for more than seventy two (72) consecutive hours. No sign or flag, with the exception of those allowed by the NC Planned Community Act (47F-3-121) shall be permitted or allowed to remain on any Lot within the Properties. Home security monitoring signs must be less than 1 square foot. Seasonal flags are allowed on a lot but cannot be larger than 28" x 40."

No sign is allowed in a common area longer than 72 hours.

Political signs are not allowed on any lot or common area.

G. Mailboxes

Mailboxes shall be consistent throughout all sections of Belews Landing. Refer to Belewslanding.org website for more information.

H. Garbage receptacles

Storage must not be visible from the street.

I. Seasonal decorations

All holiday decorations are considered temporary and should be installed no more than thirty (30) days prior to a holiday or event and remain upon a lot no more than thirty (30) days following the holiday or event with which such decorations are associated. Decorations with sound should not disturb neighbors and should be turned off by 9pm.

J. Satellite dishes and antennas

All efforts should be made to minimize street view of satellite dishes. If this cannot be accomplished, natural screening must be planted. Natural screening is defined as making use of plants such as privacy trees to form a natural barrier around an outdoor space. Some examples include Thuja Green Giants, Leyland Cypress, Arborvitae or Holly Trees. Consideration must be given for height and spacing as well as minimum starting height.

K. Exterior maintenance

Each homeowner will maintain their lot and structures located on that lot in an attractive, neat and orderly appearance and condition. Each lot owner shall regularly and properly provide the following to and on their property:

- 1) General lawn maintenance including regular and proper seeding, weeding, fertilizing, watering and mowing of lawn, pruning and care of all trees and shrubbery.
- 2) Lawns should be kept under 6 inches tall. Raising the mower blade height to 2 1/2-3 1/2 inches is strongly encouraged to avoid weed growth and scalping.
- 3) Weeding and mulching of planting beds.
- 4) Removal of grass clippings from driveways and street after mowing.
- 5) Removal of weed and repair of bare spots in lawns.
- 6) The cleaning, painting and general maintenance and repair of the exterior of the residence and every other structure on the lot.
- 7) The prompt maintenance, repair and cleaning of all walks, curbs, stoops, steps and porches on the property.
- 8) The prompt repair of all walls and fences on the lot.
- 9) The prevention of unsightly storage of personal property on porches, patios, decks

L. Swimming pool construction

The ARC will review swimming pool plans on an individual basis and will consider lot size, professional design, layout, location and landscape screening. Pools must be constructed behind the rear building site line of the main residence. Rear building site line is defined as extending the left and right house side wall lines to the back property line. Natural screening is defined as making use of plants such as privacy trees to form a natural barrier around an outdoor space. Some examples include Thuja Green Giants,

Leyland Cypress, Arborvitae or Holly Trees. Consideration must be given for height and spacing as well as minimum starting height. A plot plan must be submitted and approved by the ARC. Approval of a swimming pool request conveys no liability to Belews Landing HOA and cannot be construed to imply expression of any opinion with respect to safety. The homeowner recognizes that a private swimming pool carries significant liability, and the homeowner exclusively bears all risks incurred. Pool installation shall meet Rockingham County Rules and Regulations. Any fencing must meet Belews Landing requirements.

Above ground swimming pools are not allowed.

M. Fire pits.

Permanent fire pits must be approved by the ARC. Construction plans must be submitted to the ARC for approval. If the fire pit is fueled by gas, you must apply for a permit from Rockingham County. Only natural material is permitted to be burned. No trash, waste material or construction debris is allowed to be burned in a fire pit or on any lot. Temporary fire pits must abide by the guidelines set forth by Rockingham County 15ANCAC2D.1900. Please refer to the Rockingham County Fire Marshall website and review under "Burning Questions."

N. Open Burning

Open burning exclusive of an approved fire pit is not permitted in Belews Landing.

O. Woodpiles

All woodpiles shall be neatly stacked and positioned behind the rear building line of the main residence.