

Peltier Point Design Guidelines

Introduction

These Design Guidelines have been prepared for the residential community known as Peltier Point, recorded at the Carteret County Register of Deeds, Map Book 34, Page 348. The Guidelines are contemplated in and are promulgated pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Peltier Point (the “Declaration”), recorded at the Carteret County Register of Deeds, Deed Book 1770, Page 073.

1. Architectural Design.

1.1 Architectural Style. The intent of the Design Guidelines is to encourage the excellent design of a community of individual residences which, when viewed together, produce an outstanding total community environment. It is not the intent of the Architectural and Design Guidelines to dictate a particular architectural style, but rather to provide Lot Owners and their architects with a set of guidelines that will foster an attractive community.

The residential architecture at Peltier Point should be custom-designed for each Lot to maximize the natural features of the Lot. Traditional architectural styles are preferred as the basis or foundation of the design, and examples of preferred traditional design are Southern, Low Country, and Carolina Coastal. However, contemporary interpretations of traditional designs are acceptable, provided they adhere to the criteria of the Architectural and Design Guidelines. The designs employed shall be compatible with traditional architectural styling in terms of make, shape, profile, scale, and proportion.

1.2 Quality Design Features. The homes in Peltier Point should reflect the individuality of their Owners while adhering to the principles of fine architecture. The following considerations are among those to be addressed when developing the architectural design for Improvements to be constructed on a Lot:

1.2.1 There shall be a consistency in the site planning and Landscape Improvements

1.2.2 Specific features of the architectural style shall be well developed and carefully detailed.

1.2.3 A consistent scale shall be used throughout the design of the residence and other Improvements, with each element designed in proportion to the other design elements

1.2.4 The various building materials shall allow for a pleasing and harmonious exterior appearance for the residence and other Improvements. Building materials shall be used logically.

1.2.5 Appropriate colors shall be used, and colors shall be used with restraint.

- 1.2.6 Consistency of detailing on all elevations shall be maintained. Windows and doors shall reflect restraint in the variety of types, styles, and sizes.
- 1.2.7 No roof shall extend continuously to cover both single and two-story sections of a residence. The primary objective of this architectural guideline is to avoid the appearance of a single-story facade with a two-story rear elevation
- 1.2.8 All roof structures, such as attic vents, plumbing vents, etc., shall be treated or painted to blend with the roof shingles, except that flashing applied to vertical surfaces may be painted to blend with the vertical materials where appropriate.
- 1.2.9 All exterior utility service connections must be provided in unobtrusive and inconspicuous locations. All electric meters and main fuse boxes must be positioned away from view. This may be accomplished by providing an enclosed recess in the side of the dwelling or through approved Landscape Improvements and/or screening.
- 1.2.10 Exposed electrical equipment, stubouts, conduit, drain lines, pipes and vents must be painted to match the color of the home. Exterior disconnects for air conditioning equipment, etc. shall be mounted at the lowest point allowed by applicable building codes.

2 Design Criteria.

- 2.1 Dwelling Types. Each Lot may contain only one detached single-family private dwelling and one private garage for not less than two (2) vehicles. Additional accessory structures may be allowed and must be approved in advance and in writing by the ARC.
- 2.2 Dwelling Size. Dwellings will be a minimum of 2,000 square feet.
- 2.3 Maximum Dwelling Height. Dwelling shall not exceed 50 feet in height.
- 2.4 Garages. Garage doors are required for all garages, and the garage doors must be paneled and/or detailed to provide appropriate scale. All garage doors must have operating remote control door openers. Single bay garage doors are preferred over double width garage doors. Carports will be allowed.
- 2.5 Exterior Materials and Colors. Exterior materials shall be brick, stucco, stone, cedar shake, or, siding. Siding used must be fully back-supported to maintain a straight and even outer surface and must be fully and properly finished. Imitation stone or brick-like materials are generally discouraged and may be used only upon prior written approval of the ARC. The ARC reserves the right to require builders to produce sample boards of colors if they are not on file with the Committee.
- 2.6 Windows and Shutters; Doors. Windows shall generally be the same type and style all around the house. Wood windows are preferred; however, Vinyl windows will be considered, provided the style and profile are visually similar to wood windows.

- 2.7 Porches and Decks. Porches and decks shall be designed with substantial, well-proportioned railing, flanking and support posts meeting applicable building code requirements. Porches and decks shall blend with the style and material of the house (e.g., stucco deck fascia and piers with stucco house, or brick piers with a brick house). Deck support columns that are 5' or more in height from finished grade must be constructed with the material of the house.
- 2.8 Attachments, Satellite Dishes and Antennae. No permanent attachment of any kind or character whatsoever (including, but not limited to, television and radio antennae, solar energy-related systems, satellite or microwave dishes or similar improvements) shall be made to the roof or exterior walls of any building on any Lot or otherwise placed or maintained on any Lot, unless such attachments or devices are approved in advance in writing by the ARC.
- 2.9 Exterior Lighting. Exterior lighting must be limited to areas within the Building Envelope and must not result in excessive glare and must not interfere with the privacy of nearby dwellings, all as determined by the ARC in its sole discretion.
- 2.10 Fences and Walls. Walls and fences shall be considered an extension of the architecture of the residence and a transition of the architectural mass to the natural forms of the Lot. All wall and fence designs shall be compatible with the total surrounding environment. Special consideration must be given to design, placement, impact and view of the wall or fence from neighboring Lots. Fences and walls shall be considered as design elements to enclose and define courtyards, pools, and other private spaces, provide security and relate building forms to the landscape. The location, materials, size and design of all fences and walls must be approved in advance in writing by the ARC prior to installation. Prefab wood, prefab brick, chain link, or welded wire fencing will not be permitted.
- 2.11 Outbuildings. The construction and location of outbuildings (Gazebos, potting shed, storage shed, etc.) shall be subject to the review and approval of the ARC. Potting sheds, storage sheds, and playhouses must be attached to the house. Conditions of the site and faithfulness to the architectural themes indicate the logic for an outbuilding related to the house. Their design and location in relationship to the house is essential. Building materials should reflect those of the main house.
- 3 Construction & Approved Builder Rules
- 3.1 All Owners and Approved Builders/contractors will be responsible for their subcontractors.
- 3.2 Construction sites are always to be kept neat and clean.
- 3.3 Whenever possible, to allow traffic to move easily through the development streets, all construction workers are to park on one side of the street. Do not block driveways.
- 3.4 Running water and electricity must be provided on the construction lot and be provided by the Approved Builder. Arrangements must be made with the utility companies for services

prior to construction. Approved Builders found using adjacent property owner utilities may be subject to fines.

- 3.5 Portable toilets are to be located on the building site at a minimum of 15 feet from street or sidewalk. The door should face away from the street towards the home. Portable toilets cannot be located on any adjacent property. Approved builders may share portable toilets if toilets and distance comply with state regulations.
- 3.6 Streets in front of and adjacent to a job site must be kept clean daily. This requires that rock, dirt, or mud anywhere generated by your construction, be removed daily. Do not wash dirt or cement down the street drains or swales. If this is done the cost of cleaning out the drain will be borne by the Approved Builder or homesite owner.
- 3.7 Roaming pets, drugs, alcohol, or loud radios are not permitted on the job site. Violators will be required to leave. Children under the age of 15 are not allowed on the jobsite during construction hours.
- 3.8 All silt fences and dumpsters will be maintained each day.
- 3.9 Work hours are from 7 AM to 7 PM daily. Work on Saturday should not begin until 8 AM and there is no work permitted on New Year's, Memorial Day, Independence Day, Labor Day, Thanksgiving or Christmas, except if the Association grants special permission in writing. This will only be granted upon special circumstances.
- 3.10 Any damage to streets, curbs, drainage inlets, streetlights, street markers, walls, fences, private landscaping, common area, the common area landscaping, etc. may be repaired by the Association and such costs will be billed to the responsible owner in addition to any fine levied.
- 3.11 If any telephone, cable TV, electrical, water, or other utility lines are cut, it is the responsible party's obligation to report such an accident within thirty (30) minutes to the appropriate utility provider.
- 3.12 No contractor or subcontractor shall have access to the common areas of the subdivision except as necessary to comply with the approved building plans.
- 3.13 An approved Builders sign with the lot number, company name, and phone number, including an emergency phone number, must be located in front of the home site during construction. Business signs or other forms of advertisement are not permitted unless approved by the Association. All building permits are to be attached to a post in a manner protected from the elements. Trees are to be kept free of all permits and signage.
- 3.14 The Association will not review or approve Grading. Builders and Owners shall be solely responsible for ensuring proper grading of lots.