

CAMDEN PLANTATION

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

The objective of these guidelines is to identify criteria which will promote and maintain a high quality of community appearance and shared enterprise consistent with the standards envisioned for Camden Plantation. Only construction which follows the standards of architecture, design and landscaping features consistent with these guidelines will be approved in order to create a context in which individual tastes will not be sacrificed, but blended in such a way that overall property values will be protected. It is also the purpose of the guidelines to specify design submission requirements and the design review process. If these standards are in conflict with the Declaration, the Articles of Incorporation, the Bylaws or any applicable law or ordinance, the other document or law will control.

All capitalized terms used herein shall be as defined in the Declaration of Protective Covenants and Restrictions of Camden Plantation, together with the Supplemental Declaration of Phase IA Camden Plantation and the Supplemental Declaration Phase IB Camden Plantation (the "Declaration"). **The design criteria set forth herein (the "Design Guidelines") are subject to change or modification by the Architectural Review Board (the "ARB" or the "Board"). Further, the ARB may vary from the Design Guidelines if they determine that the variance is in the best interest of the community and so long as the variance does not violate any provision of the Declaration. In addition, the Developer or the Board of Directors may create different Design Guidelines for different sections or areas of Camden Plantation to create a feeling of different neighborhoods within an overall community.**

I. DESIGN PHILOSOPHY

The purpose of the Camden Plantation architectural guidelines is to create a living environment and community that is aesthetically pleasing and to preserve a sense of identity and harmony with the overall scheme of development of Camden Plantation by ensuring that improvements are not inconsistent with each other. Careful siting, selection of colors and materials, and design considerations that extend beyond the building walls to include the entire site are important means of achieving this objective. Buildings should complement adjoining structures.

II. ARCHITECTURAL RESTRICTIONS

These rules and regulations govern the use and maintenance of individually owned properties within Camden Plantation and have been adopted by the ARB as its general policy pursuant to authority set forth in Article VI of the Declaration. The following

restrictions and regulations will remain in force until such time as the ARB shall amend, replace or terminate them. The ARB reserves the right to interpret the Design Guidelines and to make exceptions to the Guidelines on a case-by-case basis through its normal administrative process in order to protect the property values of all homeowners in the development.

Prior to beginning construction, ARB approval is required for any Improvement placed or constructed on a lot, including but not limited to the following:

- *Construction of a new home
- *Modifications or additions to an existing home
- *Construction or placement of secondary structures
- *Landscaping
- *Fences
- *Pools
- *Decks
- *Driveway and parking areas
- *Terraces
- *Garden walls
- *Exterior colors
- *Awnings
- *Retaining walls
- *Animal pens or shelters
- *Exterior lighting
- *Signs, mailboxes or mailbox support
- *Flags, flag poles or any flag display structure
- *Permanent cooking grills
- *Swing sets, sand boxes and play equipment
- *Irrigation Systems
- *Patios

Alterations in the exterior appearance of any building, driveway, sidewalk, lamp post, mailbox, fence or other structure, including exterior color or finish, or landscaping or addition of any Improvement, requires ARB approval.

No live trees with a diameter in excess of five (5) inches, measured three (3) feet above the ground, nor trees in excess of three (3) inches in diameter, similarly measured, which are generally known as flowering trees (such as dogwood or redbud) or as broad leaf evergreens (such as holly, laurel, or rhododendron), and no live vegetation on slopes of greater than 20 percent (20%) gradient or marked "no cut" areas on approved site plans may be cut without prior approval of the ARB. Dead or diseased trees may be removed without prior approval if urgency is needed to prevent further damage. It is the Member's responsibility to provide evidence (such as a photo) that the tree needed to be removed.

Should any removal occur, the Owner shall be responsible for cleaning and seeding the Lot as necessary.

III. ARCHITECTURAL REVIEW BOARD

In order to implement the design philosophy of Camden Plantation, an Architectural Review Board has been established. Its purpose is to provide guidance for property owners and to assist them in recognizing the unique opportunities of their individual sites, while at the same time recognizing the similar rights of the adjoining property owners.

The ARB will review all landscaping, structures, improvements and/or additions or modifications. The Declaration contains restrictions affecting each owner and the use of his site. The ARB will adhere to the Declaration. It is important to note that any building, alteration or addition, including fencing and recreational improvements, must be approved by the ARB.

The ARB shall consist of three (3) members, who need not be members of the Association, who shall be appointed for terms as may be determined by the Developer. The Board shall be appointed by the Developer until 100% of the Properties and the Additional Area have been developed and conveyed to Owners other than builders or by the Board of Directors of the Association from and after the date on which Developer delegates this responsibility to the Association by written instrument in recordable form executed by Developer. The Board shall meet as necessary to review proposed plans. Such plans will be reviewed and an opinion rendered within forty-five (45) days of presentation of an Application in completed form with the proposed construction schedule and the Plans containing all of the required items. If approval is not received within forty-five (45) days by applicant/Owner, the Application shall be deemed not approved.

IV. DESIGN REVIEW PROCEDURE

1. Construction Document Submittal Requirements - All Applications must be submitted on the form provided by the ARB, together with a construction schedule and at least three (3) sets of the required plans. The ARB may reject applications that are incomplete or inaccurate. Required plans are as follows:
 - a. Site Plan A site plan must be submitted, and must include the following information:
 - i. Section and lot number,

- ii. Builder's Name,
 - iii. Name of person or company who prepared the plan,
 - iv. Date plan prepared,
 - v. Utility and drainage easements,
 - vi. Building setback lines,
 - vii. All proposed Improvements, including decks, porches, stoops, terraces, chimneys, HVAC equipment, outbuildings, play equipment and landscaped areas, and
 - viii. Driveway, walks, parking and/or service courts, fences, swimming pool and pool equipment, site lighting, retaining walls, and any other elements visible from outside the home.
- b. House Plans An architectural seal is highly encouraged for all house plans, but is not required. Specific information to be submitted with house plans includes the following:
- i. Section and lot number,
 - ii. Owner's name,
 - iii. Name of person or company who prepared the plan,
 - iv. Date plan prepared,
 - v. House elevations with notes indicating all exterior finishes, materials, and colors, manufacturer's names, any attached elements such as decks and retaining walls and driveway material,
 - vi. Floor plans. While the ARB does not approve floor plans, they are often utilized in suggesting revisions to the exterior elevations and in determining minimum living areas,
 - vii. Architectural details for exterior doors, windows, porches, and entrance features are encouraged and may be required by the ARB prior to final plan approval.
 - viii. Material and color samples may be required by the ARB prior to final plan approval, but, in any case, are required prior to installation; and
 - ix. Elevations for any secondary structures such as garages, storage buildings, etc., providing the same information as the house plans.

c. Site Improvements

i. Exterior Lighting:

1. Landscape lighting is encouraged, but requires ARB approval,
2. House mounted fixtures including limited wattage flood lights are acceptable but should be shielded top and sides and directed in such a manner as to minimize the impact on adjacent property and to promote a dark night sky,
3. Pole lights, other than one yard light in the front yard, will not be permitted on any Lot, and
4. In approving lighting, the impact on adjacent properties will be considered by the ARB.

ii. Landscaping and Sediment/Erosion Plans

1. Plans showing the trees to be removed and those to be retained,
2. Plans showing shrubs, plants and ground cover to be installed,
3. A sediment and erosion control plan, and
4. A tree protection plan.

d. Additional Information

The Owner shall provide such additional information as the ARB in its discretion may require.

2. After reviewing the properly submitted Plans, the ARB may approve the plans as submitted or return one copy to the owner with comments and maintain the others for its files. Approval to build and additional information or required modifications will be made in writing by the ARB within forty-five (45) days after submittal of a complete Application, including Plans and construction schedule. If approval is not received within forty-five (45) days, the application shall be deemed not approved.
3. Two inspections and approvals by the ARB may be required:
 - a. Stakeout Review: If required, a member of the ARB or its designated representative will accompany the Owner or builder to the site to review the stakeout and approve the flagging for clearing. Each corner of the house should be clearly marked by a stake and the entire clearing (including the driveway) should be defined with flagging tape. Any other clearing (for view, etc.) should also be clearly marked.

- b. Final Compliance: The exterior of the house must be built in conformance with the plan submitted. Approved colors, proper treatment of driveways and other requirements of these restrictions must be complied with before a final Certificate of Compliance will be issued by the ARB.
4. Any additions or alterations to approved Plans must be submitted to the ARB for consideration and approval before changes are put into effect.
5. Actual exterior construction must comply exactly with approved plans and specifications, including without limitation paint color. Final clean up must be completed prior to receipt of a Certificate of Compliance and final landscaping must be completed within twelve (12) months of start of exterior construction.
6. Builder Approval: Builders must be approved by the ARB, and if approved may be required to deposit with Camden Plantation Homeowners Association a cashier's check in an amount to be determined by the ARB, to assure damage repair and project completion, before construction can begin. Monies will be refunded upon satisfactory completion of all phases of the project and complete damage repair.

V. DESIGN CRITERIA AND RECOMMENDATIONS

The following information and recommendations are offered to Owners and their architects or designers as a planning guide for use during the design process. The ARB will base its decisions on these considerations. Exceptions will be granted only in the sole discretion of the ARB.

In general, the desire is to create building forms that are harmonious with the landscape. Carefully selecting materials, colors and finishing will contribute to the overall appearance of Camden Plantation. As Camden Plantation grows, the relationship of each residence to its neighbors becomes increasingly important and will be a prime consideration in the design process. The following guidelines and restrictions apply to Camden Plantation Phases IA and IB, specifically.

ARCHITECTURAL CHARACTER AND DESIGN

1. **SITE ELEMENTS** The existing terrain shall be left undisturbed wherever possible to preserve natural vegetation. Particular care should be taken to preserve ground cover so that the likelihood of soil erosion is minimized. All disturbed areas must be restored with bark mulch, grass, grass seed, or approved ground cover. Site clearing must be labeled in writing on the site plan and landscaping plans. If supplemental plantings are expected, the variety and placement of such shall be designated.
 - a. **MAILBOXES, UTILITY SERVICES, ANTENAE, Etc.** Mailboxes shall be as specified by the ARB. All services to the home including

rewiring for Cable TV must be installed underground. Surface mounted mechanical equipment shall be screened from view and grouped together away from street/public view. Satellite dishes and antennae must be installed in compliance with the Declaration and must be approved by the ARB prior to installation. All satellite dishes shall also comply with any state and federal guidelines.

- b. **FENCES** Fences must be approved by the ARB. Chain link, barbed wire or wire mesh shall not be approved. Fences are permitted in the rear yard only. All fences must be constructed with the members facing the interior of the enclosed area (i.e. “good side out”).
- c. **BASKETBALL BACKBOARDS AND GOALS** Basketball backboards and goals, either permanent or portable, are considered structures and must adhere to Association/ARB standards and an Application must be submitted. In no event shall portable basketball goals obstruct the street. All portable basketball backboards and goals must be placed in a location which is not visible from a Common Area, Limited Common Area or Neighborhood Common Area or any other Lot or Parcel when not in active use.
- d. **GARAGES/DRIVEWAYS** Garages to accommodate up to three (3) cars are allowed, along with uncovered spaces for parking outside the garage. The ARB may, in its discretion, vary the driveway material which it approves. Homeowner must maintain uncovered parking requirements (no carports are allowed).
- e. **ANIMAL HOUSING.** No animal housing shall be visible from the street. All animal housing shall be shown on the site plan submission. This includes doghouses, runs and other pet enclosures. ARB shall review the siting of the structure and its impact on neighboring property.
- f. **LANDSCAPE FEATURES.** The landscape plan should include all birdbaths, pole mounted birdhouses, art pieces, collector items and personal artifacts showing location and size. All features, such as fountains, statues and topiaries, must be approved. Irrigation systems are permitted only with written approval of the ARB.
- g. **FLAGS.** The ARB is authorized and reserves the right to regulate the type of flags which may be displayed, including the right to prohibit the display of flags or the right to require the removal of flags that the ARB deems inappropriate in its sole discretion. The ARB is also authorized to regulate, restrict or prohibit the erection and placement of flagpoles and other structures associated with flag display and reserves the right to do so in its sole discretion.
- h. **DECKS, PORCHES AND EXTERIOR STAIRS.** The design of outside living spaces shall be coordinated and integrated with the design of each home. Decks shall not unduly infringe on the privacy of neighboring homes. Decks should be sensitively sited. Decks shall be designed to

minimize unsightly supporting structure. Exterior stairs to upper level deck areas shall be integrated with the structure and shall be unobtrusive and painted or stained to blend with the house trim or exterior color finish of the home.

- i. SWIMMING POOLS. Owners shall make a written application to ARB for permission to install a swimming pool. A request for a swimming pool must include the proposed swimming pool's size, type, color, location and design and meet the following requirements: (i) a six (6) foot approved privacy fence shall be installed around any pool for privacy and must comply with County standards for pool enclosures, (ii) pool area and fencing must be landscaped, (v) property setbacks on the sides and rear of the property shall be maintained at ten (10) feet. Owners in Phase 1A and Phase 1B may submit an application for installation of an above-ground pool subject to the above requirements and the following additional requirements: (i) the pool liner exterior must be surrounded by a permanent raised deck and covered with either lattice work or solid wood and (ii) rails must comply with County Standards.

- j. LOT GRADING - Engineering Guidelines

- i. GENERAL – All grading, landscaping and site layout should be designed in a fashion to minimize stormwater run-off, to affect stormwater infiltration and promote stormwater quality.

- ii. RETAINING WALLS - There are four basic circumstances in which retaining walls will be required. These are as follows (1) If a lot has been cut in order to establish a building pad for the structure, the Builder responsible for the cut will provide a retaining wall if the amount (depth) of the cut will need to be retained if proper slopes (3' horizontal: 1' vertical minimum) cannot be established. (2) If a lot has been filled in order to establish a building pad for the structure, the Builder responsible for the fill will provide a retaining wall if the amount (depth) of the fill will need to be retained if proper slopes (3' horizontal: 1' vertical minimum) cannot be established. (3) If needed to facilitate proper lot drainage. (4) If needed to protect existing trees. Any proposed wall that is over four feet (4') in height (top of footing to top of wall) is required to be designed by a Registered Professional Engineer.

- iii. DRAINAGE SWALES - Drainage swales are needed in most cases to facilitate proper lot drainage in accordance with the required subdivision drainage plan or as required by the natural grade as shown on the topographic maps. These swales should be constructed in such a manner as to:

- 1. Be maintainable by the Homeowner (no slopes steeper than 4' horizontal: 1' vertical) and be able to carry the

anticipated amount of stormwater runoff.

2. Minimize erosion problems within the swale itself. This can be accomplished by sodding any swales that could possibly carry large volumes of water. The location of these swales is up to the Developer. Swales are shown on Engineered Drainage Plans and should be adhered to as closely as possible. Generally, swales are placed at or near the property lines so as to meet the given drainage requirements. If possible, swales through the center of side or rear yards should be avoided in anticipation of future improvements such as pools and/or spas which could potentially block a drainage swale located in these areas. The minimum grade allowed for grass swales is one (1) percent. Lesser slopes may be considered for concrete or stone lined swales. Guttering downspouts must flow into the swales and/or flow to the streets.
 - iv. SIDE SLOPES FOR SINGLE-FAMILY LOTS The maximum percentage of a slope that is allowed is 3:1. This means that for every three feet (3') of horizontal distance a maximum one-foot (1') rise/fall vertically is allowed. Any slope that is steeper than 3:1 should be retained. It is also recommended that any slope approaching a 4:1 slope should be sodded to reduce the possibility of erosion.
 - v. OUTBUILDINGS - All garden sheds and outside storage building areas must be indicated on the site plan submission. Appropriate elevations and details necessary to illustrate the design must be submitted. The ARB shall consider visibility of the structure, impact on neighboring lots and streets and quality of materials, finish and color when reviewing submissions. No metal storage sheds will be allowed.
2. GENERAL ARCHITECTURAL STYLE AND CONFIGURATION - The exterior of all dwellings shall be compatible with adjacent structures and be located to fit site conditions respecting existing vegetation and topographic features. All buildings within Camden Plantation should be harmoniously designed to fit together and visually be defined as a community. Homeowners will match any additions to the existing style of their home. **No two homes of the same or substantially the same model and elevation, nor two homes (regardless of model) with the same color scheme, shall be located next to each other, nor may more than two of the same model be built next to each other, regardless of elevation and color differences. Further, no two homes of the same or substantially the same model and elevation or the same color scheme shall be located across the street from each other.**
- a. MATERIALS AND COLORS. Front-oriented treatments in

dissimilar materials that do not appear integrated into the design and inappropriate changes in material between elevations may not be allowed. No more than two dominant wall surface materials should be used on any elevation. Examples of acceptable materials and colors are:

- i. Brick (ARB approved palette.)
- ii. Vinyl (or equal) with appropriate trim details. Grooved plywood panels are unacceptable.
- iii. All exterior colors and texture selections will require ARB approval. Samples of proposed colors may be required to be painted on a panel for field review if the color has not been previously approved, or if they appear to be out of character with the surrounding homes. Conservative, natural colors are encouraged. Judiciously elected brighter accent colors are permitted if approved by the ARB. Trim combinations are specifically subject to review and approval by the ARB. Approval of a color or material for an individual residence does not necessarily mean blanket approval for another residence in a different location.
- iv. **ROOF CONSTRUCTION AND MATERIALS.** A minimum of 7 to 12 slope roof pitches for any gable or element that faces the street, overhangs may vary as necessitated by architectural design. However, no flat roofs are allowed as a major structural element. Metal roofs for porches, dormer or eyebrow arches are acceptable. Shingles must be submitted for approval. The ARB reserves the right to approve variances as deemed appropriate.

Inappropriate Materials - Inappropriate use of materials and colors will not be allowed. The ARB has deemed the use of the following materials for predominant exterior finishes as incompatible with the design objectives for Castleton:

- Painted Concrete
- Mirrored Glass
- Ceramic Tile
- Brightly Colored Masonry

Limiting the number of finish materials and avoiding contrived combinations is encouraged.

- b. **WINDOWS AND DOORS.** All window and door openings should be defined by pop-outs, reveals, insets, overhangs, screening devices or trim. No bed sheets or similar items shall be allowed as window covering. When visible from any street or open space, storm shutters or windows may be installed over openings only with ARB approval. Awnings or shading devices are permitted only if they compliment and enhance the general design.
- c. **GARAGE DOORS** - All garage doors shall be compatible with the

- exterior design.
- d. DRIVEWAYS Note: builders are to construct driveways without altering drainage swales. All vehicles parked on streets must have current registration and license tags.
 - e. ROOF ACCESSORIES:
 - i. Chimneys - All prefabricated fireplace units must have a metal terminal cap. Spark arresters for wood-burning fireplaces are mandatory. They shall be constructed of stainless steel, aluminum, copper or brass with woven galvanized, wire mesh and conform to Uniform Fire Code specs. All flues shall be encased. Chimneys must be integrated with the building architecture.
 - ii. Skylights/Solar Appurtenances - Flat skylights are preferred on exposed, sloped roofs. Bubble or pyramidal skylights will be considered on concealed small roofs or roof areas hidden from general view. Solar design should be considered in the early design stages. Active solar appurtenances shall be non-reflective and integrated with the building architecture. Skylight panels should be of a smoke or bronze color, not white.
 - iii. Exterior Lighting - Light sources should be unobtrusive or concealed with all light in shades of white (no colored lights). No spillover of light should occur on neighboring properties and lighting must be shielded to prevent glare. Tree uprights should be concealed underground or in shrub masses. Exterior floodlights are to be directed away from neighboring homes and yards. A site lighting plan detailing landscaping lighting shall be submitted for ARB approval.
 - f. SIGNAGE – Except for such signs as may be posted by the Developer for promotional or marketing purposes or by the Association, only the following signs are permitted:
 - i. Three types of temporary signs are allowed for residential structures: temporary Builder signs, temporary model home signs, and real estate sales signs. All Signage design and placement will require ARB approval. No Signage will be allowed in a street, off-site on neighboring property, or mounted on buildings or trees. One subcontractor sign may be placed on a lot. All signs must be removed upon sale of the residence.
 - 1. Builder Sign - Signs identifying the Builder, lot number and sales status (Available, Under Contract, or Sold). The sign may be placed on the lot at the time of optioning the lot before construction begins, and it must be removed at occupancy.
 - 2. Builder Model Home Sign - Each model home may erect a

sign indicating the Builder's name in accordance with the sign design guidelines.

3. Real Estate Sign - Each dwelling unit may erect one (1) six square foot real estate sign to advertise the sale of the premises upon which the sign is located. The real estate sign must be located on the property of the unit it is advertising and not in any Common Area or on public property.

3. CONSTRUCTION SITE STANDARDS

- a. Site Cleanliness/Materials Storage/Erosion Control - It is imperative that all sites be maintained in a clean and tidy manner. Unsightly construction or nonmaintained sites will not be tolerated! All construction materials must be kept within the property lines, maintaining a neat street right-of-way. The storage of materials should be in an inconspicuous area and should be neat and orderly. The use of adjoining properties for access or storage of materials without the written permission of the adjacent owner is prohibited. Temporary storage structures approved by the ARB may be used to store materials. Storage structures may not be used as living quarters. Care should be taken when loading trucks and hauling trash to prevent spillage while in transit. Builders shall be held responsible for trash and debris falling from construction vehicles. A trash container enclosure will be required on each construction site after the pouring of the foundation. At the end of each workday, materials must be stored neatly and all trash placed in the trash enclosure. No trash will be strewn about the site or piled openly. Builders will be responsible for cleanup on all lots owned or contracted for by that Builder. Lots that are not cleaned upon notification are subject to fines. If a home that has requested a final certificate is adjacent to lots that are not clean, the final certificate shall be denied. Builders are responsible for controlling erosion on each lot. Care must be taken to use soil control measures such as hay bales (properly installed with staking as necessary), silt fence, hydro mulch, etc. to prevent soil erosion. Streets surrounding each lot shall be kept free from soil build-up.
- b. Natural Preservation Areas - It is important that all natural preservation areas shown on approved plans be left undisturbed during the construction period. The Homeowner is responsible for erecting barricades to protect these natural areas. It will be the financial responsibility of the Homeowner to re-landscape any disturbance of these natural areas and to keep the barricades in good repair.
- c. Job Toilets/Fires - Each construction area is required to be served by a job toilet for the use of the workers. Fires are not permitted on residential construction sites under any circumstances.
- d. Construction Adjacent to a Common Green - When building adjacent to an

improved common green, before the start of construction a barrier fence must be installed on the property.

4. MAINTENANCE

Property and Improvements must be maintained according to community standards. This includes, but is not limited to, keeping Improvements and landscaping neat and orderly so as not to detract from the appearance of the community. Maintenance shall include (a) regular mowing of grass during the growing season in a manner that compares favorably with the neighborhood, (b) keeping planting beds, mulch beds and foundation plantings free of weeds, and (c) removal of leaves and other tree debris in a timely manner. Any Improvement or landscaping that has deteriorated or has not been maintained properly, in the sole discretion of the ARB, must be removed or replaced.

These guidelines have been approved by the Camden Plantation Homeowners Association ARB as of the 27th day of October, 2014.

DEVELOPER:

CAMDEN PLANTATION HOMES, INC.,
A North Carolina Corporation

By: 

David S. Rudiger, President