

Barnes Bluff Architectural Control Committee (ACC) Statement of Architectural Standards and Policies

February 20, 2024

Overview

The purpose of this document is to provide the prospective lot purchaser or owner guidelines and standards for design and construction of homes in the Barnes Bluff Community. Our standards are intended to ensure that the proposed home is harmonious with the existing southern coastal estate style homes while still allowing for individual tastes and lifestyle needs. Purchasers of properties, lot owners, and those considering building homes should consider that the existing neighborhood consists of ACC approved upscale homes. As the neighborhood has evolved, so have the ACC Guidelines. Being comprised of custom-built homes, allowances made for one home may not be allowed for another; each home must stand on its own merits.

It is recommended that a representative of the Barnes Bluff Board of Directors, and the ACC, meet the prospective home builder and homeowner prior to designing plans. The objective of this meeting is to ensure that the prospective owner fully understands the guidelines of the ACC, and to build a cooperative working relationship with all interested parties. Third parties may be invited to attend by either party as observers.

Review of Architectural Drawings and Building Plans

In order to ensure that commencement of construction is not delayed by the ACC review a formal application for construction must be submitted to the ACC no less than 8 weeks before the intended construction begins. This will ensure that there is ample time to make adjustments as may be required by the ACC without impacting the scheduled construction start date. It is expected that there will be prior discussions and planning meetings with the ACC before the final plans are submitted. The ACC will use its best efforts to respond to submitted materials within 10 days. The following must be included in the formal application:

- Architectural plans including floor plans and building elevations
- HVAC units, generator and other mechanical equipment placement and screening
- Site plans clearly marking setbacks and location of adjacent homes
- Tree removal plan
- All material and color samples for exterior finishes
- Payment of the review fee, construction bond, and road use fee

Additional Plans and Surveys

- As Built Foundation Survey: Must be submitted before framing can begin
- A Change to Architectural Plan: Any changes to the exterior must be approved prior to construction of changed item
- Landscape Plan: Must be submitted by house dry-in

Construction

All construction must be conducted by certified and bonded contractors. All aspects of construction must be inspected by local city/county/state inspectors to ensure that codes are adhered to. A bond of ten thousand dollars shall be posted to cover ACC construction violations and to guarantee that damages caused to any Barnes Bluff property will be fully restored to its previous conditions. These funds will be used to ensure that all repairs are made. Items in this provision include, but are not limited to: roads, gates, curbs, street lights, underground services, vegetation. Homeowners may be compensated for damages to personal property incurred as a result of construction vehicles or debris left on the road. Barnes Bluff Drive will be cleaned by the contractor to keep the road free of all dirt, mud, nails, and other debris.

In addition to the Construction Bond, there is a two-thousand-dollar non-refundable road construction fee for new construction applications received after April 1, 2024. This Fee does not apply to existing homes, homes currently under construction, and homes/applicants that have begun the application process. The Road Construction Fee goes toward the Barnes Bluff Road Maintenance Fund.

The construction site will always be maintained in an orderly condition. This means that materials will be neatly stored, and all debris is picked up at the end of the day and stored in containers not in view of the road if possible. All construction debris will be stored in a metal roll off dumpster and will be emptied periodically to ensure no overflow of materials. No food packaging or remains should be placed in the construction dumpster to prevent attracting wildlife.

No common area or other lots shall be used for storage of materials or site access without written permission from the lot owner. A letter of permission must be submitted to LRES prior to use. Construction will not begin earlier than 7:30 AM and must end by 6:30 PM. No construction work is permitted on Sundays or holidays.

Hillside Homesites

On the hillside of Barnes Bluff Drive, houses shall be located on a line with other homes in order to maintain a similar prospect along the road and view of the water areas. ACC approved

minimum setbacks for each Hillside lot can be found at the end of this document. All hillside homes shall have solid brick or stone foundation walls on the front and sides. Houses will also be expected to be situated on top of the hill vs. removing the hill and setting the house flat with the road surface.

Waterside Homesites

Waterside homes must be built on piers according to code. All parts of the structure (including steps) shall be a minimum setback of 40' from the front property line. The space beneath the front and sides of the home must be covered with an ACC approved material and not be left open. Access to parking must be on the westside of the house or from the back of the house. Retaining walls and the amount of fill allowable are determined by the city and various governmental environmental constraints.

Home Design

Placement: The home shall be placed on the lot ensuring that the homes façade is parallel to the street and consistent with adjacent homes or prospective homes. A minimum setback from lot lines of 15' on the left and right and a minimum of 40' for waterfront homes from the front property line, and will be measured from any part of the structure to include steps. Hillside home setbacks vary and can be found on page 8. The final placement of the house will be determined by the ACC based on the lot size, topography, and curvature of the road.

Design: Houses are expected to reflect an estate-style coastal design theme with a minimum of 2 full stories above the garage. The garage must be constructed beneath the house with a west side entrance where practical. Height restrictions are determined by the local building code. Homes on cul-de-sac sites shall have driveway access from the cul-de-sac.

Home Size Restrictions: The Barnes Bluff ACC suggests the minimum heated and air-condition space be 3,000 sq ft for Lots 1 through 6 and 3,500 sq ft for Lots 7 through 32. No home will be disapproved solely because the proposed home is smaller than the suggested minimum. Buyers and builders should recognize that Barnes Bluff is an upscale community where the average size home exceeds 5,000 sq ft. Existing residents and lot owners have made a considerable investment in their properties. The purpose of the ACC is to protect the investments of all Barnes Bluff owners.

Home Covering: No vinyl or aluminum siding is allowed. Fiber cement or natural wood siding may be allowed; however, it must be rot/insect resistant, and must be painted. Stone and brick may be used. Roofs should be metal or architectural asphalt shingles. Color choice should complement the home and be submitted with final plans.

Windows and Doors: Large double doors (French doors) shall be centered on the front of the house. Windows shall be traditional single-hung, double-hung, or casement windows. All

windows shall be proportionately taller than they are wide (with the exception of transom windows above doors or other windows).

Exterior Stairs and Railings: Stairs leading up to the front door shall be located at the center of the house. Front stairs on homes shall be brick, or stone. The expectation is a single set of stairs; however, given the elevation of bluff/hill side homes, stairs with intermittent landings may be acceptable. Wooden stairs with “switch backs” may only be used at the back of the house. Railings may be wood, wrought iron, or powder-coated aluminum. Aluminum or wrought iron handrail colors shall be approved by the ACC. Wood handrails should be painted white (other colors may be permitted by the ACC).

Foundations: The front and sides shall be solid as described above. Some exceptions may be granted for the back of houses where the decking or porches are elevated above ground level. Louvers, or other “tasteful” enclosures may be used with ACC approval.

Front and Side Porches: Porches shall be a minimum of 6’ in depth. Porch columns should be a minimum of 12” wide. Porches and decking on the front and side of the house shall be supported by stone or brick walls. Approved front and side porch decking materials are stone, tile, stamped concrete, or wood grain appearing composite materials.

Backyard Decking: Decks shall be supported by 8 x 8 posts or larger. Freestanding pergolas or gazebos shall be supported minimally by 8 x 8 posts.

Colors: House colors should be in keeping with the current homes in the neighborhood, avoiding bright Key West colors. All colors and surfaces must be approved by the ACC. Beach style combinations of colors will not be approved.

Driveways and Sidewalks: Driveways and sidewalks located on the front or side of the house must be concrete, stone, or brick pavers. Permeability will need to be factored into the overall design. It is recommended that this be accomplished by including hard surfaces with intermediate permeable elements.

Landscaping

Prior to removing any trees, a site plan needs to be submitted to the ACC for approval. The site plan should include house and driveway placement and trees to be removed. It is very important to the aesthetics of our neighborhood to keep as many live oak trees as feasible. All reasonable means shall be taken during construction and after to protect live oak trees unless approved by the ACC.

Once the house is enclosed, a Landscape Plan needs to be submitted to the ACC for approval. Size of shrubs and trees incorporated into the plan shall be listed on the schedule. All yards must be sodded and irrigated. Plants should complement native species and be compatible with

existing environmental and ecological conditions. Live Oak trees are an integral part of our neighborhood aesthetics, planting 2 or more live oak trees along the front of the property is strongly encouraged.

Any mechanical devices, utilities, HVAC, generators, and trash cans visible from the street shall be completely screened from view with walls, fencing, mature shrubbery/landscaping or other approved material. Walls and fencing must be 3' high and similar in character, design, material and color to the exterior design of the home. Shrubby, landscaping, and vegetative screening must be 3' high, evergreen, and consistent with the overall landscaping design and plantings.

In some instances, it may be prudent to leave the natural vegetation in place. If the homeowner wishes to leave the landscape "unimproved," it will require the approval of the ACC.

All utility services to the home shall be underground.

Swimming pools and hot tubs must be in-ground and not visible from the street. They must meet all codes. The final site must meet ACC approval.

Mailboxes are required to meet the size, style, and color requirements established by the ACC. Mailboxes and posts are purchased from the Barnes Bluff HOA Management Service Company.

House numbers must be 3" to 4" high. This controlled by the Town of Oak Island.

Vacant Lots

No lot shall be cleared without ACC approval. The ACC will require evidence of intent to build prior to approving the clearing of a lot. The ten-thousand-dollar bond must be posted before clearing. If the homeowner decides not to build, or sells the lot after clearing, the bond will be forfeited and retained by the ACC. The bond shall not be transferable with the lot. A site and house plan should be submitted to the ACC along with the request to clear a lot. There are also significant town and environmental restrictions related to clearing lots. Clearing a lot will require the Town of Oak Island approval. Lot owners are expected to keep their lots free of debris, fallen trees, as well as trash. "For sale" signs must meet the specifications established in covenants. "For sale" signs and pamphlet holders that are not maintained, allowed to lay on the ground for an extended period of time, or not replenished with pamphlets, will be collected and discarded.

Storm Damage and Home Repairs

Exterior home repairs shall be under contract within 90 days of any event causing damage to a home, or upon a home becoming in significant disrepair. Upon request, home owners shall present to the ACC evidence that a contract has been entered into to repair the damage or

disrepair. Home repairs shall be completed within 180 days. The ACC, at its discretion, may extend this period under extreme circumstances. Vacant lot owners are responsible for clearing all debris and downed trees resulting from storms.

Entrance gate operation

Barnes Bluff is a gated community. The gates may be opened from time to time to assist homebuilders and others who have official business in the community. When the gates are left open an unfortunate by-product are the tourist and sightseers it encourages. It is important that the home owner and the builder understand that personal property and valuables must be secured accordingly. Gate rules and operations are determined by the Barnes Bluff Board of Directors

By your signature below you indicate that you have read the Barnes Bluff policies, requirements, and architectural standards, and accept the same as conditions upon purchasing a lot, or building a home, in the Barnes Bluff Community.

Please return this form to the Barnes Bluff management services provider upon completion.

LRES Inc.
1226 N. Howe St.
Southport, NC 28461

Welcome to Barnes Bluff.

Printed Name of Purchaser(s)

Signature(s) of Purchaser(s)

Date

Scott Monticelli: Current President of the BBHOA

Nancy Arvan: Member of the Board of Directors, BBHOA

Cyndi Kirchhoff: Member of the Board of Directors, BBHOA

This document supersedes the 2012 and 2014 versions of the ACC Guidelines as presented and approved by the Annual General Meeting of the BBHOA.

Hillside Home Placement

Lot 1: setback of 60-70'

Lot 2: setback of 60-70'

Lot 3: setback of 60-70'

Lot 4: setback of 60-70'

Lot 5: setback of 60-70'

Lot 7: setback of 60-70' – in order to access the driveway due to the steep slope

Lot 13: setback on a line drawn from 12 to 16. Lot 12 has a setback of 70', the current proposed setback of lot 16 is 60'.

Lot 14 setback on a line drawn from 12 to 16. Lot 12 has a setback of 70', the current proposed setback of lot 16 is 60'.

Lot 15: setback on a line drawn from 12 to 16. Lot 12 has a setback of 70', the current proposed setback of lot 16 is 60'.

Lots 17: setback 60-70'

Lots 18: setback of 60-70'

Lots 19: setback of 60-70', taking the cul-de-sac into consideration

Lots 20: setback of 60-70', taking the cul-de-sac into consideration