

The
Laurel Ridge Community
Black Mountain, NC 28711

***Architectural Review
Committee (ARC)***



Standards & Guidelines

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Dear Laurel Ridge Property Owner,

Welcome to the Laurel Ridge Community. We are delighted you have chosen to purchase a home or a property within Laurel Ridge. The residents who live here full-time and part-time enjoy a peaceful, gated community, in a spectacular mountain setting.

Our dedication to living in harmony with nature, natural beauty and a real sense of community are very important to all residents, whether they own property here as a vacation home or a year-round residence. Over 47% of our 190 lots have homes either constructed or currently under construction. Laurel Ridge is a rare find in Black Mountain, NC, as a quiet mountain community that is forested, full of wildlife, and some rare vegetation.

*The Laurel Ridge Architectural Review Committee (ARC), is a small group of your neighbors dedicated to helping you throughout the duration of your project(s). We are responsible for assuring that the highest standards for all homes, existing and new construction, including the surrounding property, is maintained in accordance with the **Architectural Review Committee Standards & Guidelines**. The Standards & Guidelines in this document describe ARC policies and procedures for any exterior modifications or additions, as well as new construction.*

It is the ARC's job to monitor and maintain the high standards for the homes in Laurel Ridge, assuring that they successfully blend into our surroundings. It is our goal to make certain that all new homes or modifications to existing homes abide by the standards, as well as the guidelines. These guidelines also ensure that unimproved lots remain in their natural condition to the extent possible. These standards help to maintain the integrity of your mountain home.

The Standards & Guidelines have been created to make your modifications or new construction easier for you as you navigate through the building process. The Committee members fully understand that everyone wants to be proud of their home or property. We all wish to be good stewards of our beautiful mountain ridges and its forest and wildlife. For that reason, the committee must ensure these guidelines are strictly followed.

We want our interaction to be positive and productive. However, please understand that the ARC has the authority to deny any project or parts of a project that do not conform to the Standards & Guidelines as outlined in this document. We want you to enjoy living in Laurel Ridge and we promise to work through any issues that you encounter.

<i>The Laurel Ridge Property Owners Association, Mark Looney, President</i>	<i>Architectural Review Committee Gregory J. Vogt, Chair</i>
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Intent of the *Standards & Guidelines* in Laurel Ridge

Guidelines for ALL Property Owners and Homeowners -

Community Restrictions -

Fencing and Gates - Enclosed fencing and dog runs are not allowed in the Community unless the ARC approves fencing that is not in view of the road or neighbor property. Non-extensive fencing is allowed with ARC approval. See Design Standards, § 13.

Exterior Wood-burning Firepits and Fireplaces - Our community is vulnerable to wildfires, and for that reason we do not allow firepits or exterior wood burning fireplaces. Certain on-premise gas fireplaces or fire tables may be approved if consistent with these *Standards and Guidelines*. See Design Standards, § 24.

Tree Removal and Topping - The beauty of our community relies on the good stewardship of our trees and plants. No removal of live trees greater than six inches in diameter is allowed unless approved by the ARC. See Design Standards, § 22.

Signage - Real Estate signage is allowed only if the agent is using the LRPOA-approved sign design. Agents and homeowners should contact the LRPOA President or Vice President for information about signs. See Design Standards, § 12.

Low-grade/Inferior Building Materials - Only materials designed for high-winds and long-term durability are allowed in the community. Vinyl siding and Vinyl windows do not meet this requirement and will not be approved by the ARC. See Design Standards, § 3.

Invasive Plants - Invasive plants may not be introduced to Laurel Ridge due to our wooded environment. Invasive plants can easily take over, e.g., Kudzu, and will kill off the native plants. See Landscape Guidelines, at "Non-native Invasive Plantings."

Exterior Excavation Guidelines - All clearing, disturbance of soil or plant life, digging, and excavation must first be approved by the ARC. The LRPOA can issue fines in cases of disregard of these and other *Standards & Guidelines* restrictions.

Letter of Intent - A letter of intent for all proposed modifications to either unimproved property, modifications/renovations to existing homes, or plans for new construction must be submitted to the ARC Secretary. The letter can either be mailed (1 Sugar Maple Drive, Attn: ARC Secretary, Black Mountain, NC 28711) or sent as an email (arcsecretary@laurelridgepoa.com).

The ARC strongly discourages certain things to be visible from the roadway, i.e., roofing stacks and vents, generators, and HVAC units, unless there is no

practical way to locate these items elsewhere. Location of these items are subject to ARC approval.

Design Objectives

The Laurel Ridge Property Owners' Association (LRPOA or Board) and the Architectural Review Committee (ARC or Committee), which reports to the LRPOA Board, are glad that you have chosen the Laurel Ridge Community. The LRPOA is dedicated to preserving a unique and ecologically sensitive community. The construction philosophy governing the community is that homes should be unobtrusive in appearance to better blend in with their natural setting. This philosophy is in addition to the existing building requirements imposed by Buncombe County, which includes Steep Slope and Protected Ridge construction ordinance requirements. The **Standards & Guidelines** are applied both to new construction as well as modifications to existing structures, including landscaping modifications.

This philosophy suggests that each home be treated as a carefully planned addition to the natural setting that embraces the site and thereby becomes one with it. Consequently, architectural considerations should extend beyond the building walls to include the entire site, varying in design to complement and enhance their natural surroundings.

The **Standards & Guidelines** apply to all property owners, including before and after construction. There are certain guidelines, such as making modifications to external structures and tree removal, that continue to apply after construction. Modifications to existing residences and new construction cannot proceed without ARC approval. Unimproved Lots cannot begin any disturbance or improvement, i.e., grading or clearing, without permission from the ARC.

Function of Architectural Review

Article 6 of the **Declaration of Covenants, Conditions and Restrictions** (Covenants) governing the Laurel Ridge Community delegate the control of development to an Architectural Review Committee for purposes of controlling and enhancing the development of Laurel Ridge. The ARC has the authority to review and approve of both new construction and any modification to the external features outside of a home. The application to the ARC, together with all required plans and specifications, is the first step in obtaining the necessary approvals for either modifications to an existing home or construction of a new home. Neither the LRPOA nor the ARC assumes any liability for either structural design or damage to any neighbor's property during construction.

Purpose of Design in the Standards & Guidelines

Pursuant to Article 6, Section 3 of the Covenants, the ARC, acting on behalf of the Board of Directors of the LRPOA, has full authority to adopt and amend the Design Restrictions of the **Standards & Guidelines**, as deemed appropriate. Although the

covenants fulfill the primary purpose of creating a community that is aesthetically pleasing and functionally convenient, the establishment of the objective standards relating to such matters as design, size, and location of dwellings and other structures would make it impossible to take full advantage of the individual characteristics of each parcel of property and of technological advances and environmental values. For this reason, standards are not established by the Covenants. However, to implement the purpose of these covenants, the LRPOA shall establish and amend these guidelines for Design, as needed.

The purpose of the Design requirements in the **Standards & Guidelines** is to encourage construction emphasizing excellent architectural design and character, appropriate to the surroundings, and environmental factors indigenous to the Laurel Ridge Community.

The Design requirements of the **Standards & Guidelines** are intended to assist Laurel Ridge Community property owners during the design, construction, and improvement of their residences. They are intended to protect the integrity of the property and the owners, throughout the development, and review procedures. These guidelines are intended to provide a systematic and uniform review of all modifications and new construction requiring approval. These **Standards & Guidelines** are amended by the LRPOA Board on occasion, as deemed necessary, and any amendment shall apply only to modifications and new construction not approved prior to the date of such amendment.

Architectural Review Committee (ARC) Review Fee Schedule

Modification Type	Fee
New Residence	\$2,500 non-refundable impact fee \$5,000 refundable builder fee
New addition to existing structure (increase by over ¼ existing square footage)	\$1.67 per square foot up to maximum of \$2000 non-refundable impact fee \$500 refundable builder impact fee
Other additions or major alterations Partial listing of major modification types: Gazebos; Decks, patios, and porches; Fences, wall, or service yards	\$100
Minor exterior alterations (not changing the footprint, e.g., windows, doors, skylights)	No fee charged
All exterior colors for painting and roofing must be approved by the ARC prior to applying the paint or materials.	No fee charged

If there is a question concerning the level or application of a charge, please ask the Committee Secretary or Chair.

ARC Chair email: arc@laurelridgepoa.com

ARC Secretary email: arcsecretary@laurelridgepoa.com

Enforcement

The Committee will ordinarily enforce the provision of these Guidelines, after conducting

an investigation, through oral or written communication with the building contractor and/or homeowner. If such communication is unsuccessful at rectifying the noncompliant condition, the Committee may vote to recommend to the Board that the POA impose a fine. If the Committee votes to recommend imposition of a fine and the Board agrees, the Board will send written notice to the non-compliant contractor or homeowner. The following regulations will govern the disposition of such issues.

Section X. Fines

(a) Pursuant to N.C.G.S. § 47F-3-107.1 the Board may levy a fine for violation of the Architectural Review Guidelines applicable to new construction or to existing homes according to the following procedures.

- (1) The owner shall be notified in writing of the approximate date, nature of violation, and proposed fine.
- (2) The notice shall state the date, time, and place of a hearing before the Board, or a duly appointed adjudicatory panel of the Board. At the hearing, owner shall be provided an opportunity to be heard with respect to the substance in the notice, and entitled to present evidence.
- (3) If the Board, or the adjudicatory panel, decides to impose a fine, a written decision imposing the fine and the reason therefor shall be sent to the owner in an amount not to exceed one hundred dollars for each day of the violation that occurs more than five days after the date of the Board decision that the violation has occurred.
- (4) Such fines shall be assessments secured by liens. The decision may also include a determination to suspend association privileges or services either in addition to or in lieu of the fine.
- (5) The decision of an adjudicatory panel may be appealed to the full Board by delivering written notice of appeal to the Board within 15 days after the date of decision. The Board may affirm, vacate, or modify the prior decision of the adjudicatory body.

(b) The maximum fines to be imposed for each violation under this section that occurs for multiple days shall be:

Homeowner or Builder Action	Maximum Fine
Unauthorized roofing color/materials	\$ 7,500
Unauthorized home painting/materials	\$ 5,000
Unauthorized major construction modification (e.g. home addition, porch, outbuilding)	\$ 7,500
Failure to pave driveway (newly constructed home only)	\$ 3,000
Unauthorized minor construction modification (e.g. fencing, external door, gazebo, retaining wall)	\$ 1,000

Failure to satisfy ARC letter requirement (e.g., removal of felled trees (authorized) from property, violation of construction condition not covered by another maximum fine category)	\$ 1,000
Other action not listed above	ARC/POA determined fine

Pursuant to the **Declaration of Covenants, Conditions and Restrictions**, if the lot owner fails to correct the violation, the POA and/or service providers contracted by the POA also have the authority to enter onto the premises and correct the violation, and would charge the lot owner for the cost of rectifying the non-compliant condition.

Modifications to Unimproved Property in Laurel Ridge

The Review Process

Property Owners Wishing to Make Changes to Their Lot(s)

The ecological character of our community is of great importance to the residents of Laurel Ridge. Preserving our amazing community, with its wonderful wildlife, rich resources, and breathtaking views, is paramount to the value of those who have dwellings here. For that reason, lot owners may **not disturb or clear** their lot(s), including percolation tests and septic tank location, prior to building or selling without prior ARC approval. The ARC is likely to approve routine percolation tests when the use of heavy equipment is not required. Such disturbances can cause ground erosion that disrupts plant matter. Such erosion can have a ripple-effect on other properties within the community.

Letter of Intent to ARC for Approval

If a Property Owner(s) wishes to make changes to their unimproved lot, they must first contact the **ARC Chair at: arc@laurelridgepoa.com**

The Chair will act as your ARC Representative for all requests for clearing or disturbances of the unimproved lot.

Future Development of Lot(s)

If planning to develop an unimproved lot, consult the portion of the **Standards & Guidelines**, "New Construction in Laurel Ridge, The Review Process" to guide you through the process. Your ARC Representative will guide you through the process and will work with you to make your building process a pleasant experience.

Sale of Lot(s)

*If planning to sell an unimproved lot, consult the portion of the **Standards & Guidelines**, with guidance on the requirements about authorized Laurel Ridge Real Estate Signage. Some, but not all, local real estate agents are familiar with our requirements regarding Real Estate Signage. See Design Standards § 12.*

The Final Step Before Making Changes to Property

Contact the Chair of the ARC to discuss your plans. (arc@laurelridgepoa.com) The Chair will be your representative and point of contact with the ARC.

ARC Review/Letter of Approval from the ARC. Upon approval by the ARC, you will receive a written statement (letter or email) stating the limitations of changes made on the property.

ARC Chair Will be Your Representative. The ARC Chair will guide you through the requirements and the limitations allowed by the ARC **Standards & Guidelines**.

Modification/Renovation for Existing Homes in Laurel Ridge

The Review Process

Property Owners Wishing to Modify/Renovate Existing Home(s) Guidelines and Checklist to Begin the Review Process

To assist you in beginning the modification or construction process, we are providing the following information and checklist which allows you to quickly review several items that must be completed before modification construction will be permitted. All necessary forms are provided on the POA website, or may be obtained from the ARC, arcsecretary@laurelridgepoa.com.

The **Standards & Guidelines** apply not only to the construction of a home, but also to modifications, major or minor, made to the exterior of an existing home and other exterior structure. Although minor alterations, such as painting, re-shingling, or re-siding do not require a fee, all alterations require prior approval from the ARC.

Be sure to thoroughly read these **Standards & Guidelines** so you will be knowledgeable of what is required throughout the building process. This will help to avoid fines and misunderstandings and prevent undue hardship on everyone involved in the process. If there is anything you do not understand or may have questions about, feel free to discuss this with your assigned ARC representative. Please refer to the **Standards & Guidelines** wherever indicated in this information.

Review for All Modifications

The ARC exists to review all building, remodeling, and/or alteration activity proposed in the Laurel Ridge Community and to encourage high quality architectural design and characteristics appropriate to the surroundings and the special conditions of climate and other environmental factors indigenous to the area.

All house plans and designs should strive to develop a strong sense of identity within a framework of visual continuity, creating an attractive and harmonious addition to the community. It is not the intention of the ARC to stifle creativity in producing a strong identity, provided the design conforms to the **Declaration of Covenants, Conditions and Restrictions** (DCC&Rs) and these guidelines. The ARC, however, through its architectural review procedures, may disapprove any proposed modification on purely aesthetic grounds, where, in the ARC's sole judgment, such action is required to protect the enduring natural beauty and attractiveness of an area.

No site clearing, material deliveries, or construction may begin without first obtaining either written ARC approval (letter or email) or a Laurel Ridge Building Permit for major modifications. A permit may be issued only after Final Approval is granted by the ARC. Therefore, the review process must begin early enough to obtain approval that coordinates with the construction schedule. All normal procedures set up by Buncombe County Building Department must be followed as well.

NOTE: Other documentation (such as the ***Declaration of Covenants, Conditions and Restrictions***) may refer to the “New Construction Committee”. Where this term is used, it shall be considered the same as the “Architectural Review Committee” in all cases.

The Next Step for ARC Review

Contact the ARC Secretary as early as the owner and architect (if necessary) or other qualified design professional identify the following:

- design objectives
- review and discuss all ARC requirements
- finalize the blueprints
- choose a builder
- acquire necessary permits
- choose appropriate color/roof samples, and
- acquire a completed preliminary site-survey
- (the preliminary will show “proposed” location of improvements, as outlined, and provided below)

Any questions concerning the ARC Guidelines prior to that time should be directed to the Chair or the Secretary.

Chair: arc@laurelridgepoa.com

Secretary: arcsecretary@laurelridgepoa.com

Minor Modifications. For minor outside modifications, such as repainting, reroofing, fences, replacement of doors or windows, the property or homeowner may request ARC approval by sending an email or letter to the ARC Chair, arc@laurelridgepoa.com, stating specifically the proposed change. Once the Chair is satisfied that the proposed change complies with these Standard & Guidelines, approval shall be provided in writing, together with any conditions that are attached to the approval (either letter or email). Repairs to existing homes with no color, dimension, or design changes do not require approval.

Major Modifications. For major outside modifications, including extensive outside renovations or house additions, (if the homeowner is uncertain whether the proposed changes are major or minor, the Secretary or the Chair may be consulted for guidance) the following procedures should be followed:

Obtain the New Construction Application from the ARC Secretary. Request a Construction Application from the Secretary as part of the Modification ARC Review Package.

Contents of the Modification ARC Review Package

Letter of intent. The owner should inform the ARC as to the intent, purpose, and scope of the proposed modification.

Color and Material(s) Samples. Samples on the medium to which the color will be applied to the extent practical, are most important when applying for modification approval because of the necessity of matching existing materials.

Site Survey. A plan for expansion or modification to the external structure of an existing home shall contain a site survey with dimensions of the property. The plan must be submitted showing the location(s) of the proposed modification and any set back line impacted by such change. This subsection does not apply to modifications that do not change the footprint of the home.

Drawings. One set of plans and elevations shall be submitted that clearly define and explain the modification, including drawings representing the existing structure(s). This subsection does not apply to **modifications that do not change the footprint of the home.**

Floor Plans and Elevations - If making extensive modification to the structure, include floor plans and elevations.

Completed Construction Application Forms. After reviewing the project, the ARC will either specify changes that must be made to the plans or grant Final Approval. The ARC may require other documents be filed, such as a builder's contract, insurance forms, etc., if required by the scope of the planned modification. As with new construction, the modification fee must accompany the completed **Modification Construction Application Form**, one set of the drawings, and one site plan. The ARC Permit, and the Buncombe County Building Permit(s), if necessary, must be displayed before site clearing, or the commencement of construction of the modification.

Review By the ARC

The ARC will review all the documents and will vote on approval, which sometimes includes specific instructions or changes.

Presentation of Modification Package to the ARC Secretary. After receiving the Modification Package, the ARC Secretary will contact the ARC Chair and your assigned ARC project representative to schedule their attendance for the homeowners meeting.

Scheduling the Homeowner's Meeting

In addition to the ARC Chair, ARC Secretary and the ARC Representative, the preliminary meeting, if necessary, should be attended by:

- the owner(s),
- their general contractor or job foreman (foreman, only if it's an owner-builder project), and

- the architect or design professional (if necessary).

At the project meeting, everything should be ready to be submitted/presented to the ARC for approval.

That meeting is the appropriate time to discuss any irregularities and/or extraordinary items, suspected problems, issues, or inquiries before the official ARC meeting is held to approve your request for an ARC Building Permit. It is best if all questionable matters are placed on the table, discussed, and resolved prior to the official ARC meeting.

No temporary or permanent structures, including job boards, may be erected on a Lot and **no modification work shall begin** without the prior approval of the ARC. Any structure other than a residence as specified herein, such as a shed, barn, viewing platform, hunting structure, etc., is unlikely to be approved.

An application for review of a proposed major modification shall be submitted to the ARC Secretary (arcsecretary@laurelridgepoa.com). The application, together with the appropriate application fees, must include the following:

Letter of Approval from the ARC

After your Modification Package, meeting all requirements, has been submitted to the ARC Secretary, the ARC will review and approve submitted modifications, and an ARC Permit will be issued, and you may proceed with project. The ARC strives to complete the process from the submission of the final complete application package to approval in two to three weeks.

ARC Building Permit - A Laurel Ridge ARC Building Permit will be issued upon ARC approval.

ARC Representative Assigned to the Project - The Chair may assign an ARC representative to guide you through the process. This person acts as a liaison between the owners and the ARC. They will have authority to make judgements specified by the ARC and will be a helpful resource for the homeowner(s).

Final Site-Survey. The Final Site-Survey, if required by the scope of the modification proposed, must be submitted to the ARC Secretary after the ARC Building Permit is issued as soon as the foundation of all structures are in place and the Professional Land Surveyor (PLS) has been called back to the site to certify the exact location of the improvements as outlined and provided below.

Modification/Renovation Construction Guidelines

For major modifications, follow the 'New Construction Guidelines', 'Before Construction', 'During Construction', and 'After Construction'.

New Construction Guidelines in Laurel Ridge

The Review Process

Property Owner(s) Ready to Begin Construction

The ecological character of our community is of great importance to the residents of Laurel Ridge. Preserving our amazing community, with its wonderful wildlife, rich resources, and breathtaking views, is paramount to the value of those who have chosen to live here. For that reason, property owners shall **not disturb or clear** their lot(s) prior to building or selling, including pre-construction activities such as perc tests and clearing for septic tank location, without first receiving ARC approval to do so. Such disturbances can cause ground erosion that disrupts plant matter. Such erosion can have a ripple-effect on other properties within the community. (See Phase II - New Construction Guidelines). Notwithstanding, the ARC is likely to approve routine perc tests when the use of heavy equipment is not required.

Guidelines and Checklist to Begin the Review Process

To assist you in beginning the modification or construction process, we are providing the following information and checklist which allows you to quickly review several items that must be completed before construction will be permitted. All necessary forms are provided in the supplemental Appendix to the **Standards & Guidelines**.

Be sure to thoroughly read these **Standards & Guidelines** so you will be knowledgeable of what is required throughout the building process. This will help to avoid fines and misunderstandings and prevent undue hardship on everyone involved in the process. If there is anything you do not understand or may have questions about, feel free to discuss this with your assigned ARC representative. Please refer to the **Standards & Guidelines** wherever indicated in this information.

The Construction Review Process

The ARC exists to review all new construction proposed in the Laurel Ridge Community and to encourage high quality architectural design and characteristics appropriate to the surroundings and the special conditions of climate and other environmental factors indigenous to the area.

This review process has been set up to establish a systematic and uniform review of proposed construction.

All house plans and designs should strive to develop a strong sense of identity within a framework of visual continuity to create an attractive and harmonious addition to the community. It is not the intention of the ARC to stifle creativity in producing a strong identity, provided the design conforms to the Covenants and these guidelines. The ARC, however, through its architectural review procedures, may disapprove any proposed construction on purely aesthetic grounds, where, in the ARC's sole

judgment, such action is required to protect the enduring natural beauty and attractiveness of Laurel Ridge.

No site clearing, material deliveries, or construction may begin without first obtaining a Laurel Ridge Building Permit from the ARC. The ARC permit may be issued only after Final Approval is granted by the ARC. Therefore, the review process must begin early enough to obtain approval before the construction schedule is set to begin. All normal procedures set up by the Buncombe County permits department must be followed as well. All residential building programs require contractor, sub-contractor, and tradesmen to comply with all building program restrictions. It will be the responsibility of the owner to inform his builder of these and assume direct responsibilities for compliance with all the restrictions and regulations listed below.

NOTE: Other documentation (such as the Covenants may refer to the “New Construction Committee”. Where this term is used, it shall be considered the same as the “Architectural Review Committee” in all cases.

The Next Step for ARC Review for New Construction

Contact the ARC Secretary as early as the owner and architect (if necessary) or other qualified design professional identify the following:

- design objectives
- review and discuss all ARC requirements
- finalize the blueprints
- choose a builder
- acquire necessary permits
- choose appropriate color/roof samples, and
- acquire a completed preliminary site-survey
- (the preliminary will show “proposed” location of improvements, as outlined, and provided below)

Any questions concerning the ARC **Standards & Guidelines** prior to that time should be directed to the Chair or the Secretary.

Chair: arc@laurelridgepoa.com

Secretary: arcsecretary@laurelridgepoa.com

Obtain the New Construction Application from the ARC Secretary

Request a New Construction Application from the Secretary as part of the New Construction Review Package.

Secretary: arcsecretary@laurelridgepoa.com

Contents of the New Construction Application Package

Letter of intent. The owner should inform the ARC as to the intent, purpose, and scope of the proposed construction.

Completed Construction Package

- New Construction Application - Contact the ARC Secretary
- Builders Agreement - See Appendix
- Residential Construction Septic Approval - See Appendix
- Buncombe County Building Permit - Obtained from the County
- Application for Residential Water Service - See Appendix
- New Construction Checklist - See Appendix

- **“Preliminary” Site Survey** - The Site-Survey shall show the location of the foundation of the house and other attached structures and contain dimensions demonstrating the project has a properly scaled spatial relationship and conformity with all related easements, required setbacks, right-of-way(s), driveways, walkways, and property boundaries. The Site-Survey is required to be completed and signed (includes official seal) only by a North Carolina Professional Land Surveyor. The Site-Survey should be drawn to a scale of no less than 1” = 30’ and should preferably be placed on ledger sized paper. Please give a copy of this “Construction Review” to your surveyor so as to avoid any unnecessary cost.

- A **“Final” Site-Survey** is required by the ARC once the foundation is in place and submitted to the ARC Secretary as soon as possible. If there are any significant differences noted between the Preliminary (proposed) location of the plans and the Final certified location of the plans, the ARC reserves the right to halt construction of the project and/or withdraw the ARC Building Permit until the ARC formally reviews, resolves, or accepts and approves the significance of the departure.

- **Color and Material Samples** - Proposed colors of all exterior materials including siding, trim, stone, roofing, stucco, and lattice shall be submitted for approval. To the extent available, actual color samples are required on the medium on which the color will be placed. These sample submissions are most important to both the owner and the ARC in evaluating the eventual appearance of the house as color chips often vary greatly from actual applications on varying materials.

- **Landscape Statement.** (See Landscape Guidelines)

- **Foundation and Framing Plan.** Plans shall be at 1/4” scale showing locations and sizes of foundation and framing elements and how they relate to nearby trees.

- **Floor Plans** - Floor plans at 1/4” scale shall be presented depicting the layout of spaces for all levels of the proposed building.

- **Elevations** - Drawings shall be presented at 1/4” scale representing the view of all exterior sides of the proposed structure, as well as a view from the road at the driveway entrance. Wood, stone, stucco and/or masonry elements of all exterior

walls shall be accurately and fully depicted. Floor elevations must be delineated and existing and proposed grade levels must be shown. All exterior materials must be labeled. The Plan should identify the location of the water tap to be used and any broadband vault.

- **Building Sections.** Drawn at ¼” to 1’ scale as necessary for clarification or construction.
- **Electrical and Mechanical Plans.** Plans submitted at ¼” to 1’ scale showing necessary information. Electrical plans must show the meter location and mechanical plan must show enclosed HVAC area. Plans should also include the location of vents, propane tank, generator, chimney, and external gas fireplace, if any.
- **Details.**
 - Typical wall section
 - Exterior trim
 - Window and door details
 - Exterior walls, fencing, or screens
 - Railings and/or seating
 - Screen porch sections
 - Patio wall, as appropriate
- **Preliminary Stake-out** - The house shall be staked out on the lot with stakes at least two (2) feet tall marking the corners. A string shall connect all stakes outlining the shape of the house. Any lot line within 45 feet of the house shall be defined with string. Staking with string shall occur prior to completing the ARC application. All trees proposed to be removed shall be tied about their circumference with red surveyor’s ribbon prior to any tree removal.

The following must be presented to ensure that the ARC will issue a permit:

- One (1) complete set of working drawings and a site plan.
- New Construction Application and Review Form, with \$2000 nonrefundable Impact Fee. The check should be made out to the Laurel Ridge Property Owners Association with the explanation “Nonrefundable Owner Construct Fee for Lots, Lot # ___”.
- Builder’s Agreement completed & signed with \$3000 refundable contractor fee. The check should be made out to the Laurel Ridge Property Owners Association with the explanation “Refundable Contractor Fee for Lots, Lot # ___”.
- Buncombe County Building Permit.
- Buncombe County Septic and/or Well Permit.
- Builder’s Certificate of Insurance, including the rider naming the LRPOA as an additional insured party,
- Residential Water Service Application. (SEE **Appendix** for form.)

Homeowners should review the Standards & Guidelines prior to submission of their building plans to Buncombe County to ensure that the plans submitted are consistent with the Standards & Guidelines. Any questions concerning compliance with the Standards & Guidelines should be directed to the Secretary of the ARC, arcsecretary@laurelridgepoa.com or the Chair, arc@laurelridgepoa.com.

NOTE: See a copy of the New Construction Checklist (located in the **Appendix**).

Direct all correspondence and submittals to:

Laurel Ridge Property Owners Assn. (ARC)
1 Sugar Maple Drive
Black Mountain, NC 28711

Phase I - Review Meetings

The Chair will assign an ARC representative (point of contact with the ARC) who will guide you through your project.

Presentation of New Construction Package to the ARC Secretary - When the package is complete, the Owner(s) will deliver the New Construction Application Package (previously described) to the ARC Secretary.

Scheduling the Preliminary Review Meeting (builder's or project meeting) - The ARC Secretary will schedule the meeting with the Owner(s), the ARC Chair, ARC Secretary, ARC Representative, and Builder, and the architect, if necessary.

ARC Meeting - The ARC Chair, together with the ARC Secretary and ARC Representative will present the project to the members of Committee. The Committee will review the package and discuss the project. Any changes or denials to the initial plan will be voted on by the committee. The owner and builder do not attend the ARC Meeting.

Follow-Up Letter After the ARC Meeting - The ARC Chair will contact the owner(s) regarding the outcome ARC Review Meeting. Any changes, modifications or denials will be addressed at that time. If all the conditions of the ARC are met, the ARC Chair will issue a Letter of Approval as well as the **ARC Permit**.

ARC Building Permit - Upon completion of all the above, and after ARC Final Review Process had been completed, with all adjustments met, then an ARC Building Permit will be issued, subject to any conditions listed in the ARC approval letter. Site clearing, material delivery and construction may begin at that time. Be sure to display the Buncombe County Building Permit and the ARC Building Permit on site.

Phase II - New Construction Guidelines

Before Construction

The following three (3) steps shall be completed before construction may begin:

1. Post Buncombe County and Laurel Ridge building permits prominently on site.
2. Place construction dumpster, bear proof food refuse container, and portable toilet on job site
3. Install wire backed erosion control fencing as needed and as required by Buncombe County building permit.

During Construction

All construction shall be in accordance with these Guidelines, except as specifically permitted by the designated ARC representative or the Committee. All construction in Laurel Ridge will be under observation by the ARC. Field inspections will be conducted by the ARC on every residence under construction. Intermediate field inspections are likely to be conducted.

The building contractor (the Builder) is responsible for all damage to Laurel Ridge private roads, water facilities, communications facilities, or other property. The Builder is required to add a rider to its insurance that names the Laurel Ridge Property Owner's Association as an additional insured party.

Each construction site is required to have a job toilet for the use of workers as required in the NC building code. It should be placed at least twenty-five (25) feet from the street in an inconspicuous location with the door facing away from the street and neighboring homes. If such placement is not possible because of the terrain of the lot, another location may be approved by the ARC. Contractors and their subcontractors shall be held responsible for trash and debris falling from construction vehicles.

All construction materials must be kept within the property lines maintaining a clear street right-of-way. **It is imperative that all sites be maintained in a clean and tidy manner.** Access to the site should be limited to the proposed driveway location. Access over/through adjoining properties is expressly forbidden. To the extent that the size of the building site permits, the storage of materials should be in an inconspicuous area of the site 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 ARC may be used to store materials provided the structure is no larger than 10 feet by 10 feet by 8 feet high. Storage structures may not be used as living quarters. Larger construction trailers will not be allowed on residential job sites.

Keep the site reasonably clean at all times. If not so maintained, the ARC will issue a "stop work" order. A job site construction litter container (Dumpster) shall be placed on each job site and shall be dumped when necessary. No food trash is allowed in the dumpsters, which would create a wildlife hazard. A bear-proof trash container shall be maintained at the site for deposit of food and beverage trash. At the end of each workday, materials must be stored neatly, and construction trash placed in the dumpster. No trash shall be strewn about the lot or piled openly. As untidy sites present a negative image to visitors and property owners, this requirement shall be strictly enforced. Should the ARC determine, in its sole

discretion, that a site is not being maintained properly, it may undertake to have it maintained properly, charging the property owner with the cost of such maintenance.

Temporary utilities should be installed in a neat manner. The temporary power pole must be at least 15 feet from the front property line and must be installed plumb and must not be used for the placement of signs.

After Construction

When the construction of a residence has been completed, all building debris shall be removed from the site and the surrounding area, including silt fence. The construction site sign and the temporary power pole shall also be removed along with the construction dumpster and temporary toilet. At this time, the owner should notify the ARC representative that the contractor has completed these requirements. The builder impact fee will not be refunded until these items are addressed.

Laurel Ridge Design Standards

Architectural and Construction Standards

All required government permits, and approvals must be obtained, and fees paid, by the owner or his appointed agent. All applicable codes and regulations must be adhered to, in compliance with County Ordinances. This is solely the responsibility of the property owner. This includes OSHA, workman's compensation, insurance, etc.

The LRPOA (including the ARC) are not liable in connection with any design or construction of private buildings or modifications, including but not limited to all safety and code issues, compliance with these **Standards & Guidelines**, and requirements imposed with respect to the construction.

The ARC reserves the right to require changes to a project or to deny any planned modifications which, in the opinion of the ARC are not in keeping with the intent of these **Standards & Guidelines**. Similarly, any modifications which are made without the approval of the ARC, and which are not acceptable to the ARC, shall be removed or changed by the owner at his/her own expense, as per the direction of the ARC.

Submittals and Review Process

An application for new or modification construction will not be processed, and will be deemed to be an incomplete application, if the owner is not current on the payment of any assessment from the Laurel Ridge Property Owner's Association. The owner shall submit one copy of schematic clearing and site development plans and one set of construction drawings, including as a minimum: floor plans, exterior building elevations, electrical and mechanical drawings, and necessary sections and details. Drawings shall be to 1/4" to 1' scale and shall include a definitive description of exterior materials to be used, such as roofing, siding, window, exterior doors, garage doors, trim, facia and soffits, gutters and downspouts, masonry, decks, and railings, etc. One general type of samples on the medium to be used to the extent practical shall be submitted to the ARC for approval.

(1) Samples that have intrinsic color and finish, such as roofing, factory-finished windows, soffits, gutters and downspouts and other items as deemed necessary by the Committee shall be portions of actual intended materials proposed.

(2) Texture and color samples, such as job site-finished siding and trim, shall be made of actual proposed material and finish (type, color, and number of coats). The objective of these samples is to approximate as closely as possible the finished look of the dwelling.

Site development, building appearance or exterior construction shall not be changed from approved drawings unless changes are approved in writing by the designated ARC representative or the ARC. A landscaping plan should be submitted with the application for approval. If plans are unknown, a preliminary plan should be submitted prior to

construction, with a final plan submitted and approved prior to commencement of landscaping.

Section 1. Set-Back Lines. All residences shall be set back at least thirty-five (35) feet from the right-of-way of the street or road on which the residence fronts, defined as the road closest to the residence, or the property line, whichever is closer to the proposed dwelling. If there is more than one road next to the property, the ARC, in consultation with the property owner, shall establish the road to which the 35-foot set back line applies. Location of the right-of-way must be established by a licensed surveyor based on the Buncombe County property records. Each residence shall be set back at least twenty-five (25) feet from each side (including the rear) of the property line of the lot. The ARC may grant in writing requested variances in setback requirements, in individual cases where this may be justified because of the topography of the ground. Dwelling location variances exceeding 25% of requirements set forth herein are not normally granted.

Section 2. Minimum Square Footage. The heated ground floor area above grade of any residence, exclusive of basement, garage, unenclosed porches and patios, shall contain a minimum of 1,200 square feet of living area, unless the residence is a two-story house, in which case it shall have a minimum of 1,000 square feet of heated living area on the ground floor and total heated living area shall be a minimum of 1,600 square feet. The ARC may grant in writing variances in dwelling size, in individual cases where this may be justified because of the topography of the ground or the buildable area of the property. In general, however, dwelling size variances exceeding 15% of requirements set forth herein are not normally granted.

Section 3. Building Style and Materials. Exterior colors shall be subdued, low-light reflectivity--earth tones such as brown, gray, or dark tan, for example. No bright or overly light colors will be approved. Light reflectivity values of 25 or less are strongly preferred for larger areas.

Roofing. High quality roofing is necessary in Laurel Ridge to meet the design guidelines herein and to withstand high winds characteristic of the environment in our community. The ARC reserves the right to review each proposed roofing material and color for appropriateness for use in our higher mountain setting. Preferred materials are high quality shingle roofing or heavy gauge standing seam metal roofing. Clearly specify brand, type, color, fire resistance, and any specifics available to assist the ARC in evaluating the proposed roofing system. Please note that metal roofing can be highly reflective. Therefore, only the darkest neutral colors should be considered, and matte finishes are highly preferred for metal roofing.

Siding. Required siding materials are wood or stone, concrete composite (such as Hardiplank), specifically approved (color) pebble dash stucco, or other materials that must be identified and officially approved by the ARC in writing. All siding should approximate the look and low reflectivity of wood siding (either

natural, stained or painted). Siding should be installed to minimize end laps or joints, and to prevent them from being noticeable from the roads or other property. **Vinyl siding is not permitted** because it is a fire hazard. Concrete block joints should be hidden by appropriate materials. Windows constructed of vinyl or poor-quality metal will not be approved.

Shape and Form. The general shape and form of the house should include some variation and detail, to provide an interesting and richer appearance (although not obtrusive), rather than a plain, boxy appearance. This can be achieved by differing roof lines, dormers, and appropriate use of differing exterior materials.

Fire-proof materials. Consideration beyond normal code requirements must also be given to the use of fire-resistant and fire-proof materials. Siding and roofing should be of these types of materials, such as fire-treated cedar shakes or board siding. Chimneys must have caps which will stop flying sparks.

Roof Pitch. The pitch of the primary roof line must be at least a 7/12 pitch and, as previously stated, architectural shingles of very high quality are required. Sheet metal roofing (steel) of the standing seam (thin seamed) type is acceptable if such construction is of high quality designed to withstand high wind velocities.

All colors shall be submitted for approval. To the extent available, samples of roofing material and color are required with the application for construction. Fire-treated cedar shakes are permitted but have been found by other residents to be a poor choice for a quality home.

Modular homes are not permitted. This is defined as a factory-assembled dwelling or building and includes any on-site construction using pre-fabricated floor, wall or roof assemblies. Not included in this definition are floor and roof truss systems and basement wall sections cast off-site.

Section 4. Height of Structures. No living unit or other structure shall be allowed which has more than two floors, exclusive of basement.

Section 5. Roof Stacks and Vents. All roof stacks and plumbing vents of any structure shall be placed on the portion of the roof facing away from the front boundary line unless written consent is obtained from the ARC. The color of the stacks and vents should blend in with the color of the roof. **All stacks and vents shall be shown on plans submitted for approval.**

Section 6. Outbuildings. Any guest house, or garage or other outbuilding shall be constructed in a manner and of materials in substantial conformity and harmony with the living unit constructed upon the Lot. All plans and specifications for such construction shall be subject to approval by the ARC. The maximum number of habitable buildings allowed on any Lot shall be one primary living unit and one guest house located in proximity to said living unit. Any guest house or additional building

should be **attached by a breezeway** (no less than 6' wide), or provide some other design means to make both buildings appear more as one than as two separate buildings.

Section 7. Garbage, Trash Receptacles, Storage of Tools and Equipment.

Trash, garbage, and other waste shall be kept in sanitary containers provided by each owner. All garbage receptacles, tools, and equipment for use by owner or otherwise, shall be kept inside the living unit or garage. Special care shall be exercised to prevent attraction of animals to the trash, garbage or other waste, and containers shall be adequate to deny domestic and non-domestic animal access. No trash, garbage, construction debris or other unsightly or offensive material shall be placed or buried upon any portion of property, except as temporary and incidental to the bona fide improvement of said area.

Section 8. Fuel Tanks, Generators, and Compressor Units. Fuel storage receptacles must be buried underground. All generators and compressor units shall be ground mounted and screened by fencing, plantings, or located at the rear of the home.

Section 9. Clothes Lines. No outside clothesline visible from any street or neighboring living unit shall be permitted.

Section 10. Central Mailboxes and Newspaper Tubes. The LRPOA shall provide central mailboxes. No individual mailboxes or newspaper tubes are permitted on the homeowner's property without the express written consent of the LRPOA.

Section 11. Satellite Dishes and Other Rooftop Electronics. No satellite dish more than two feet in diameter shall be allowed. Satellite dishes and other rooftop electronics shall be screened or located in the rear of the dwelling roof or structure so as to be as unobtrusive as possible.

Section 12. Signs. No sign of any kind shall be displayed to the public view on any Lot, except one sign of not more than five (5) square feet advertising the property sale. "For Sale" signs shall be in accordance with the Laurel Ridge Design but be provided by the listing broker/agent. The signs shall adhere to the above-mentioned restrictions of five (5) square feet; and additionally, the frame shall provide space for an agent contact information rider. Construction sign. A sign specifying the construction company shall be permitted if it is less than five (5) square feet and is designed for jobsite (Contractors and Subcontractors) identification for the property. A sign consistent with the character of Laurel Ridge homes and environment may be erected at the house structure that identifies the house name or rental company. No signs, flags, banners, or similar items advertising or providing directional information with respect to activities being conducted within or outside Laurel Ridge shall be displayed or posted within Laurel Ridge. Notwithstanding the foregoing, the Board of Directors shall have the right to erect entrance sign, street signs, directional signs, and such signs as they, in their discretion, deem appropriate.

Section 13. Fences, Walls, and Site Improvements. All fences, guard rails, walls and driveway pillars shall be approved by the ARC as to location and type before installation. Fences, if allowed, shall be comparable and complimentary to the exterior surfaces of the residence or outbuildings, and shall be aesthetically consistent with a wooded environment. Enclosed or Extensive fencing is strongly discouraged. Examples of extensive fencing that will not be approved are fences that entirely surround the house or back yard, or fencing that extends along the entire width of the property at the road. With ARC approval, enclosed fencing is permitted if not visible from the road or neighboring properties in the winter. Preferred materials are split rail or stone. For example, undisguised concrete, concrete masonry blocks, chain link board-on-board, or iron or aluminum fences are not allowed. All materials must be approved by the ARC. Other site improvements, such as water features, pools, sports courts, etc. must be approved as to size, location and appearance before construction begins.

Section 14. Play Equipment. Play equipment shall be located within established property line setbacks and should be as unobtrusive as possible.

Section 15. Driveways and Parking Areas. That portion of driveways or off-street private parking areas on each Lot located within one hundred (100) feet of the right of way of the road providing access to and from said dwelling must be paved with asphalt, concrete or other paving materials approved in advance by the ARC. Driveways shall be completed at the issuance of the certificate of occupancy (CO) of the living unit or within one year thereafter.

Delayed Paving. The ARC may approve a delay of said time limit if reasonably required to allow for the settlement of the driveway bed prior to paving. Driveways, both asphalt and concrete, must be road quality that meets all the Department of Transportation guidelines for subdivision paving.

Section 16. Garage and Parking. Unless otherwise specifically approved in writing by the ARC, every proposed new home is required to have a two-car attached garage. The required garage shall match the house in design, material, roof slope, color, and trim. Architecturally aesthetic garage entryways should be incorporated into the house plans such as courtyard, side, or rear placement of entryways.

Garage Modification. Any application submitted to “modify” a garage for other purposes will not be considered whatsoever without simultaneous submission of an acceptable modification for adding another attached two-car garage to the home.

Off-Street Parking. Each Lot on which a residence is constructed must provide adequate off-street parking for a least two vehicles (in addition to the two-car garage) prior to completion of construction of the living unit located upon said Lot.

Section 17. Drainage and Culverts. The owner shall be responsible for protecting existing culverts and for protecting roads and other homeowner structures or driveways from unreasonable water runoff due to heavy water drainage such as from rainfall or snowmelt that is or would be exacerbated by construction of a new home. For each driveway providing access to a Lot from a road in which the driveway is situated over a ditch, the owner of such Lot shall be required to install a culvert at least twelve to eighteen (12-18) inches in diameter at the point of intersection of such driveway with the road. The ARC shall have the right to require a larger culvert when the same is deemed by the Committee to be necessary for proper drainage. All culverts shall be corrugated, galvanized and one joint in length, with a smooth inside wall, unless otherwise specified by the ARC. Each owner shall cover any culvert so located for purposes of drainage by a headwall and/or endwall which shall be approved by the ARC. Headwalls and endwalls may be of any approved stabilizing material such as rock, concrete, wood, plantings, etc. Configuration of the under-driveway culvert system must be approved by the Roads & Grounds Committee.

Section 18. Septic Systems. No privies, outdoor toilets or outdoor lavatories will be permitted, except during periods of active construction. All sewage systems shall be connected to a sewage system or septic tank designed, located, and constructed in accordance with the requirements of the Buncombe County Health Department.

Section 19. Utility Lines If electric utility lines at the boundary of the Lot are underground, any residence and/or outbuilding located upon the Lot must locate underground any permanent electric service supplied by Duke Power (Progress Energy Carolinas, Inc.) or its successor normally supplying electricity to the property. If electrical utility service to the Lot is underground, then all other utility lines (including, without limitation, fiber-optic broadband, cable, telephone, and natural gas) shall be located underground. Prior to any digging, the homeowner shall comply with state law with respect to locating underground facilities.

Section 20. Maintenance of Roads During Construction. The owner of any Lot where construction is in progress shall require all contractors, builders, carpenters, and other workers, in connection with such construction, to always keep the roads in the subdivision reasonably free of dirt, mud, debris as well as contractor's vehicles and equipment.

Section 21. Exterior Construction Period. All exterior construction on any Lot, including without limitation, all outside construction work, grading and cleanup of scrap and unused material, shall be completed within eighteen (18) months after ARC approval. Completion shall require that all appropriate erosion control measures have been implemented, all required pavement is finished and exposed dirt and banks are covered with a suitable ground cover as specified in these **Standards & Guidelines**. The ARC may, upon written application from the owner, grant an extension of the period if, in the committee's opinion, adequate cause is shown by the owner.

Section 22. Tree Clearing and Building Location. Approval of the Buncombe County Health Department is required for locations of all buildings, driveways, septic systems, and wells (if applicable), before any construction or clearing begins. Coordination with, and approval by, the ARC must be obtained regarding trees to be removed prior to starting work to clear the lot. Generally, one may remove trees within a 30-foot zone around the planned foundation only as necessary to build the house and driveway, and to selectively improve views, **with a strong preference that most trees, especially those six inches in diameter or greater (measured at four feet off the uphill side of the ground), should be left in place.** Clearing or excessive topping or pruning of trees to obtain a completely unobstructed wide view, or a large open yard is not permitted. Tree pruning shall be done to preserve the beauty of the area and by a professional arborist or other tree professional so as to maintain the health of the tree. The purpose of clearing limitations is to set the house “in” to the surroundings, rather than allow it to “stand out”. Trees may not be cleared until construction plans have been approved and construction is about to begin. Tree removal and pruning guidelines are more specifically laid out in the Landscaping section below. Planting and landscaping shall be provided, in accordance with the approved landscape plans, in order that each Lot continues to conform to its natural surroundings. All exposed dirt and banks shall be reseeded or planted with an appropriate ground cover as soon as practicable following disturbance.

Section 23. Exterior Lighting. The use of exposed, non-hooded spotlights will not be approved. Exterior lighting should be of low-wattage, low luminosity to minimize light pollution in the Community. Lighting within street rights-of-way is not allowed. A lamp post or stand containing low-wattage bulbs is permitted to light a driveway or pathway to the house. All exterior lighting shall be maintained at a low-wattage, low-luminosity level, and exterior lights should be turned off whenever possible, such as during sleeping hours or at times when no person is at the property.

Section 24. Open Fires and Burning Are Prohibited. Absolutely no outdoor burning or fires are permitted at any time, for any reason, except in a controlled fashion on the POA lot supervised by trained personnel. We live in a forest with a serious threat of dangerous forest fires, and it is our responsibility to protect our homes as well as our neighbors’ properties and lives. Therefore, no off-structure fire pits or other open fires are permitted. Contained fires that are responsibly attended, such as barbecues and patio heaters located on concrete, tile, or other heat resistant material are permitted. Outdoor gas-powered fireplaces and secure fire tables are permitted on decks or patios if specifically approved by the Committee, have secure covers, and are constructed to be immovable in high winds. Wood or wood product fuels are prohibited for outdoor fire sources.

Section 25. Solar or Other Energy Systems. All solar energy systems require ARC approval. For purposes of these design **Standards & Guidelines**, the phrase “solar energy system” includes both photovoltaic and solar heating and/or cooling technologies.

Ground-based System. A ground-based solar energy system requires ARC

approval and is discouraged because it is unlikely that a location receiving sufficient sunlight will be possible. In addition, such a unit is vulnerable to damage by wildlife and falling debris.

Roof-Mounted System. If a roof-mounted solar energy system is installed, it shall not be installed on roof surfaces facing a street where the boundary lines of the property intersect the street. Notwithstanding, the ARC will consider on a case-by-case basis a solar energy system proposal for homes where most of the roof planes can be seen from a street along the boundary of the home (such as where more than one street is next to the property or the home is situated at an angle from the street) as long as the proposal minimizes as much as possible the ability to see the solar panels from an adjacent street. Panels must be stationary and mounted to be parallel to the roof line, with a minimal distance between the equipment and the roof. All panels must be located entirely within a boundary defined by the roof eaves and peak. Visibility of the underside of the panels shall be minimized.

Auxiliary Equipment. Auxiliary equipment shall be placed on the side of the house away from the street to the maximum extent possible and be shielded from view.

Suitable Lots. Not every lot will be a suitable candidate under the stated guidelines because of the home's location. Taking down trees solely to maximize exposure to solar rays during the day is **strictly prohibited**.

Color Consistency. Consistent with the allowed siding and roofing colors pursuant to these **Standards & Guidelines**, the color of the solar energy system shall blend with the surrounding environment to the maximum extent possible and be complementary to the appearance of the other characteristics of the home.

Proposed Solar Systems. Any proposed solar system shall be shown on a drawing, with dimensions, showing the proposed location, how the equipment will be mounted, and a description of any visible auxiliary equipment. Photographs of manufacturer literature for all proposed system components, including specification, color, materials, light reflectivity, etc., shall be included with the proposal.

The ARC will consider newer power technologies on a case-by-case basis for conformance to the non-visibility and aesthetic considerations generally in these **Standards & Guidelines**.

Landscape Guidelines

Identification of Vegetation

Before planning construction of any lot in Laurel Ridge, an evaluation of specimen vegetation is useful. It is helpful if someone with knowledge of North Carolina plant material visits your lot to identify and to tag species before any work is done. Failure to take this step, particularly in winter, could result in the destruction of some of the most valuable flowering plants. Please contact a qualified landscaper who can advise or assist you in this area should you need help.

Tree and Brush Clearing Procedures

No disturbance of the vegetative root mat shall occur prior to the installation of proper erosion control devices and barrier fences. Erosion not only causes the loss of valuable topsoil, but it also causes sediment build-up on the root structure of otherwise healthy vegetation. Eventually a choking-out of oxygen and nutrients will occur and the vegetation will die. Because of potential damage caused by erosion, clearing is closely monitored.

It shall be the responsibility of each individual Lot owner to seed or otherwise landscape all cuts and slopes resulting from the construction and continuing use of any one or more driveways located upon said owner's Lot in such a manner as to maintain the aesthetic quality of the subdivision and to prevent unsightly or damaging erosion.

Open burning is strictly prohibited in Laurel Ridge.

Removing a tree in sections is desirable in areas where space is limited or in areas where the remaining trees and shrubs are to be protected. It will cost more than dropping an entire tree at one time, but the vegetation saved using this method makes the increased cost worthwhile.

The use of unapproved areas of a lot for contractor parking or supply delivery and storage is not permitted. Ultimately, this type of activity compacts the soil, choking out vegetation and causing an additional "cleared" area, thus destroying the buffer from the road and neighbors.

Post-Construction Landscape Work

Other than landscaping completed at the time of construction, modifications to landscaping need not be approved, but should be consistent with these Standards & Guidelines.

No removal of trees beyond those specifically permitted by Buncombe County and the ARC in order to make room for the building site may be completed until the construction is completed.

The purpose of clearing limitations is to set the house “in” to the surroundings, rather than allow it to “stand out”. Until a resident owner obtains a certificate of occupancy, the owner must be granted authorization by the ARC for the removal of any additional trees with the following exceptions (post construction your application for tree removal should be made to the Safety, Education & Compliance Committee):

1. Trees of less than six inches in diameter at four feet above ground level on the upslope side of the tree;
2. Dead trees;
3. Fallen trees;
4. Invasive black locust trees;
5. Selective pruning of tree branches that preserves the health of the tree;
6. Deemed by the LR-Roads and Grounds Committee, or BOD as “unsafe”. (Present tree/ brush setbacks for driving visibility are 3’ from edge of road, and 10’ in height for canopy clearance).
7. Deemed by LR-Roads and Grounds Committee, or BOD as “unacceptable” for proper maintenance /access of LR utilities, roads, and/or water drainage (swales/culverts).

The ARC also recognizes that establishing a limited, reasonable view enables owners to enjoy our natural beauty and can enhance property values. A limited, reasonable view can be accomplished by strategically removing a small number of smaller trees, and selectively pruning larger trees to open up the view, while leaving healthy mature trees in place. Excessive (and unapproved) pruning by aggressive tree topping or pruning an excessive number of branches will damage trees and fail to preserve a natural view of the forest. Excessive tree removal also risks undermining the ground stability on a slope that can exacerbate the risk of land slides. Therefore, to achieve the appropriate balance, owners shall utilize the services of a professional arborist to recommend establishing a limited view in this fashion. Prior SEC approval shall be sought prior to establishing a view as specified in this paragraph in order to prevent a misunderstanding of this policy.

If there is any doubt about whether a particular tree falls under these exceptions, the owner shall consult with the ARC prior to tree removal.

Generally, the ARC will evaluate the following criteria in evaluating the request:

- Removal of a specific tree may be justified to protect the house, and to selectively improve views, with a strong preference that most trees, especially those greater than six inches in diameter or greater, measured four feet off the uphill level of the ground, should be left in place.

- In general, tree removal within twenty feet of the structure or a tree that is dangerously leaning that risks falling on the structure are strong candidates for removal.
- Clear cutting or excessive pruning of trees (such as tree topping) to obtain a completely unobstructed wide view or a large open yard will not be permitted.
- Selective tree removal in order to enable wireless broadband is permitted with the advice of trained broadband provider personnel and only as minimally necessary to obtain a clear signal. Selective tree pruning is strongly encouraged, if possible, rather than complete tree removal.
- Selective tree removal to achieve fire risk mitigation. Fire damage to the house can be minimized by clearing small trees within 30 feet of the house, ensuring that all larger trees within 20 feet have had their lower branches removed up to 10 feet above ground to reduce the likelihood of fire laddering.
- A preference is made for judicious pruning of trees, rather than removal or topping.
- Thinning of small trees that are encroaching on larger ones can enhance the look and health of the larger tree and the surrounding forest.
- If a tree is taken down, it must be removed from the property. (Or properly laid down, mulched, decomposed for creation of new wildlife habitat)
- Removal of a tree to prevent roots from encroaching on a septic field should only be completed on the advice of an arborist or professional tree service, and approved in advance by the SEC. (See FORM 1, tree removal)
- Removal or pruning of a tree on another owner's property is never permitted without the express permission of the other homeowner.
- Removal of a tree can create the risk of unintentional erosion or water damage to your house or neighboring properties.

Other circumstances may be brought to the attention of the ARC in evaluating a tree removal request. If you think that a tree located on a neighbor's property endangers the homeowner's property, you should contact the neighbor to report the dangerous condition.

Property should be kept clear of trash, and downed trees. Any tree(s) that are taken down shall be removed or hidden from the road and neighboring properties as soon as practicable. Homeowners may cut and stack trees for firewood if kept in neat stacks.

Landscape Style. The style of landscaping should be compatible with the remainder of the community. A very formal design with highly manicured lawns and shrubs and many

non-indigenous plants is strongly discouraged. As with the architecture required at Laurel Ridge, the landscape architecture shall be in keeping with the “mountain harmonious” theme.

Budgeting. The importance of budgeting for the landscape phase of construction is often underestimated, although landscaping is one of the most important visual enhancements. Many lots at Laurel Ridge have enough topographic grade change that fill dirt, retaining walls, subsurface drainage and additional grading are necessary.

Maintenance. Ongoing maintenance of your completed landscape will involve pruning, mulching and fertilizing. It is suggested that you use a professional service, especially for tree pruning. Since climbing spikes would pierce the tree’s bark and create a wound, we request that ropes, rather than spikes are used. A qualified arborist or professional tree service can inform you of the risks of using tree spikes.

Mulching and fertilization are an important part of any ongoing landscape maintenance program. Mulching insulates the soil, slows evaporation, builds new topsoil, and adds organic matter and nutrients to the soil. This creates a healthy environment for micro-organisms to help aerate the soil and to allow minerals to accumulate to the plants’ advantage.

Fertilization techniques can be determined by soil testing carried out by a qualified horticulturist or nurseryman. The analysis, timing and application are all very important. Your landscape contractor can supply you with a written maintenance program designed for your particular site, so be sure to request one.

Non-native Invasive Planting. Non-native invasive plants should be avoided and destroyed if discovered. Some examples include:

- Tree of Heaven
- Silktree/Mimosa
- Garlic Mustard
- Alligatorweed
- Asian bittersweet
- Russian olive
- Autumn olive
- English ivy
- Hydrilla
- Bicolor lespedeza
- Chinese privet
- Fragrant honeysuckle
- Japanese honeysuckle
- Japanese stilt-grass
- Asian spiderwort
- Parrotfeather
- Tree of heaven (Princess tree)
- Common reed

- Japanese knotweed
- Kudzu
- Multiflora rose
- Aquarium water-moss
- Beach vitex
- Chinese wisteria

An official list of non-native invasive species may be found at the U.S. Department of Agriculture, <https://www.invasivespeciesinfo.gov/terrestrial/plants> or the NC Forest Service, https://www.ncforestservice.gov/forest_health/invasives.htm/.

In Conclusion

Laurel Ridge is a place of exceptional natural beauty. There is a rich variety of mountainous vegetation. Dogwoods, azalea, rhododendron, mountain laurel, and hemlocks are only a few of the many types of plants indigenous to the area.

Construction can cause considerable stress to this fragile eco-system. Please do your part to keep damage to a minimum. Helping to preserve and protect the property for the years to come.

Appendix

For All New Construction and Major Residential Modifications

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Laurel Ridge Builder Agreement

The General Contractor is responsible for all on-site activities of his sub-contractors and vendors and is required to comply with all applicable state and federal law. The constructing contractor is responsible for all damage to Laurel Ridge private roads or other property, including but not limited to communications and water facilities. Not all Laurel Ridge roads can be navigated by vehicles with extended long trailers.

1. **ARC Standards & Guidance.** The builder may not begin any site work without approval from the Architectural Review Committee. The contractor, sub-contractors, trades personnel, and owner shall comply with the ARC permit and approval letter and the **ARC Standards & Guidelines**, except as specifically approved by the ARC representative or Committee to the contrary. The builder shall cooperate with the ARC representative in completing the construction project.
2. **Signs.** No advertisement signs are to be placed on the job site. Building permits and job site telephones must be installed to a post or structure, not a tree trunk. A sign specifying the construction company is permitted if it is less than or equal to four square feet and is designed to identify the property to the contractor's employees or subcontractors.
3. **Hours of work.** Construction work is limited to:
7:30 am - 6:00 PM, Monday through Friday, May through October and
7:30 am - 5:00 PM, Monday through Friday, November through April.

There shall be no work on weekends, holidays, or extended hours without permission from the ARC, which may be granted by your ARC representative.

4. **Insurance.** The Laurel Ridge Property Owners' Association (LRPOA) and the Architectural Review Committee (ARC) require the general contractor chosen by the owner to show proof of his contractor's liability insurance, workmen's compensation insurance and commercial automobile insurance prior to a building start. The contractor is required to add a rider to its insurance that names the Laurel Ridge Property Owner's Association as an additional insured party. A "Certificate of Insurance" showing the insurance company, limits of coverage and the agent's name and address should be forwarded to:

ARC Secretary
Laurel Ridge, Property Owners' Association
1 Sugar Maple Drive
Black Mountain, NC 28711

Insurance companies should be authorized to do business in North Carolina. The LRPOA and the ARC requires commercial liability that includes products and completed operations with limits of at least \$500,000 per occurrence, worker's compensation that meets statutory limits for North Carolina and commercial

automobile insurance of at least \$500,000 with hired and non-owned coverage. If the contractor does not have a commercial automobile policy, a certificate showing his personal auto policy and covered vehicles will be required. The owner-builder or the general contractor will be responsible for ensuring that he or she and their subcontractors have adequate liability insurance.

Note: The owner of the house should make sure the general contractor, or the owner secures property coverage on the structure. This is normally a “Builders Risk Policy”. Always check with your attorney and/or insurance agent for advice.

5. **Pets.** Personal pets of contractor, sub-contractor and tradesmen are prohibited on job site properties without exception.
6. **Roads and Driveways.** Roads and private driveways are not to be blocked for any reason. Private driveways may not to be used as turnarounds for construction vehicles. Vehicles visiting or servicing the unit may not, in any case, obstruct traffic on roadways.
7. **Large Vehicles.** Eighteen-wheelers and very long trailers are not permitted in Laurel Ridge. When a large number of large delivery trucks are anticipated to arrive in one day (e.g., concrete trucks), notify your ARC representative.
8. **Speed limits.** Contractors, sub-contractors, vendors, and others driving in Laurel Ridge shall comply with speed limits. Failure to observe same may lead to revocation of access privileges and/or fines.
9. **Prohibitions.** Fishing and hunting are specifically prohibited in Laurel Ridge.
10. **Noise Levels.** All vehicles are required to have proper muffler systems, and all job site noise is to be kept to a reasonable level. Worker’s job site radios, if used, are to be kept to a reasonable decibel level.
11. **Construction Dumpster.** The contractor is required to provide a construction dumpster at the building site for use of his employees, sub-contractors, and tradesmen. It is to be kept functional and is to be removed from the site at the end of the job. This site dumpster is not to be used for lunchtime waste because that will attract bears, however, the community dumpster may be used for this waste **ONLY. Use of the community dumpsters for construction waste is strictly prohibited.** The site should have a bear-proof waste receptacle for food and drink waste.
12. **Covering for Trucks.** All trucks hauling trash and loose materials are to be covered or have a tarpaulin to restrict contents from blowing out.

13. **Job Site Toilets.** Port-A-Jon type toilets facilities are to be provided per NC building code and must be removed immediately upon completion of the job. They should be located at least 25 feet from the road so they are not visible from the road. If due to the terrain this is not possible, the ARC will approve job toilet location site.
14. **Clean Job Sites.** The contractor will be required to always keep the job site in a clean and orderly condition.
15. **Disturbances of Roads or Utilities.** Contractors are required to obtain permission from the Laurel Ridge Property Owners' Association (LRPOA) prior to any road trenching done in conjunction with his duties. The contractor and owner are responsible for damage to utilities. The contractor is required to comply with state law with respect to marking of underground utilities, including but not limited to fiber-optic broadband, telephone, water, and electric utilities. In addition, contractor must contact the Laurel Ridge utilities coordinator prior to any water hook-ups. (utilities@laurelridgepoa.com).
16. **No Burning Permitted.** Absolutely no outdoor burning or fires are permitted at any time. Unauthorized burning will be subject to a \$500 fine.
17. **Blasting.** Absolutely no blasting is permitted on-site without specific permission from the ARC. If blasting rock is approved, steel mesh blankets or large quantities of dirt must be used to control the blasting impact to surrounding areas.
18. **Water Resources.** Contractors must control the use of Laurel Ridge potable water by their employees and subcontractors. Any job sites found with a hose left running without a worker operating the hose are subject to a fine of \$100.
19. **Post Approval Design Changes.** The contractor may not change the design of the structure during construction without the prior approval of the ARC.
20. **Erosion Control/Protective Measures.** Contractor shall use adequate erosion control measures, at a minimum being in compliance with law as to erection of silt fencing in compliance with law.

All primary contractors who are building homes in Laurel Ridge must post a \$3000 refundable builder fee when a Laurel Ridge building permit is requested. The refundable builder fee relates to five areas of potential impact: (1) fire safety, (2)

wildlife interface (3) firearms, (4) noncompliance with ARC **Standards & Guidelines** or other ARC requirements, and (5) damage to Laurel Ridge property. If none of the prohibition listed are violated, no other fine is imposed for non-compliance with the ARC Guidelines, and if there is no outstanding repair damage to Laurel Ridge property, the \$3000 refundable builder fee will be returned to the contractor within 180 days of the completion of the building project, specifically, after the issuance of the Certificate of Occupancy by Buncombe County.

Fire Safety. Fine = \$500.00

- Open burning is prohibited with or without use of barrels.
- Contractor is required to provide two 5 gal. pails with sand for cigarette butts.
- Water hookup must be established before framing work begins.

Wildlife Interface. Fine = \$100.00

- Do not feed bears or leave food outside for deer or other wildlife.
- Do not leave food trash (including empty soda cans, food containers or drink cups) anywhere on the job site including the trash dumpster. All food and food-related trash must be removed at the end of each workday. A second offense, after initial warning = \$100 fine. (The POA dumpsters near the entrance gate are available for food disposal, but not construction debris.)
- It is suggested that food be placed in closed, cooler-type containers and taken to the job site, away from all vehicles, to protect workers' vehicles from bear intrusion.

Firearms/Weapons Discharged. Fine = \$500.00

The discharge of a firearm or use of bow and arrows within the Laurel Ridge community is strictly prohibited. Any incident will be investigated and dealt with by the game warden or other law enforcement representatives. Violation will result in the dismissal from the work crew of the offending worker together with the fine.

Project _____ Lot # _____

Contractor _____

Signature _____

Title _____ Date _____

Architectural Review Committee (ARC) Schedule of Construction Fines

Offense	Fine
Littered site	\$150.00
Parking on right-of-way	\$50.00
No temporary sanitary facilities	\$50.00
Contractor/subcontractor misconduct (General contractor held responsible)	\$100.00
Building material or equipment on right-of-way	\$100.00
Parking on adjacent property	\$100.00
Building material or equipment on adjacent property	\$100.00
Non-conforming job sign	\$100.00
Damage to natural areas	\$100.00
Unattended running water hose	\$100.00
Unauthorized connection to Laurel Ridge community water system	\$100.00
	\$100.00
Unauthorized plan change (minor)	\$200.00
Unauthorized plan change (major)	\$500.00
Building without a permit	\$500.00
Open burning on site	\$500.00
Firearms/Weapons Discharged	\$500.00
Unauthorized finishes (paint, stain, roof material)	To be assessed by ARC

In addition, the ARC will assess fines on a case-by-case basis and may pursue legal action if necessary. The owner will be required to incur whatever expenses are necessary to come into compliance with ARC rulings and regulations.

The amounts of the fines given above are subject to periodic increases at the sole discretion of the ARC.

NOTE: Buncombe County may, at its discretion, levy additional fines.

Residential Construction Septic Approval

With required information and a check (the application fee is as set by Buncombe County), make application for approval at:

**Buncombe County Health Department,
Environmental Health Services
Septic & Well Applications Permitting Center
30 Valley Street
Asheville, NC 28801
Phone: (828)-250-6082**

Important requirements of Environmental Health Services that should be considered when thinking about house location:

1. Septic tank must be 5 feet from house, walk, drive, etc.
2. Septic system must be 10 feet from property line.
3. Septic tank must be 50 feet (prefer 100) from well or stream.
4. Number of bedrooms determines septic requirements.
5. A garbage disposal will place an additional burden on the septic tank system.
6. If a 1,000-gallon tank is required, you may want to consider a 1,250-gallon tank.
7. Septic permits are good for 5 years from date of issue.

(NOTE: The above requirements are subject to change by Buncombe County.)

Please complete the following instructions before the Environmental Health Specialist visits your property.

1. Furnish the Environmental Health Specialist with a plat of your property.
2. Locate and flag lot corners.
3. Locate and flag the proposed corners of the home or building.
4. Make sure that the lot is accessible.

Please be advised: No grading or construction should begin until the Environmental Health Specialist issues an "Improvement Permit" and the ARC authorizes the pre-construction activity to which the EHC permit is associated. Failure to comply with this request may render the site UNSUITABLE for a septic tank system.

New Construction Checklist

- ◆ **ARC Standards & Guidelines.** Call or email the ARC Secretary to obtain a copy of the Standards and Guidelines. (Note: A representative from the ARC committee will be assigned to assist you as you go through the building process.)
- ◆ **Construction Application.** Complete the construction application and submit along with a \$2,000 non-refundable owner impact fee.
- ◆ **Construction Review Form.** Complete the construction review form and submit along with roof sample and exterior paint/stain colors. (Note: Shingles must be at least forty-year shingles and metal roof guidelines should adhere to the same standard.)
- ◆ **Builder's Agreement.** Submit the signed builder's agreement along with the \$3000 refundable builder impact fee, refundable upon completion of project provided there are no violations of the regulations listed in the Standards and Guidelines.
- ◆ **House Plans.** Submit one complete set copy of house plans and landscape plans. The Plans should identify the location of the water tap to be used and the broadband vault. Questions on the location of utilities should be directed to the Chairman of the Utilities Committee, utilities@laurelridgepoa.com.
- ◆ **Site Survey.** Submit a standard-sized site survey by a Professional Land Surveyor (PLS) that includes location of house, driveway, and set back lines on the survey. (Note: An interim survey is normally required after clearing the site but before the foundation footings are poured to verify the location. Submit a final site survey after the footers have been poured.)
- ◆ **Buncombe County Building Permit.** Submit copy of permit (includes compliance with Steep Slope and Protected Ridge ordinances enforced by the County).
- ◆ **Buncombe County Septic and/or Well Permit.** Submit copy of approved Septic permit.
- ◆ **Certificate of Insurance.** Submit a certificate of insurance for the company. Certificate should include workman's compensation, contractor's liability, and commercial auto insurance. **The POA must be listed as an additional insured party.**
- ◆ **Residential Water Service Application.** Submit water agreement signed by the owner. New home construction must include the installation of any water meter with $\frac{3}{4}$ " connection that has a leak or flow indicator during home construction. **(Note: Resident fee for water will begin in the next quarter following the date of the ARC permit letter.)**

- ◆ **Project Meeting.** After completing the above, a project meeting will be held to review all documents. (ARC Chair, owner, builder, ARC representative, ARC Secretary)

- ◆ **Laurel Ridge Building Permit.** A Laurel Ridge permit will be issued upon approval of the ARC Committee. (Note: Copy of permit must be posted at the building site.)

Laurel Ridge Property Owners Association

1 Sugar Maple Drive
Black Mountain, Nc 28711

LRPOA Application for Residential Water Service

Application Date: _____

Property Owner: _____ Lot No. _____

Permanent Mailing Address:

Home # _____ (H) Cell # _____ (C)

To: Laurel Ridge Utilities Committee

I certify that I will install a valve box over the Laurel Ridge water system cut-off valve and will install the required single-check backflow preventer valve, pressure reducer valve, water line and fittings to comply with the technical specifications listed in the LRPOA "Requirements for Residential Water Connection". I have received a copy of the "Requirements for Residential Water Connection" and will abide by them.

Applicant's Signature

Date

Inspected and approved by _____, representing the LRPOA Utilities Committee.

The pressure reducer valve is located at the () valve box
() house

Utilities Committee Representative Signature

Date

Requirements for Residential Water Connection

Effective April 1, 2022, the collection of the Residential Services fee, billed quarterly, will be assessed at 100% for all new construction projects and will commence upon approval of the project by the LRPOA Architectural Review Committee. The commencement of the assessment would begin at the beginning of the next quarter. All existing on-going projects will be grandfathered.

All residents of Laurel Ridge are entitled to water service. To obtain service, an Application for Residential Water Service must be filed with the Laurel Ridge Property Owners Association (LRPOA) Utilities Committee and the water connection must be inspected and approved by a representative of the Utilities Committee.

All final and binding authority, jurisdiction and approvals for any changes, modifications, connections, expansions, etc. to the constructed water system shall be solely enforceable under the full accountable control by legitimate legal authority of the LRPOA through the Utilities Committee. Such authority and jurisdiction shall be to govern and to control the community-wide water system. The authority's purpose shall be to assure the integrity and protection of the potable drinking water supplied by the water system infra-structure up to the point of every individual water-service tap connection provided to and for any/all property owners, residents, organizations, businesses, or entity.

No water-service connections(s) shall be made to the community-wide private water system by any private property owner, resident, business, or entity without written authorized permission given by the LRPOA. All water-service connections will only be permitted in accordance with specific details provided by the LRPOA for "Water Service Connection" which shall include the mandatory installation of a single-check backflow preventer (BFP) valve assembly. The (BFP) will be installed by the property owner or user entity per the LRPOA details and shall be in the water-service line after the water-service connection shut-off valve provided at the community-wide main.

The jurisdiction and authority for controlling the "turn-on" and "shut-off" operation of water to any/all water-services shall remain solely with the LRPOA through the Utilities Committee. No property owner, individual or entity shall be permitted to "connect to", "tap", "turn-on", or "shut-off" any water-service at, or from, the water main served by the community-wide water system. No water-service connection(s) will be "turned-on" for active water service without official written inspection and approval of the water-service connection made to the water main of the community-water system, by the LRPOA Utilities Committee. The LRPOA shall have the right to "shut-off" water service to any water-service connection in case of emergencies, or as may be deemed necessary and required by the judgment of the LRPOA. In the case of planned water "shut-off" to any water service connection, the LRPOA shall give written notification to the property owner or water service user.

All water-service connections shall be constructed and assembled in accordance with the following guidelines:

- A Valve Box must be placed over water “cut-off” at each point of water service. The valve box must contain an any Single-Check Backflow Preventer Valve, in addition to the existing “cut-off” valve.
- A Pressure Reducing Valve (PRV), where needed, must be furnished for each water service. The PRV may be located in the Valve Box or at the house. If the PRV is located at the house, it will not protect the water line from the valve box to the house from abnormal pressure surges. Some homes may need a booster pump. The homeowner should contact the Utilities Chairman to inquire whether a PRV or a booster pump is needed
- Owner-furnished water lines and connections between the Valve Box and the applicant’s home must be copper or CTS PEX type pipe, rated for line pressure of a minimum of 250 PSI. Water lines must be at least 18” below the ground surface. A tracing wire shall be installed from the meter box to the shutoff valve inside the house.
- New home construction must include the installation of any water meter with ¾" connection that has a leak or flow indicator during home construction. During construction the Chair of the POA Utilities Committee is required to approve the hook-up and back flow preventer. The Chair will also be checking to see if the meter has been installed. The water meter must be placed at the street. These meters will not be used to charge for water usage but will allow the Utilities Committee to locate leaks faster.
- The water connection will be completed prior to the start of any work on the property begins.

The following information is furnished for homeowners’ information and to establish a minimum standard of quality. Substitutes must be approved by the LRPOA Utilities Committee. For substitutes, furnish technical information and/or catalog data.

Valve Box. Carson-Brooks Plastics, Ltd. Model number 1419-18. 18” deep box with cover number 1419-3. Not rated for vehicular traffic. Not recommend for installation in concrete or asphalt. (Item code C101518 with lid BCILID).

Backflow Preventer. Any single check valve.

Pressure Reducing Valve. A pressure reducing valve, if needed.

Your ARC representative can assist you with the names and phone numbers of the Utilities Committee, who can advise you regarding the location of water connections. The Utilities Committee representative will discuss the water connection requirements with the property owner or their contractor’s representative if requested.

Water Connection Reminders....

- 100 percent of the Quarterly Residential Fees begin when the ARC Building permit is issued.
- Freeze proof faucets with pressure regulator should be installed for construction service.
- Valve boxes must be insulated against winter freeze.
- Anyone connecting to the Laurel Ridge Community Water System without following application requirements will be fined \$100.00
- Illegal connections will be padlocked in the “off” position.
- Liability for damage to the water system and loss of water due to illegal connections will be the responsibility of the property owner.

Please help us maintain a water system that will provide our community with safe and dependable water service. Contact a member of the Utilities Committee if you have questions or to report problems with water service.