

LAUREL RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW AND ENVIRONMENTAL CONTROL COMMITTEE

ARCHITECTURAL REVIEW AND APPROVAL GUIDELINES

2000

INTRODUCTION

In accordance with the Laurel Ridge Country Club Declaration of Protective Covenants, Conditions, Restrictions and Easements for Laurel Ridge Country Club (dated 7/1/86, as further amended (currently up to amendment # 7 through 12/00)), the Laurel Ridge Country Club Architectural Review and Environmental Control Committee was established. This committee is responsible for the review and approval of all proposed construction, exterior maintenance and other site disturbing activities within the Laurel Ridge Country Club communities.

Construction (or other) activities requiring approval by the committee include:

- Construction of homes, garages and appurtenant structures.
- Construction of fences and retaining/landscaping walls.
- Construction of walks, drives and parking areas.
- Construction of any other structures (gazebos, decks/bridges, storage buildings, etc.)
- Installation of mailboxes (Postal Dept. requirements also apply), signs, lampposts and exterior lamps.
- Improvements, alterations, long-term maintenance (including painting & re-roofing) to any of the forgoing which impact exterior appearance. (It should be noted that some house colors currently in the Laurel Ridge development are not consistent with the general "earth-tone" guidelines and will not be re-approved when re-painting becomes necessary.)
- Removal or trimming of any tree or clearing of brush or non-weed vegetation from any portion of a lot or parcel except as noted in item #2 of the Guidelines attached.
- Installation of new landscaping.
- Most publicly visible external changes or additions to the home or property.

Activities of a minor nature may be approved through a less formal process. Property owners are encouraged to contact a member of the Environmental Committee to determine if a quick telephone conversation or on-site meeting might satisfy the approval requirement. Designated members are available for approval of minor activities such as small or damaged tree removal, minimal landscaping, gardening or other such actions.

APPROVAL PROCESS AND REQUIREMENTS

Property owners planning to build homes or make improvements as outlined above must:

- Review the Laurel Ridge Declaration of Protective Covenants, Conditions, Restrictions and Easements for Laurel Ridge Country Club dated 7/1/86 (as further amended - currently up to amendment #7 as of 12/00). All property sold in Laurel Ridge is covered by these registered documents which are normally supplied as part of the closing process on the unimproved property or existing home. Copies may be purchased at cost from the Property Owners Association.
- Review a copy of the "Requirements for Construction of New Homes or Other Improvements within the Laurel Ridge Developments" attached.
- Review the attached "Checklist of Required Submittals for Approval of Construction of Improvements within the Laurel Ridge Country Club Developments".
- Review the attached "Application for Approval".
- Use appropriate professional services (builder, contractor, architect, landscape specialist, etc.,) to determine in detail the improvements to be made.
- Complete all requirements stated in this package. Consultation with the Laurel Ridge Country Club Architectural and Environmental Committee is encouraged to avoid confusion, delays, errors or unnecessary and potentially costly work.
- Request a meeting with the Laurel Ridge Country Club Architectural and Environmental Committee or mail in required documentation with appropriate application fee. Meetings are normally held on the 2nd Monday of every month.
- Attend meeting (or use representative such as a builder or architect) to submit application and conduct brief review of plans and checklist items. PROVIDE:
 - Completed "Application for Approval of Construction of Improvements within Laurel Ridge Country Club" (see attached).
 - One copy of plans and specifications of proposed improvements (in compliance w/ checklist. See attached.)
 - Plot plan showing proposed location of building(s), drives and parking areas.
 - A proposed construction schedule.
 - One copy of proposed landscaping plan.
 - Color samples of exterior materials including stucco, wood (or substitute), trim and roofing shingles.
 - Required Application Fee - \$250 for a "complete" application including ALL documentation above OR \$300 for partial applications requiring two or more submittals due to deferred decisions for items such as colors or landscaping.

- Other information which the committee may require, including soil, grading, geologic, topographical, engineering, health department reports/plans .
- Proceed with construction of improvements only after written approval of the Laurel Ridge Country Club Architectural and Environmental Committee.
- Submit delayed or revised documents where necessary (e.g. landscaping plans are frequently delayed).
- Submit requests for review and approval of any changes previously approved.
- Notify committee when improvements are complete and request inspection and review for substantial compliance. (NOTE: Once commenced, construction must be completed within eighteen (18) months.)

Owners not familiar with building in the Waynesville area are advised to seek PRELIMINARY APPROVAL, especially when not using local architects or builders familiar with Laurel Ridge community requirements. PRELIMINARY APPROVAL may be handled by mail or in person and has a fee of \$25. If the preliminary plans are eventually used as the basis for the final plans, the \$25 fee will be credited to the final \$300 fee.

DISCLAIMERS:

The Committee is not responsible in any way for defects in any plans or specifications or other material submitted to the Committee.

Approval by the Committee does not represent approval by or for any local county or state officials.

Approval by the Committee does not represent committee opinion of builders, contractors or professionals selected by the property owner for the project.

Review by the Committee of the completed project does not represent review of either the workmanship or compliance with any laws affecting the project or site work.

The person(s) submitting the plans, proposals and specifications shall be solely responsible for the sufficiency thereof and the adequacy of improvements constructed pursuant thereto.

Requirements for Construction of New Homes or Other Improvements within the Laurel Ridge Developments covered by this Association.

1. Building Size and Appearance Requirements (see Covenants):

Plans shall clearly indicate the total square footage of heated living area on each level. Minimums must comply with current requirements.

All single-family dwellings must have an enclosed space (garage or carport) for a minimum of one (1) full-size car. Paved driveways built to the specifications of the Committee are required.

Siding shall be wood, Hardie-plank, or an approved equal (no vinyl or aluminum). (It should be noted that current high quality windows and soffits are clad in or made of vinyl or aluminum and this is an approved item.)

Concrete or concrete-block foundations, walls and chimneys may not be exposed. They must be stuccoed or veneered with native stone or an approved equal.

Wood posts and columns used to support structures, decks or roofs must be a minimum of 6" X 6" solid timber or lumber fully cased with approved trim material. Metal columns must be fully enclosed with approved trim material.

The underside of decks and porches, which are 6' or more above finish grade, must be screened with landscaping plants, approved wood fencing or earth tone stained (or painted) latticework. Drawings (and colors) must be submitted for approval.

Stone veneer must be native stone or an approved alternate.

Roofing must be either "architectural" roofing shingles or hand-split shakes. Due to the fact that new products are being developed, exceptions may be approved.

Outside units for air conditioning, as well as LPG or other fuel tanks must be buffered from public view.

Underground utility connections are required for all utilities.

2. Site Protection Requirements:

No site work will begin without Committee approval.

No trees greater than 6" in diameter (other than dead, significantly damaged or unsafe trees) or other non-weed vegetation may be removed without approval (further exceptions noted in the next paragraph).

Tree or vegetation removal for construction is allowed and shall be limited to within the foundation area and not more than 10' surrounding the proposed structure, the area of the drives, walks and permanent parking unless otherwise approved.

Approval will generally be granted for property improvements & additions, formal landscaping, thinning for better growth or to implement a view. Approval for safety reasons will be granted.

Site work will be protected in such a manner as to control erosion and pollution. Federal, State and Local environmental guidelines must be followed. Drainage ditches located on the lot must be kept free, unobstructed and in good repair.

3. Landscaping Requirements:

Bare earth left from grading and any other disturbed areas (trenches, septic system lines, etc.) shall have ground cover applied within 6 weeks unless an exception is granted for a reasonable delay. Federal, State and Local environmental guidelines must be followed.

Retaining walls shall be used for changes in grade elevation caused by grading where ground cover cannot successfully be planted.

Lot owners must control within their property invasive plants such as Kudzu (Bittersweet) and Multiflora Rose. The Haywood County Extension Service or members of the Environmental Committee have information on how to control these and other invasive plants.

Landscaping plans must be implemented in a reasonable time depending on season after home completion.

4. Builder Qualification Requirements:

The builder shall carry minimum liability insurance as follows:

Public liability, bodily injury and property damage:

Injury or death of one person	300,000
Multiple injury in a single accident	500,000
Property damage, each accident	300,000

Vehicle or Equipment public liability, bodily injury and property damage:

Injury or death of one person	300,000
Multiple injury in a single accident	500,000
Property damage, each accident	300,000

A general contractor who is licensed in the State of North Carolina and approved by the Architectural Review and Environmental Control Committee must perform all building construction and improvements.

5. Construction Site Requirements:

A job-site identification sign no larger than 24" x 36" is required when site preparation commences. The sign must contain the contractor's company name and a contact phone number, the Laurel Ridge Lot number and the physical "911" address (as soon as available). This sign must be removed within 15 days of construction completion.

A portable toilet shall be on-site and maintained until completion of the project.

Construction materials may not be stored on any road right-of-way overnight.

Ample trash containers or enclosures shall be provided and emptied prior to overfilling/spillage.

The site and all other private and community property and rights-of-way shall be kept clean of construction or grading debris. Trash and other construction equipment or materials shall be stored in an orderly manner. Care should be taken that materials do not blow off the construction site.

Consideration of neighbors' privacy and desire for peace and quiet is required.

No construction activities that generate noise are allowed during darkness.

All appropriate federal, state and local environmental and pollution control laws/regulations must be adhered to.

6. Clean-Up Requirements:

Contractors must comply with the clean-up regulations established by the Laurel Ridge Country Club Architectural Review and Environmental Control Committee. These regulations are as follows:

a) Any contractor doing business within any of the Laurel Ridge Country Club developments is responsible for cleaning any spillage or debris on any road surfaces, right-of-ways or adjoining property sites resulting from operation of their or their sub-contractors equipment (including construction-related activities such as grading, trenching, etc.).

Failure to comply will result in charges for work performed at the request of this committee to rectify the situation. Currently these charges will be billed as follows with a \$250 minimum charge.

- i. Laborers - \$25/hour
- ii. Front-end loaders and other specialized equipment - \$150/hour (plus laborer charge)
- iii. Trucks and other basic equipment - \$50/hour (plus laborer charge)
- iv. Committee member overview - \$35/hour (funds to LRCCHA account)

b) Rocks, boulders, dirt, concrete or other debris that might endanger traffic or pedestrians must be cleaned up immediately. Normal scattered gravel, soil, etc., shall be cleaned on a daily basis.

c) Concrete truck drivers after delivering their loads, should not clean their equipment in or on the road or road right-of-way. This activity shall be performed on the property being developed, at the source mix plant or at other legal locations outside the Laurel Ridge sub-divisions/community.

d) All construction-site identification signs must be removed within 15 days of project completion. For safety reasons, the home's "911" physical address identification must be displayed before this construction sign is removed.