

***CAROLINA COLOURS BUILDING GUIDELINES***

***Traditional Large Lot Single Family Neighborhoods***

**Improvement Review Committee**

* The review committee will approve the submittals of owners/builders if all required information is submitted and the following affirmative findings are found:
1. Improvements sought to be constructed will not have a negative economic impact on any other property within Carolina Colours.
2. All required specific building standards and other conditions contained within the Protective Covenants and other applicable legal documents have been met.
3. Improvements are architecturally and color compatible with proposed or constructed improvements on other properties within the neighborhood.
4. The natural features of the home site are retained to the maximum extent feasible.
5. Improvements have been situated on the home site within the suggested setbacks and so as to allow proper drainage.
6. Impervious surface limitation coverage proposed on each home site is consistent with the requirements of the Division of Environmental Management Coastal Stormwater Regulations and the City of New Bern’s Nitrogen Reduction Program.

**Buildings**

* Buildings must be constructed according to the North Carolina Uniform Residential Building Code.
* Only one living unit per home site is permissible.
* Minimum square footage of heated, enclosed living space for home sites are defined in the Protective Covenants for each neighborhood.

***Please check the Amendment to Protective Covenants for the Carolina Colours Section where the home site is located for specific square footage requirements for specific locations.***

* Carports, garages, attics, porches, patios, decks and basements are not considered heated, enclosed living spaces.
* Detached garages, storage sheds, etc. must be approved by the Improvement Review Committee and cannot be constructed on the home site prior to the construction of the home. Storage sheds must sit on and be anchored to a concrete slab base. If a shed is constructed offsite on skids, it must still be on and anchored to a concrete slab and have skirting to cover the voids between the slab and the floor of the shed. Sheds and detached garages must use the same dominant siding and color as the main residence. All structures must be situated within the Minimum Building Lines established in the covenants.
* Patios, decks, overlooks, retaining walls, bulkheads, etc. and the utilization of other riparian areas (water) must be approved by the Improvement Review Committee.
* All homes are required to have at a minimum a two-car garage (attached or detached) with an appropriate apron in front of the garage doors to accommodate the parking of two additional vehicles.
* Garages should be “side entering” design. If there should arise a situation where this type design is not feasible due to topography or some other physical feature, a front loaded garage can be allowed but will require double garage doors instead of one large door.
* Any garage that faces a roadway, waterway or golf course, must have two single garage doors instead of a double garage door.

**Foundations**

* The first floor of any crawl space construction must be a nominal three feet (3’) above the highest grade of the perimeter of the structure and must meet all North Carolina building requirements. All foundations must have a brick/stone face exposed on the exterior of the home. Porches or decks extending past the home foundation shall have their foundation enclosed by some means such as brick, lattice or slatted wood construction. Raised slab foundations must be at least 24” above final grade on the front elevation of the house. Final grade is defined as where the sidewalk meets the front steps of the house.

**Roofs**

* All roofs must have a minimum of a 6/12 pitch on main body of house. Exception for porches, bay windows, etc.
* Acceptable roofing materials (30 year minimum rating) include:

 Fiberglass Shingles, Cedar Shingles, and Standing Seam Metal

* Unacceptable roofing materials include:

 Concrete Shingles, Terra Cotta Tile

* Reasonable effort should be made to locate exhaust vent pipes on the back sides of roofs.

**Exterior Siding and Trim Materials**

* Exteriors of homes should be designed to utilize the following:

- Brick, Vinyl, Stone, Stucco, \*Wood, and fiber cement siding such as HardiBoard

\*(Individual wood components only. Plywood and

Plywood Panels are not permitted).

* Whites and earth tones are preferred in keeping with the wooded environment at Carolina Colours. All colors are subject to improvement review. Use of bright colors such as pink, purple and orange will not be approved.

**Fireplaces**

* In anticipation of fireplaces in most homes at Carolina Colours and in acknowledgement of the wooded environment at Carolina Colours, all wood burning fireplace chimneys are required to have spark arrestors to safeguard the home and the community.

**Propane Tanks**

* Propane tanks may be installed underground or above ground with appropriate screening by fencing or vegetation.

**Heat Pumps**

* Water source heat pumps must discharge into a lake, enclosed catch basin or other drainage structure that does not impact any adjacent properties. No discharges are allowed into road ditches or drainage swales along property lines.
* No in-wall mounted heating or cooling units may face any roadway, waterway, or golf course.
* Window mounted air conditioning units are not allowed.

**Garbage Receptacles**

* Outside storage of garbage and recycling receptacles must be screened from view from the street and the adjacent neighbor or kept in an enclosed area. Salt treated wood or vinyl fencing/latice and vegetation are acceptable screening materials.

**Satellite Receiving Dishes**

* No satellite receiving dish, radio antenna or other similar devise shall be allowed on any home site unless approved by the Improvement Review Committee. The Committee will not approve any satellite dish that is attached to the front roof or front wall of any home. The Committee will not approve any satellite dish that exceeds 24 inches in diameter. The Committee will require, as a condition to any approval, that the satellite dish be located (or screened) so as not to be conspicuously visible from adjoining properties or from any street or road right-of-way. (Installation of a satellite dish does not release the owner from its obligation under the Master Covenants to pay for internet and television services.)

**Building Setbacks**

* The Improvement Review Committee has complete authority to determine the appropriate building site on each lot. The **suggested** setbacks are as follows:

- No living unit (including decks, porches, etc.)

will be allowed within 40 feet of any street

right-of-way or from any waterway.

- No living unit will be allowed within 30 feet of

any rear property line.

- No living unit will be allowed within 15 feet

of any side property line.

- No concrete driveway will be allowed within 5

feet of any side property line.

* Always check Protective Covenants for the specific neighborhood for any deviations or specific requirements.

**Building Sites**

* Owner/builder must have an approved site plan and house plan before beginning any clearing or construction activity on any home site.

* Removal of any tree greater than or equal to 6 inches in diameter requires approval of the Improvement Review Committee.
* All debris created from clearing the home site must be hauled away. Burying or burning of debris is not permitted. Open fires are not allowed. Burning for warming fires is allowed only in metal barrels while workers are in attendance.
* Access to the home site for clearing and construction prior to permanent driveway installation must not interfere with road drainage or contaminate the road bed prior to paving. Any damage to the curb, street, adjacent lot or drainage ways during clearing or construction is the responsibility of the owner/builder and must be repaired by the owner/builder at their expense prior to occupying the home.
* Each home site must have a waste receptacle (large dumpster) and a portable toilet on site during the entire period of construction. The door to the portable toilet should face the construction site, not the street. These may be placed no closer than 5 feet from any property line. The trash receptacle must be emptied immediately when full, and managed to prevent trash from blowing out of it in the interim.

**Impervious Surface Limitations**

* The impervious surface limitation coverage required for each home site is consistent with the requirements of the Division of Environmental Management Coastal Stormwater Regulations and the City of New Bern’s Nitrogen Reduction Program. The impervious surface limitation may not be exceeded on any home site without prior approval of the Association and the State. Refer to Protective Covenants for the specific neighborhood in which the home site is located.

**Drainage**

* **Owner/builder is responsible for providing positive drainage from the building pad and home site to streets or other designated drainage easements.**  Homes shall be sited so as to minimize runoff onto adjoining properties and in a way not to block natural drainage areas that benefit adjoining properties. Approval of a site plan by the IRC does not release the owner from any liability to adjacent property owners regarding runoff, nor does such approval assure owner that the owner will be free of water issues on owners property.

**Driveways**

* All residents are required to have concrete driveways.
* Driveways may be no closer than 5 feet to any side property line at any point along the driveway unless a variance is granted for good cause.
* Driveway installation must conform to City of New Bern’s standards for connection to a city maintained residential street.
* Concrete or brick pillars at the end of driveways are not permitted. Pole type lighting fixtures are allowed at the end of driveways.
* If driveways or backout pads are graded to direct water towards an adjacent lot, a curb should be installed to collect and re-direct water from the adjacent lot.

**Restoration of Road Shoulders and ROW Behind Curb**

* Upon completion of construction of the home, the road right-of-way must be repaired, graded and seeded. Damage incurred from roadside parking must be repaired.

**Erosion Control**

* Owner/builder must erect sedimentation devices (silt fencing) in areas adjacent to all lakes, wetlands and areas where these devices are needed to prevent erosion and sediment leaving the site.
* Approval of home site clearing by the Improvement Review Committee is subject to all erosion control devices having been erected prior to clearing.
* **Temporary driveways must be installed and maintained during construction**. The required specifications for such are to meet the requirements of the state of NC Sedimentation Pollution Control Act as administered by the Division of Land Resources.

**Fences**

* Fences are subject to the complete jurisdiction of the Improvement Review Committee and must be approved in advance by such.
* Fences are discouraged; however, when appropriate, they will be approved by the Improvement Review Committee under the following guidelines:

- Fences may extend no deeper than one-half the

mean distance between the home and rear lot line.

- Fences may in no case encroach upon drainage or

 utility easements.

- Fences may in no case encroach on minimum building

 setback lines for the home and home site.

- Fence height cannot exceed 4 feet tall.

 - Fences cannot extend out beyond the width (side)

 of the house or extend forward further than the rear

 of the house.

 - Solid wall construction will not be allowed

 - Tops of pickets or vertical boards used in

 fencing should have a design element.

**Mail Boxes**

* Mailbox and post shall be of the type and design approved by the Carolina Colours Improvement Review Committee.
* Mailboxes must be installed on the street of the living unit address.
* Builder is responsible for procuring and installing approved mailboxes.
* All neighborhoods approved by the City of New Bern after 2015 will be required to utilize congregate mailboxes per US Postal Service regulations. There will be no home delivery service. The developer of the neighborhood will provide the congregate mailbox facility.

**Mowing Unimproved Home Sites**

* The Homeowners Association will, no more frequently than 4 times per year, mow each unimproved home site. The owner of each unimproved home site will pay the Association for such mowing.

**Signs**

* No sign shall be allowed on any home site so as to be visible from any street right-of-way or any adjoining property or any water course or Amenity, except the following signs, which shall be allowed:

 -One sign per home site, no greater than 6’square feet in size, specifying the general contractor actually constructing the living unit on such lot. Said sign must be located a minimum of 20 feet from each street right-of-way. Such sign may not be installed until the contractor has received plan approval from the Improvement Review Committee. Such sign must be removed upon issuance of a certificate of occupancy for the living unit.

* No “For Sale” signs may be placed on any home or home site, including in windows of any home.
* No subcontractor or supplier signs may be placed on any home sites.

Revised:

 3-19

 2-21