



Building Guidelines

SIGNS:

- The General Contractor may erect one (1) professionally made sign, not to exceed (6) square feet. To be placed a distance no closer than 20' to any property line.
- There shall be No supplier and/or subcontractor signs

Erosion Control:

- Builder/Owner must erect sedimentation devices (silt fence) in areas adjacent to all creeks, wetland or areas where these devices are needed to prevent erosion.

Drainage:

- It is the responsibility of the Builder/Owner to provide positive drainage from the building pad and homesite to streets or other designated drainage easements.

Building Sites:

- Builder/Owner **must have approved Site Plan and House Plane Before** commencing any clearing or construction activity on the Lot.
- All Debris from Lot clearing and construction **Must Be Hauled Away**. Burying of debris is unacceptable.
- Each construction site **Must Have A Dumpster and a Portable Toilet** no closer than 5' to a property line during the entire period of construction.
- Lot access for clearing or construction prior to driveway installation, must not interfere with road drainage or disturb road bed prior to hard surfacing. Any drainage to curb or street is the responsibility of the Builder/Owner.

Exterior Siding & Trim Materials:

- The exterior of homes should be designed to utilize the following materials;
 - a) Brick, b) Vinyl, c) Stucco, d) Masonite or similar product, e) Wood - individual siding boards and batten and other similar products may be used with individual components. T111 and other Plywood products are Not an approved wood siding component.

Foundations:

- All homes must be built on a crawl space. The foundation will have a brick face exposed on the exterior of the building. Porches or decks that extend past the foundation of the home should be enclosed by some means such as brick, lattice or slatted wood construction.

Roofs:

- All roofs on residential construction will have a minimum 6/12 pitch.
- Roofing materials allowed are standing seam metal roofs, asphalt and cedar. Concrete shingles or terra cotta tile roofs are not approved. A 25 year material or greater is recommended. Exhaust vents & vent pipes should to be located on backside of roof.

Pools:

- Access to a private swimming pools shall be limited by fencing not to exceed 4 feet (48 inches) in height with safety gate or folding stair case.
- Private swimming pools shall not be located in any front or side yard and shall not be less than 20' from any Lot line
- Above Ground pool shall have an architecturally aesthetic covering of the pool structure
- Pool pump, filter, to be concealed with appropriate screening with fencing or vegetation.



Building Guidelines continued

Colors:

- In general, white and earth tone oriented colors are in keeping with the wood environment at Evans Mill. All colors are subject to architectural review. We would discourage the use of colors such as pink, purple, orange, etc..

Fireplace:

- In acknowledgement of the wooded environment, all chimneys will be required to have spark arrestors as a fire safety precaution for the community.

Driveways:

- Driveway installation must conform to NCDOT standards for connection to state maintained residential street.
- All residences will be required to have a paved driveway.
- Culvert pipe must meet NCDOT specifications. Culvert ends are required to have flared end sections
- Concrete or brick pillars at the end of driveways are not allowed. Pole type lighting fixtures are allowed features at the end of the driveways.

Garage:

- All homes will be required to have a two car garage, attached or detached, with appropriate apron in front of garage doors to accommodate the parking of two additional vehicles.

Garbage Receptacles/Propane Tanks:

- Outside storage of garbage receptacles must be within a screened or enclosed area with fencing or vegetation.
- Propane tanks may be installed as an underground installation or above ground with appropriate screening with fencing or vegetation.

Fences:

- In general, fences are discouraged, however, where appropriate, they will be approved under the following guidelines; a) Height of fences **not to exceed 4 feet (48 inches)**, b) Solid wall construction is discouraged, c) Tops of pickets of vertical boards shall have a design element, d) Fences shall not extend further forward than the rear wall of the house.
- A dog pen may be of chain link fencing provided it is screened on all sides with appropriate vegetation to be located at least 20' from all Lot lines

Clothes Lines:

- Clothes Lines are not permitted in Evans Mill.

Heat Pumps:

- Water source heat pumps must discharge into an enclosed catch basin or other drainage structure that does not impact any adjacent properties. Discharges in roadside ditches is Not Allowed.

MailBoxes:

- Mailboxes and posts shall be of a type and design as approved by the ACC and may be available through a local contractor at cost.
- Mailboxes must be of Dark Green (Forest or Hunter) mounted on a post constructed with Gothic or Round post cap. (Flat post caps are not permitted). Mailbox to be without permanent adornments and/or personalization.