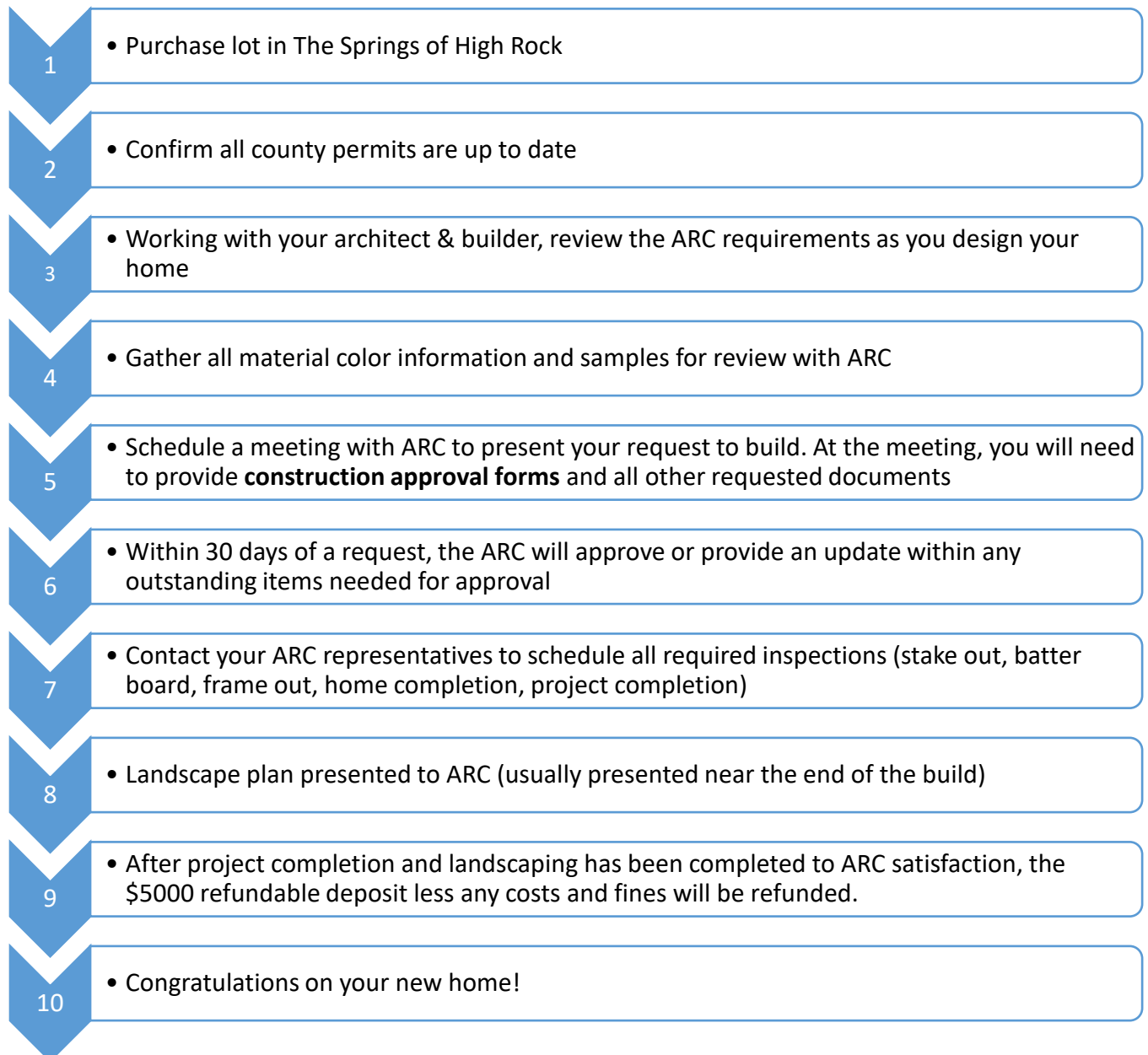


The Architectural Review Committee (ARC) is in place for the purpose of reviewing, approving, suggesting changes to, and rejecting plans and specifications for new home builds. The ARC will also work with homeowners for improvements including house color changes, driveway extensions, and swimming pools.

If you have any questions as you are preparing to build, the ARC may be reached at:

arcboard@thespringsathighrock.org

The Build Process in The Springs at High Rock



*Retain this top page as a reference, submit the rest of packet at your meeting with ARC

CONSTRUCTION APPROVAL FORMS

Form 1: Letter of Acknowledgement from Owners:

To be completed for each application submitted to The Springs Architectural Review Committee for approval.

This acknowledges that I have reviewed and that I will abide by the following documents available on [The Springs at High Rock - North Carolina homeowners association information](#) website:

- The Declaration of Covenants, Conditions, and Restrictions of The Springs at High Rock Subdivision
- The Declaration of Restrictive Covenants of The Springs at High Rock Subdivision
- The May 1, 2023, Requirements of the Architectural Review Committee (ARC) for building in The Springs
- The May 21, 2023 Schedule of Penalties

I understand that I cannot make any exterior alteration or change of an approved plan to my home such as the overall exterior appearance, trim, siding, roofing, stain/paint, driveway and/or walk location, garage, outdoor lighting, pool, landscaping plan, etc. without prior submission of a written request for the change(s) to The Springs ARC, and have received their written approval.

I state that I am current on all assessments for the property. Further, I agree to pay any expenses to correct exterior changes made without written approval. I will hold The Springs Homeowners Association, Inc. harmless for such action.

Agreed: _____

_____ (Signature of property owners)

Lot Number: _____

Street Address: _____

Date: _____

E-Mail Address: _____

Phone: _____

Form 2: Letter of Acknowledgment from General Contractor/Builder

To be completed for each application submitted to The Springs Architectural Review Committee for approval.

This acknowledges that I have reviewed a copy of the Declaration of Covenants, Conditions and Restrictions of The Springs Subdivision, and the May 1, 2023, Requirements of the Architectural Review Committee (ARC) for building in The Springs and that I and all others contracted by me for construction on the property listed below will abide by them.

This agreement must be signed and submitted by the builder at a scheduled ARC meeting or at another designated time when the ARC, Homeowner, and the builder can schedule a meeting.

Agreed: _____

(Signature of General Contractor/Builder)

Lot Number: _____

Street Address: _____

Date: _____

E-Mail Address _____

Phone: _____

Form 3: Design Approval Checklist: Part 1

To be completed for each application submitted to The Springs Architectural Review Committee for approval.

Owner(s): _____

Lot & Phase Number: _____

The Springs Address: _____

Current Home Address: _____

Phones: Primary _____

Other _____

E-mail _____

Builder: _____

Address: _____

Phones: Primary _____

Other _____

E-mail _____

Form 3: Design Approval Checklist Part 2

Drawings Checklist:

A. Site Plan that shows:

1. Property Lines (identify adjacent lots/homes)
2. North Arrow
3. Scale
4. Setbacks
5. Footprint of entire structure(s)
6. Corners of adjacent structures
7. Location of well & septic
8. Material drop off location
9. Dumpster and porta potty location
10. Location/ composition of drive & walks
11. Topography, erosion, and drainage control plans
12. Retaining Walls (if any)
13. Location of Service Areas (heat pumps, generators, buried propane tank, etc.)

B. Photos of lot

1. From ARC requirements: Photographic documentation of the lot prior to any tree removal or grading on a lot. This includes pictures taken from the **roadside** (showing common area), from the **center of the lot** in all directions, and **from lakeside on waterfront lots**. Lot boundaries should be identified in the photos. Existing trees and other vegetation must be shown along the entire length and width of the lot. Any streams on the lot must also be photographed.

C. Floor Plans of all structures (digital or full-size blueprints showing sq. ft.)

D. Elevations of each side

1. Exterior materials listed (Use separate list, page 6)

2. Door & window locations _____

3. Roof pitch & materials _____

4. Finished grades _____

Fees Paid (Requirements 1-h):

A. Non-refundable Road fee (\$3,000) _____

B. Refundable construction bond (\$5,000) _____

Comments:

Signature of Property Owner(s) / Date:

Exterior Materials and Color Selections for Builds in The Springs at High Rock

Actual Samples Must be Presented before Final Approval can be granted

Per Architectural Review Requirement Paragraphs 1g * and 8♦: Materials and colors for exterior surfaces: select muted, nature-blending colors. There are to be no white, off white, multicolor (more than two), or high contrast color themes. Primary exterior colors with a Light Reflectance Value (LRV) greater than 65 are not allowed. The ARC must approve all color themes and materials. A change in either during construction must be reapproved by ARC. Visible foundations must be faced with brick, stone or cultured stone, or be stucco tinted to complement the house. Retaining walls must complement the style of the house.

Reference Site: <https://www.brickandbatten.com/painting-your-house-white-understand-lrv/>

Please list both Manufacturer of Material and Name of Color proposed including samples for the items underlined.

Exterior Section	Material Selected	Color Selected (include Manufacturer's Name if possible)	<u>Sample Submitted</u>
* <u>Roof Material/ Color</u>			
* <u>Stone/Brick/Mortar Color</u>			
* <u>Siding Material/ Color</u>			
* <u>Garage Door/ Color</u>			
* <u>Front Door/ Color</u>			
* <u>Exterior Trim/ Color</u>			
♦ <u>Visible Foundation Facing Material/ Color</u>			
♦ <u>Retaining Wall Facing/ Color</u>			
<u>Windows/ Color</u>			
<u>Gutters & Downspouts/ Color</u>			
<u>Columns/Color</u>			

If more space is needed to describe materials and/or colors selected, please add to back of form or on an additional sheet.

Form 4: Landscape Approval Checklist (This form to be completed before final inspection review):

Per ARC Review Requirements:

Landscaping designs should seek harmony with and preserve the wooded and rocky character of High Rock Mountain. The use of existing natural growth areas as part of the landscape design is encouraged. Large lawns should be avoided as these require removal of too many trees and extensive watering. Plantings that require extensive watering should also be avoided in consideration of the potential to deplete not only your well but also those of your neighbors. Plantings must be chosen and sited to ensure that at maturity the lake views and mountain vistas enjoyed by neighboring properties (improved or not) are not compromised. Removing trees from another owner's property to improve a view or for any other reason without written permission from both the property owner and ARC is forbidden and may result in legal action. When the property owner or contractor considers the landscape installation complete according to the approved plan, notify the ARC so that a Landscaping Inspection can be scheduled. Return of any applicable deposits will not be considered until the Landscaping Inspection has been completed and approved. Property Owners of home-build projects completed in winter months (December through March) may request a deferment of the Landscaping Inspection and approval until weather permits. Upon verification and approval that all other requirements have been satisfied, the applicable deposit may be refunded at that time, subject to ARC approval.

Owner(s): _____

Lot & Phase # _____

The Springs Address: _____

Current Home Address: _____

Primary Phone# _____

E-mail _____

Landscaper: _____

Address: _____

Primary Phone # _____

Email _____

**THE SPRINGS AT HIGH ROCK HOMEOWNERS' ASSOCIATION, INC.
SCHEDULE OF PENALTIES FOR CONSTRUCTION RELATED VIOLATIONS**

ARC #	Violation	Initial Fine Amount	Subsequent Fine Amounts	Fine Frequency
2	Rules and Requirements Review			
2-1 to 2-18	New build or major house renovation project initiated without written ARC approval after The Committee has reviewed all the requirements of Section 2. It is understood that the actual construction will follow the agreed upon build plan approved by ARC.	\$500.00	\$1,000.00	Per Occurrence
3	Construction			
3-1	Removing standing trees without ARC approval	\$300.00	\$500.00	Per tree
3-2	Violating contractor's authorized work hours (attempting to enter community prior to 7 AM or any time on Sunday).	\$100.00	\$250.00	Per Occurrence
3-4	Dumpster placed on common area. Placing Porta-potty on common area. Parking vehicles overnight on common area. Storing materials overnight on common area without prior approval.	\$100.00	\$250.00	Per Day
3-5	Caution cones and markers not properly utilized.	\$100.00	\$250.00	Per Occurrence
3-6	Cutting of any utility line (electrical, internet).	\$100.00	\$250.00	Per Occurrence
3-7	If blasting is required, failure to notify property owners within 2500 feet of site at least one week before blasting.	\$250.00	\$500.00	Per Occurrence
3-8	Not installing/maintaining silt fence after approved tree removal but before site construction begins.	\$250.00	\$500.00	Per week
3-9	Excess materials/trash not placed in dumpster or not emptied as required. Concrete cleanout residue on common area or concrete spilled on roadway. Litter and debris not properly picked up on construction site or common area.	\$100.00	\$250.00	Per Occurrence
3-10	Any burning performed on construction site.	\$500.00	\$1,000.00	Per Occurrence
3-11	Sign violations. Only General Contractor sign is allowed - not subcontractors' signs.	\$25.00	\$25.00	Per Day
3-12	Approved project not completed within one year after site clearing without written extension requested and approved by ARC.	\$200.00	\$200.00	Per Month
3-13	Propane or fuel oil tanks not buried.	\$250.00	\$500.00	Per Month
3-14	Landscape plan not completed as approved or one growing season after house completion.	\$250.00	\$500.00	Per Month
3-15	Erection of poles, towers, antennas, or dishes without prior ARC approval.	\$100.00	\$250.00	Per Month
3-16	External AC units not screened from street or lake view.	\$100.00	\$250.00	Per Month
3-17	Fences installed made of chain link, chicken wire, barbed wire or not approved by ARC.	\$100.00	\$250.00	Per Month
3-18	Noncompliant mailbox installed.	\$100.00	\$250.00	Per Month
3-19	Noncompliant exterior lighting violations.	\$100.00	\$250.00	Per Month
3-20	Faulty remote septic field not repaired by Property Owner or reported to ARC.	\$100.00	\$250.00	Per Occurrence
4	Inspections			
4	Property Owner fails to schedule with ARC the five required inspections; Stake Out, Batter Board (or equivalent), Frame Out, Home Completion, Project Completion.	\$100.00	\$250.00	Per Occurrence
5	Additions & Renovations			
5	Any Home Additions or Exterior Renovations or Interior Projects that requires heavy equipment or dumpster initiated without written ARC approval.	\$250.00	\$500.00	Per Occurrence