



# **The Springs at High Rock**

## **ARCHITECTURAL RULES & REQUIREMENTS**

**THE SPRINGS AT HIGH ROCK**

**SUMMIT AT THE SPRINGS**

**CASCADE CREEK AT THE SPRINGS**

**CASCADE CREEK II**

**THE VILLAGE AT BOULDER RIDGE**

**TRANQUILITY LAKES**

**Adopted by Architectural Rules Committee (ARC) and the Board: January 11, 2024**

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## 1. Introduction

In private residential communities such as The Springs, rules and restrictions are established to ensure that development proceeds in an orderly and well-planned manner. Covenants and Bylaws protect the community from unattractive and irresponsible construction, enhance the overall beauty and cohesiveness of the development, maintain property values, and protect the unique natural environment of High Rock Mountain and Lake.

The Springs Architectural Review Committee (ARC), appointed by The Springs at High Rock Homeowners Association, Inc., will help ensure that community home construction has a consistent quality including design, facade, materials, style, and landscaping. The ARC reserves the right to reject any house plan that detracts from the character of the neighborhood. In order to maintain a "planned look" for the community and preserve its aesthetic integrity, the committee may at times place a temporary moratorium on any particular style until the community is brought back into balance. The ARC will only address approval requests for property owners in good standing with The Springs at High Rock Homeowners Association, Inc. (in compliance with covenants and current on assessments).

From time to time, additions and / or revisions may be made to these guidelines. However, property owners will only be held accountable for the guidelines in effect at the time of their application for construction or modification. After adoption, the latest version will always supersede all others previously published. Existing homes and landscaping approved under prior rules or variances do not create a binding precedent. The most recently adopted rules and requirements will also apply to additions, major alterations and repainting, re-roofing, or major landscape changes.

The ARC would be pleased to meet with lot owners considering building to discuss The Springs' building requirements.

Contact: [arcboard@thespringsathighrock.org](mailto:arcboard@thespringsathighrock.org)

## 2. Rules & Requirements

All owners, architects, engineers, designers, builders, contractors, and developers must have received, read, and understood these guidelines as well as the Declaration of Restricted Covenants and agree to comply with them as applicable, prior to submitting any proposal for ARC review. Violations may result in denial of access to The Springs amenities. Contractors are liable for damage to roads, utility infrastructure, and the landscape of both private and common property including road rights-of-way.

No construction activity of any type may commence without prior written approval of the project and / or home construction plans from the ARC. This includes, but is not limited to, removal of trees, placement of driveways or walkways, drilling of wells, installation of fences, or erection of any structure on the lot. ARC can approve or reject the project / plans based solely on aesthetic considerations, but approval shall not be unreasonably withheld. If the ARC has taken no action within thirty (30) days after plans are received, the owner may proceed to build without approval.

1. Prior to any new construction activity, major exterior renovation, or demolition on the lot, the following must be submitted to the ARC for approval. Submittal requirements for major renovations / modifications may be tailored by the ARC contingent upon the scope and magnitude of the work. Any improvements or alterations made by property owners to common community areas in The Springs without prior approval by the ARC are subject to removal at the owner's expense.
  - a. Completed and signed Construction Application Forms. Your signature is confirmation that you and your contractor will comply with these requirements and understand penalties including fines may be levied for violations.
  - b. Photographic documentation of the lot prior to any tree removal or grading on a lot. This includes pictures taken from the roadside, 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. Full House Plan (blueprints). Plans will be kept on file for future review. Plans in pdf format will also be accepted.

d. Site Plan showing house placement and elevations, driveways, walkways, location of the well and septic system, material drop off, dumpster, port a potty, etc. Placement of the house on the lot must consider and show the effect of the finished construction on views and vistas enjoyed by neighboring properties (improved or not).

e. Elevation drawing showing lot drainage plan. The plan must consider appropriate building site elevations for foundations, subsurface drainage, establishment of final grades, and installation of gutters. The plan must show the effect of drainage on adjacent properties, and plans for erosion and silt control and must follow the NC Department of Environmental Quality, Division of Energy, Mineral & Land Resources, Land Quality Section. The Winston-Salem Regional Office can be contacted at (336) 776-9800.

f. Landscaping Plan showing plants, shrubs, decks, fencing, etc. (note: these plans may be submitted later if not yet established).

g. 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.

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

h. The owner, general contractor, or builder must submit a check for \$8,000.00. Three thousand (\$3,000.00) of this total is non-refundable and will be placed in a construction and road fund. The remaining \$5,000.00 will be held in an escrow account and will be refunded after completion of all construction (including driveway, mailbox installation, and landscaping), ARC verification that construction rules were followed, and confirmation that adjacent road and shoulders were maintained in good condition throughout the construction process. Any costs to The Springs

Homeowners Association, Inc. to correct out-of-compliance issues, site deficiencies, or damage to community property will be deducted from the \$5,000.00 and may result in additional charges if restoration costs exceed \$5,000.00. The homeowner will be asked to replenish the escrow account to \$5,000 If the account balance falls below \$2,500 at any point of the build.

2. No home shall exceed two-and-a-half stories in height above the ground. No manufactured housing is allowed.
3. Total required finished square footage is 1800 Gross Living Area (GLA) on The Springs waterfront lots, Summit lots, Cascade Creek and Cascade Creek II lots, The Village at Boulder Ridge lots, and Tranquility Lakes lots. The Springs' interior lots require a minimum of 1600 GLA. GLA does not include garages, decks, porches, or unfinished basements.
4. The front of the house must face the street.
5. All homes must have enclosed, attached garages. Garage doors must be installed and must not face the street. Carports are not allowed. House plans need to be designed to fit the lot and the community's building requirements. ARC will consider a variance for valid reasons such as lot topography, but, in such cases the garage face must be a minimum 30-degree angle toward the front of the house.
6. No unattached outbuildings are permitted, except for well covers. Variances will be considered by the ARC for a freestanding building that may be necessary due to the topography of the building lot. The ARC may approve free standing gazebos, pavilions, front entry features, trellises, pergolas, arbors, etc. if they meet both esthetic and structural requirements.
7. All homes must meet setback requirements as set forth in Deed Restrictions, Homeowners Association documentation, Davidson County, and all other governmental regulations and guidelines. All structures shall be at least 10 feet from the side property line of any lot, except that they shall be at least 20 feet from the side property line abutting a street. The front setback line (facing any community street / road) shall meet or exceed Davidson County subdivision regulations; however, notwithstanding anything herein to the contrary, said front setback line shall not be closer than seventy-five (75) feet to any existing or newly constructed road. The Cube Carolinas LLC 100 LF setback requirement must also be met on

waterfront lots. Contact Karen Baldwin at [Karen.Baldwin@eaglecreekre.com](mailto:Karen.Baldwin@eaglecreekre.com) (704) 422-5525 for verification of current requirements.

8. No building may be erected without a concrete, brick, stone, or concrete block foundation. Visible foundations must be faced with brick, stone or cultured stone, or be stucco tinted to complement the house. Paint finish is not acceptable on concrete or masonry surfaces, except brick. If the brick is to be painted, the color must be submitted and approved by the ARC prior to the brick being painted. Retaining walls must complement the style of the house (including composition, texture, and color) and be approved by the ARC prior to being installed.
9. Roofs (except for dormers) must have an 8/12 or greater roof pitch and have an overhang of at least 12 inches. Roofing materials other than minimum 30-year Architectural Designed Shingles must be approved prior to purchase and installation. The ARC must also approve the color of the shingles or other roofing materials to be used. Shingles containing asbestos are not permitted.
10. Chimneys must be faced with an approved material and complement the house. Exposed metal pipes are not permitted. All wood burning house chimneys must have a roof cap with a spark arrestor screen.
11. Prohibited exterior materials include, but are not limited to the following: asphalt shingles, aluminum siding, imitation brick, stone roll siding, exposed concrete and concrete block.
12. The site plan for any swimming pool must be submitted and include the following:
  - a. Pool and pool deck dimensions and location.
  - b. Location of all pool equipment and structures associated with the pool area.
  - c. Barrier fencing type and location.
  - d. Samples of materials with proposed colors.
  - e. Location and type of pool and deck lighting.
  - f. Drawings for a pool enclosure showing all exposed sides and landscape plan.
  - g. No above ground pools are allowed.
13. Temporary Driveway and Property Access / Entrances: When a permanent paved driveway / property entrance is not yet constructed, to prevent transfer of sediment and / or mud to the road by

construction vehicles, temporary access drives (Construction Entrances) connecting the property to The Springs community road(s) must be constructed in support of approved home builds or other approved site improvements. Requirements for these temporary access drives include:

- a. Must be approved by the ARC in advance of the project.
- b. Must be constructed prior to commencement of any land disturbance activity on the site.
- c. Must be constructed of at least 8 inches of rock aggregate material going at least 40 feet into the property.
- d. Must include a 15" concrete or plastic drainage culvert under the drive where necessary to promote positive drainage in the Common Area (The Springs right-of-way) swale.

These temporary access drives may be left in place for the duration of the new home build or site improvement, but shall not be left in place for more than 1 year. Extensions of time may be granted by the ARC upon request due to extenuating and / or unforeseen circumstances that delay completion of the construction activity. Prior to completion of the Project, these temporary accesses (construction entrances) must be replaced with a permanent driveway entrance or property access (constructed in accordance with the ARC requirements) or removed and the area completely restored to the existing condition prior to the Project.

**14. Permanent Driveway, Parking areas, and Property Access / Entrances:** Those property access entrances and / or parking areas that are intended to remain on the property for greater than 1 year.

Requirements for permanent driveway entrances, driveway extensions, or parking areas include:

- a. Must be approved by the ARC prior to construction.
- b. Must be finished in concrete, asphalt, pavers, or other hard surface materials approved by the ARC.
- c. Should be curved (meander) wherever possible.
- d. Must not exceed 12 feet in width in the Common area (right-of-way). The driveway approach apron wings (flairs) may be wider where they connect to the community road.



- e. Must include a 15" concrete drainage culvert pipe under the drive where necessary to promote positive drainage in the Common Area (right-of-way) swale. The invert of the pipe must be installed to match the invert of the adjacent swale. Grading of the swale must be completed to ensure no ponding condition exists. Round Reinforced Concrete Pipe (RCP) or Elliptical Reinforced Concrete Pipe (ERCP) is permitted. Plastic pipes such as HDPE or PVC are not allowed.
- f. Must be completed prior to the ARCs final inspection of the Project.

15. Entry gates or other features must be approved in advance.

16. Entry sidewalks will be hard surface paving and should curve wherever possible.

17. For waterfront lots, no trees or vegetation removal or construction of docks or any other structure is allowed in the Cube Carolinas LLC Buffer Area without prior approval of Cube Carolinas LLC. Contact Karen Baldwin at [Karen.Baldwin@eaglecreekre.com](mailto:Karen.Baldwin@eaglecreekre.com) (704) 422-5525 to coordinate an on-site visit to review the details regarding the Shoreline Management Plan.

18. Few assets of The Springs are as precious to our community as our trees. It is the general policy of The Springs HOA to preserve as many healthy trees as possible in our community and to encourage the nurturing of new trees, consistent with safety, residential development, and aesthetics. Except within the building site on individual properties (within 30' of the main dwelling), no trees of any kind in excess of 6" in diameter at 3 feet above ground level may be removed anywhere on the lot without prior approval of the ARC. Standing dead trees may be removed anywhere on the lot, but these must be clearly marked and approved by the ARC prior to cutting. Trees downed due to severe weather or other natural causes may be removed without ARC approval. Variances may be requested for reasons such as drainage field, driveway, or location of wells and septic fields. The ARC will consider requests to remove a small number of trees (normally less than ten) to enhance the scenic view from the property. Residents who disagree with the findings of the ARC on any of these issues may appeal their requests to the HOA Board. Except in extraordinary circumstances, topping of trees will not be authorized. Nothing in this policy overrides the constraints on lakefront property owners imposed by the authority governing High Rock Lake and its tributaries.

### 3. Construction

1. After approval of the home and lot plan by the ARC, once the home foundation and driveway are staked out, and the placement of the well and septic tank have been checked and approved by the Davidson County Health Department, the ARC must be contacted to inspect the site to confirm compliance with approved plans and requirements. Trees to be removed should be tagged with orange ribbons prior to the stake out inspection. The decision on some proposed tree removal may be postponed until a later date, on a case-by-case basis, by the ARC. All other trees are to be protected from damage during construction or filling.
2. Construction is permitted only between 7 am and 7 pm Monday through Friday, and 8 am and 5 pm on Saturday. The only exception will be to complete a concrete pour. Construction is not permitted on Sundays, Christmas, Thanksgiving, or New Year's Day. These rules also apply to landscaping that requires heavy equipment.
3. The speed limit throughout the Springs is 25 MPH and reckless driving in excess of 25 MPH may be ticketed.
4. Common Area- No materials, construction trailers and vehicles, or other equipment (including dumpsters and portable potties) are to be left in the common area overnight. Fines may be assessed for repeat violations.
5. Traffic Cones - Cones are to be placed in front and back of a vehicle when they need to park in the common area or road temporarily. Please have your contractors park in the driveway whenever possible.
6. After ARC approval and before any construction on the property begins, the owner and contractor are responsible to contact NC811 to confirm the location of any electrical, telephone, or fiber optic communication cables on the property.
7. If blasting is required for site preparation, owners of all homes within 2500 feet must be notified at least one week in advance. Those responsible for blasting must meet all state, county, and local requirements

and will be liable for any damages to foundations, structures, wells, roads, fixtures, utilities, underground features such as (but not limited to) propane tanks, and pools, etc.

8. During construction, the owner and contractor are responsible for preventing drainage and soil erosion onto any adjacent property, High Rock Lake or interior lakes, and all common areas. Silt fencing must be installed after tree clearing but before excavation begins. Remote septic fields must be repaired and seeded following any septic work. Streams and / or lakes on the property must be protected as required by North Carolina law. The ARC requires that the NC Department of Environmental Quality requirements are followed. Contact the Department with any questions at NC Department of Environmental Quality, Division of Energy, Mineral & Land Resources, Land Quality Section, 217 W. Jones Street, Raleigh, NC 27603 (877) 623-6748. The Winston-Salem Regional Office phone number is (336) 776-9800.
9. The lot must be cleared of debris daily during the construction period. A dumpster and portable toilet must be on the site (not placed in the common area) prior to any construction activity. All spills of concrete, gypsum, mortar, tar, asphalt, oil, etc. on roads, road right-of-ways, or any community property must be cleaned up immediately.
10. No open fires during or after construction are allowed in The Springs including burn barrels and open fire pits. Fire pits with a spark arresting screen are allowed. All wood-burning house chimneys must have a roof cap with a spark arrestor screen.
11. During construction, only the builder or general contractor sign may be displayed on the property. Subcontractors or vendor signs are not allowed. All signs must be removed at the end of construction.
12. The exterior construction of the house, landscaping, and driveway must be completed within one year of the date of commencement. Any variance must be requested and approved prior to the end of the one-year period. Builds greater than 14 months without an approved variance may be required to forfeit some or all of their \$5000 escrow amount.
13. New home propane and fuel oil tanks must be buried. Any existing above ground bottled containers or tanks must be screened from view.
14. 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 less \$1,000 may be refunded at that time, subject to ARC approval. The remaining \$1,000 will be refunded after landscaping has been completed and approved by ARC.

15. No flagpoles, freestanding towers, antennas, or satellite dishes may be erected without the prior approval of the ARC.
16. Outside clothes lines and window-mounted or through-wall air-conditioning units are not allowed. External AC units must be screened from street or lake view.
17. No fence (including invisible fences), wall, pool, outbuilding, or any other accessory feature to the dwelling or any other structure upon any lot shall be commenced, erected, placed, maintained, or altered unless approved in writing by the Committee. The Committee's rejection or approval of plans may be based upon purely aesthetic considerations, which in its sole discretion the Committee shall be deemed sufficient, but approval shall not unreasonably be withheld. Chain link fences, fences made of chicken wire, barbed wire, or similar materials, or privacy fences are not permitted. Fenced areas should be behind the house, limited in area, and must not obstruct neighbor's vistas. The Committee will not approve the fencing of an entire lot or fencing that exceeds 5 feet in height unless required for safety

reasons. The location of “invisible fences” for dogs must be approved by the Committee, and should not allow a dog within 50 feet of any road.

18. The “Davidson” mailbox is required and must be installed on granting of the Certificate of Occupancy.

Any other mailbox structures are not approved and are subject to removal at the property owner’s expense. StreetScapes & WindowWorks ([blevco66@gmail.com](mailto:blevco66@gmail.com)) can provide the approved mailbox. The phone number is (336)-946-2164. The mailbox is the only approved location for the house number.

19. Exterior lighting must conform to the following requirements:

a. All lighting must be shielded, directed, and controlled to prevent annoyance to neighbors (light trespass). Dusk-to-dawn security lighting is prohibited.

b. House-mounted floodlights are permitted for temporary illumination only and are to be used for limited periods of time.

c. Landscape lighting fixtures must be mounted low to the ground, be low intensity, and be limited in number. General illumination of the house is prohibited.

d. Wall mounted lamps must be low intensity, mounted near doorways only with a maximum of 1100 lumens (75 watt incandescent or equivalent bulb), and limited in number.

20. If the property will use a remote septic field, the property owner / builder must report the condition of the connections between the field and the property to the ARC within sixty (60) days after the home site has been cleared for excavation. If problems are found, the property owner / builder must meet with the ARC for approval of remediation plans and timetable.

## 4. Inspections

### Inspections Required by the ARC

In addition to inspections required by Davidson County, The Springs ARC will perform several mandatory inspections during the construction of each new home or project.

The homeowner or prime contractor is responsible for scheduling each of the following inspections with the ARC, giving a minimum of 5 calendar days advance notice.

- A. Stake Out: Inspection conducted prior to lot clearing. Trees to be removed should be tagged with orange ribbons. The decision on some proposed tree removal may be postponed until a later date, on a case-by-case basis, by the ARC. Builders are reminded that all other trees are to be protected from damage during construction or filling. Plans for drainage control (during construction and subsequent home occupancy) will also be reviewed.
- B. Batter Board (or equivalent): Inspection conducted after the batter boards and string lines are in place and prior to the placement of any concrete for footings, slabs, or any other foundations. This inspection is to confirm correct locations compared to the approved site plan. The approved well and septic tank and field locations are to be marked for review.
- C. Frame Out: Inspection conducted after completion of the framing structures and prior to application of exterior materials. Samples of exterior materials and colors, and the landscape plan should be available for review.
- D. Home Completion: Inspection conducted prior to landscaping. The final position of the driveway and any walkways should be laid out for inspection.
- E. Project Completion: Inspection conducted before occupancy with all construction and landscaping completed as per the approved plans. Successful completion and approved inspections are required before consideration is made for the return of any applicable refundable deposits. Exceptions may be

granted regarding delayed completion of landscaping work as noted in section 3, Construction, paragraph 14.

- F. Periodic Inspections ARC may also conduct periodic inspections of the property and ongoing construction process during daylight hours and does not require prior notification or consent. It is the property owner's responsibility to inform the builder, general contractor, and sub-contractors of this action.

## 5. Additions & Renovations

### Home Additions / Exterior Renovations / Interior Renovations

All Home Additions and Exterior Renovations must conform to all applicable requirements established in the current Architectural Review Requirements.

Home Additions include but are not limited to screened porches, building extensions, sunrooms, swimming pools, spas, new decks, patios, and new propane tanks. New, unattached structures also require prior review and approval by the ARC (also refer to section 2, paragraph 6 of the Architectural Review Requirements).

Exterior Renovations include but are not limited to changes or replacements in style, color, or quality of exterior finish materials such as roofing, stain, paint color, stone, brick, and decking.

Prior to beginning any work described above, the following must be submitted to the ARC for approval:

1. A written notice detailing the proposed alterations.
2. One (1) copy of the plans conforming to all applicable requirements established in The Springs Architectural Review Requirements, along with the completed approval check list.
3. A refundable compliance deposit in the amount of \$1,000 if the footprint of the existing home is being altered, if heavy construction equipment is being used, or if roll-off / large dumpsters are being used.
4. An onsite stake-out inspection (review) by the ARC is required before any construction begins. (Home Additions only)

Interior Renovations that do not modify the footprint of the existing home or do not modify the exterior appearance of the home need not involve the ARC unless a roll-off dumpster or heavy equipment is used, in which case a \$1000 refundable deposit is required.



At the completion of the Project, the ARC will conduct a final on-site review, and upon approval, the \$1,000 deposit will be refunded, less any deduction required to correct any damage to Common property that has not yet been rectified or restored by the property owner. Any costs incurred by the Springs Homeowners Association, Inc. to correct out-of-compliance issues, site deficiencies, or damage to community property above \$1000 may result in additional charges to the homeowner.

## 6. Appeals

**Appeals:** If the ARC rejects the submitted home and / or landscape plan, the owner may submit amended plans to comply with the ARC comments and request in writing a hearing before the ARC. If after the ARC hearing the owner disagrees with the outcome, the owner may appeal to the HOA Board of Directors. The HOA Board decision will be final.