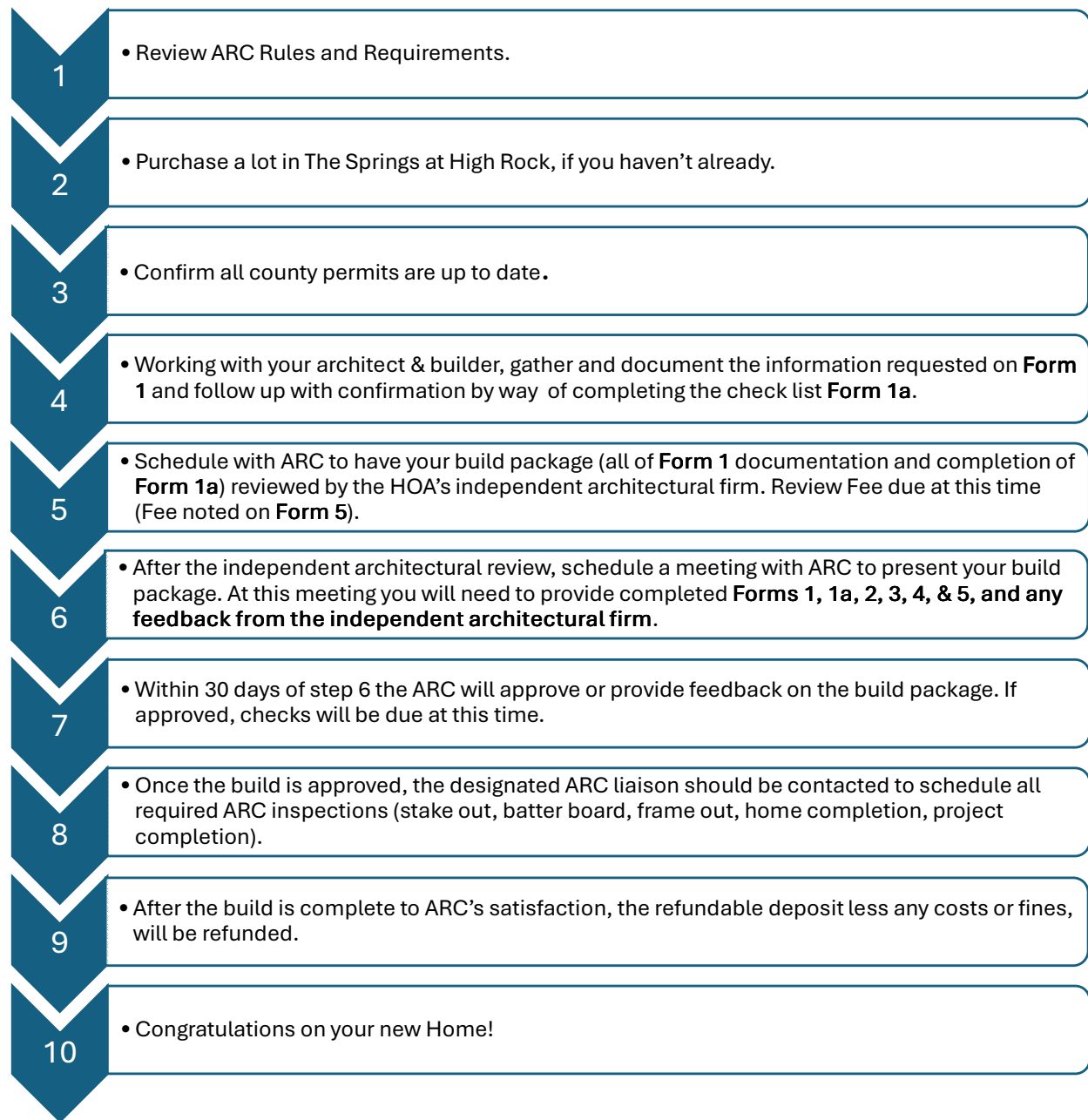


The Build Process in The Springs at High Rock

The Architectural Review Committee (ARC) is in place to maintain property values and to enhance the overall beauty and cohesiveness of the development. This is accomplished through reviewing, approving, suggesting changes to, and rejecting plans and setting specifications for new home builds as construction technologies change. The ARC also works with homeowners on improvements including house color changes, driveway extensions, swimming pools and more.

Below are a series of steps for an addition or new build. If you have any questions as you are preparing to build, the ARC may be reached at: arcboard@thespringsathighrock.org



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

ARC Required Documents

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 _____

ITEMIZED LIST OF PLANS, DRAWINGS, AND DOCUMENTS

----- All documents need to be provided in PDF format. -----

- Site plan showing the home on a survey by a registered surveyor. Survey must show required setbacks, north arrow, lot dimensions, easements, driveway size and material, location of well and septic system, material drop off location, dumpster and porta potty location, retaining walls (if any), location of service area (heat pumps, generators, buried propane tanks, etc). ☐
- Topography, erosion and drainage control plans ☐
- Pictures of the existing lot from the road(s), including road easement ☐
- Floor plans (electronic and upon final approval, one full size set of plans) ☐
- Roof plans including roof pitches ☐
- All exterior elevations showing actual grades on house ☐
- Materials including color and LRV (light reflective value) ☐
- Gutter and downspouts including color ☐
- Windows including color and glass type ☐
- Exterior trim, corners and columns, including size, color, and materials ☐
- Doors, including garage door(s), colors and materials ☐
- Custom accents such as stone/brick/mortar/limited vinyl, with color ☐
- Shutters including materials, color and hardware ☐
- Professional Landscape Plan (see Form 4 for additional details) ☐

Note: Material samples may be requested.

Non-refundable check for \$500 to cover the architectural review, payable to: The Springs at High Rock.

Home Build Checklist and ARC Rules and Requirements Review

Home Owner(s):

Contact Phone:

Address:

Date of Initial Walk-through

Date of Final Walk Through

ARC Reps:

Guidelines Section	Description	Owner Checklist	ARC Checklist	Comments
	Applicable ARC Rules & Requirements			ARC Plan Review Date:
Introduction	Must be in compliance with the covenants and current on assessments.			
Required Preconstruction Submittals				
2-1a	Signed Construction Approval Forms. Licensed GC.			
2-1b	Photographic documentation of lot prior to tree removal			
2-1c	Full Size house plans or pdf file			
2-1d	Site Plan approved by Davidson county Health Dept. showing house foundation, driveway, well and septic system placements. Septic should be positioned as close to the home as is reasonably possible.			
2-1d	Site Plan showing material drop off, dumpster and port a potty placement.			
2-1e	Elevation Drawings showing lot drainage plan.			
2-1f	Landscaping Plan			
2-1g	Materials documented for architectural review per Form 1. Actual exterior material samples can be helpful. LRV < 65.			
2-1g	Trim colors meet requirements including no white corner trim.			
2-1h	\$500 Architectural Review Fee			\$500 made payable to "THE SPRINGS AT HIGH ROCK HOA"
2-1h	\$3000 non-refundable Road fee, \$5000 construction bond			\$8000 made payable to "THE SPRINGS AT HIGH ROCK HOA"
ARC Build Requirements				
2-2	Front/Side/Rear Elevation materials (see ARC Rules) and aesthetics (vinyl restrictions, duplicate plan restriction)			
2-3	Structure does not exceed 2 1/2 stories in height above the ground.			
2-4	Minimum square footage requirements (1,200/1,800 sq ft)			
2-5	Front of house faces street.			
2-6	Enclosed, attached garage that does not face the street with no external stairs.			
2-6	No Carport.			
2-7	No unattached building except well cover.			
2-7	Free standing gazebos, pavillions, front entry features, trellises, pergolas, arbors must be approved by ARC.			
2-8	Dwelling meets setback requirements. 70' from front property line, 25' from side property lines, 35' from streets on the side and the rear (100 LF from lake on waterfront lots).			

Home Build Checklist and ARC Rules and Requirements Review

ARC Build Requirements, con't				
2-9	Must have Concrete, brick, stone or concrete block foundation.			
2-9	Visible foundation faced with brick, stone, or cultured stone, or be stucco tinted to complement the house.			
2-9	No paint finish on concrete or masonry surfaces except brick. If painted, color approved by ARC.			
2-9	Retaining walls must complement style of house and are approved by ARC.			
2-10	Roof has 8/12 or greater roof pitch and have overhangs at least 12".			
2-10	Roofing materials other than 30 year Architectural Shingles must be approved by ARC. Color must be approved.			
2-11	Chimney is faced with approved material and complements house.			
2-11	No exposed metal pipes on chimney.			
2-12	Prohibited exterior; asphalt shingles, aluminum, imitation brick, imitation stone panels, exposed concrete or concrete block.			
2-13	Site plan for swimming pool must be approved.			
2-14	Temporary driveway / Construction Entrance: 8" thickness of crushed rock / gravel, 40' into property, with drainage pipe in swale where necessary.			
2-15	Permanent Driveway is finished concrete, asphalt, pavers or other approved materials. Meanders if possible. Must have 15" approved pipe in swale where necessary. Must be graded to promote positive drainage in swale.			
2-15	Driveway width must be 12 LF (not including a wider flaired approach at road).			
2-16	Entry gates must be approved by ARC.			
2-17	Entry sidewalks must be hard surfaced and curved where possible.			
2-18	Waterfront lots - Cube Carolina must approve tree removals & docks within their 100 LF easement.			
2-19, 2-19a	Tree Removal Policy - trees are tagged for potential removal, ARC has reviewed and approved. Fines for removal of unapproved trees.			
2-19b	Trees may be removed up to 20' from footprint of home. Special rules for pines.			
2-19c	No 6" trees to be removed within 50' of the front property line, 10' from property side lines and 20' from side streets or property rear.			
2-19d	Trees may be removed up to 12' from centerline of driveway.			
2-19e	Special allowance for some pine trees.			
2-19f	Removal of dead or dying trees.			
2-19g	Waterfront properties.			
2-19h	Enhanced view allowances.			
*****	Hardcopy plans with noted materials and other notes, signed by ARC Members			

Home Build Checklist and ARC Rules and Requirements Review

Construction Requirements				
3-1	Trees to be removed tagged with orange ribbons prior to stake out inspection			
3-2	Construction is permitted 7AM-7PM M-F, 8AM-5PM Saturday. No construction permitted on Sundays, Christmas, Thanksgiving, New Year's Day.			
3-3	Speed limit throughout The Springs - 25 MPH			
3-4	Common area - no materials, construction trailers/vehicles left overnight			
3-4	No dumpsters or port-a-potties allowed on common areas			
3-5	Use traffic cones in front of first vehicle and after last vehicle parked in common area, NOT ON ROADWAY.			
3-6	Contact NC811 to locate electrical, telephone and internet cables			
3-7	If blasting is required, homeowners within 2500 feet must be notified one week in advance.			
3-8	Owner/contracor are responsible for preventing drainage and soil erosion onto adjacent property, waterways, or common area			
3-8	Sediment control must be installed and maintained through the duration of the project. Protect the Lake per NC laws.			
3-9	Keep site / dumpster cleaned regularly. Clear site of debris daily. Place portalets and dumpsters off the common area. Keep dumpster maintained. No overflowing onto the ground / unsightly debris piled up.			
3-10	No open fires during or after construction. This includes burn barrels and open fire pits. Fine for doing so.			
3-11	General Contractor advertisement sign only.			
3-12	Max One Year Build duration. Keep ARC posted. Request extension if necessary and justified.			
3-13	Propane and fuel oil tanks are to be underground.			
3-14	Landscaping design harmonizes with surroundings / characture of community and High Rock Mountain.			
3-14	Upon completion of landscaping and common area repairs, which must be within 6 months of a CO, the escrow deposit will be returned minus any unpaid fines or fees.			
3-15	No flagpoles, freestanding towers, or antennas or satellite dishes without ARC approval.			
3-16	Outside clothes lines and window-mounted / through-wall ACs are not allowed.			
3-16	External AC units must be screened from street or lake view.			
3-17	Fences, walls, pools, outbuildings are not to be erected without prior approval of the ARC. Chain link, chicken-wire, barbed wire fences are not allowed.			
3-18	"Davidson" Mailbox is only mailbox allowed.			
3-19	Exterior lighting must conform to the ARC guidelines.			
3-20	Remote septic field plans must be submitted to ARC for review.			

Home Build Checklist and ARC Rules and Requirements Review

Inspections required by ARC (inspection schedule requested by Home Owner or General Contractor)				
4-A	Stake Out			
4-B	Batter Board (or equivalent)			
4-C	Frame Out			
4-D	Home Completion			
4-E	Project Completion			
4-F	Periodic Inspections by ARC Representatives without prior notice			
Additional Initial Site Visit Topics Covered:				
1	Any damage to the Springs Common Area must be restored prior to return of deposit. Restoration must be coordinated by and is at the sole expense of the homeowner/builder.			
2	If Build extends beyond the 1-year Max duration, please notify the ARC and request an extension and specifics of why it is necessary.			
3	ARC meets once a month. We may request status updates of the builds throughout the duration of the project so we can keep the ARC informed of the progress and any issues/concerns that come up.			
ARC Communicate with Security Committee				
1	ARC request Security Committee to grant gate access code for Construction Contractor after ARC build approval is given.			
2	ARC request Security Committee to remove gate access code for Construction Contractor after building is completed.			
Additional Comments:				
Pre-Build Approval Recommendation				Signature / Date
Post-Build / Final Completion Approval Recommendation				Signature / Date

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 in effect the day of formal submission of build.
- The Declaration of Restrictive Covenants of The Springs at High Rock Subdivision
- Requirements of the Architectural Review Committee (ARC) for building in The Springs in effect the day of formal submission of build.
- Schedule of Penalties in effect the day of formal submission of build.

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: _____

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 Requirements of the Architectural Review Committee (ARC) for building in The Springs in effect the day of formal submission of build, and that I and all others contracted by me for construction on the property listed below will abide by them.

I understand that we cannot make any exterior alteration or change of an approved plan to this 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.

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 Licensed General Contractor/Builder)

Lot Number: _____

Street Address: _____

Date: _____

E-Mail Address: _____

Phone: _____

Landscape Approval Checklist:

Per ARC Review Requirements in effect the day of formal submission of build:
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.

A formal Landscape Plan must be submitted at the same time as the rest of the build package.

Owner(s): _____

Lot & Phase # _____

The Springs Address: _____

Current Home Address: _____

Primary Phone# _____

E-mail _____

Landscaper: _____

Address: _____

Primary Phone # _____

Email _____

Fees Paid (ARC Rules and Requirements section 2, paragraph 1-h):

	Date
A. Non-refundable Architectural Review Fee* (\$500)	_____
B. Non-refundable Road fee* (\$3,000)	_____
C. Refundable ¹ construction bond* (\$5,000)	_____

* Made payable to: The Springs at High Rock HOA

Comments:

Signature of Property Owner(s) / Date:

Print Name and Address

¹. Refundable to the extent that the commitments on Form 2 are adhered to.

---- For reference "ARC Schedule of Penalties - Fines" are attached ----

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

ARC #	Violation	Initial Penalty Amount	Subsequent Penalty Amounts	Penalty Frequency
2	Rules and Requirements Review			
2-1 to 2-19	New build or major house renovation project initiated without written ARC approval, or is not being built in accordance the approved plan, is subject to penalties and legal fees.	Up to \$100	\$100	Per Week
2-19	Removing standing trees without ARC approval	\$300 plus replacement	\$500 plus replacement	Damages Per tree with 3" replacements as deemed appropriate by the BOD
3	Construction			
3-2	Violating contractor's authorized work hours.	Warning	\$100	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.	Warning	up to \$100	Per Day
3-5	Caution cones and markers not properly utilized.	Warning	up to \$100	Per Occurrence
3-6	Cutting of any utility line (electrical, internet).	\$100	\$100	Per Occurrence plus cost of repair
3-7	If blasting is required, failure to notify property owners within 2500 feet of site at least one week before blasting.	\$100	\$100	Per Occurrence
3-8	Not installing/maintaining silt fence after approved tree removal but before site construction begins.	Warning	\$100	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.	Warning	up to \$100	Per Day
3-10	Any burning performed on construction site.	up to \$100	\$100	Per Occurrence
3-11	Sign violations. Only General Contractor sign is allowed - not subcontractors' signs.	Warning	\$25	Per Day
3-12	Approved project not completed within one year after site clearing without written extension requested and approved by ARC.	\$100	\$100	Per week
3-13	Propane or fuel oil tanks not buried.	up to \$100	\$100	Per Month
3-14	Landscape plan not completed as approved or one growing season after house completion.	up to \$100	\$100	Per Month
3-15	Erection of poles, towers, antennas, or dishes without prior ARC approval.	up to \$100	\$100	Per Month
3-16	External AC units not screened from street or lake view.	Warning	\$50	Per Month
3-17	Fences installed made of chain link, chicken wire, barbed wire or not approved by ARC.	Warning	\$100	Per Month
3-18	Noncompliant mailbox installed.	Warning	\$50	Per Month
3-19	Noncompliant exterior lighting violations.	Warning	\$100	Per Month
3-20	Faulty remote septic field not repaired by Property Owner or reported to ARC.	up to \$100	\$100	Per Day
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	\$100	Per Inspection/ Week
5	Additions & Renovations			
5	Any Home Additions or Exterior Renovations or Interior Projects that requires heavy equipment or dumpster initiated without written ARC approval.	up to \$100	\$100	Per Occurrence/ Week

NOTE: This document is to be used as guidance with possible variance of penalties based on the severity of the infraction.