

Grand View Falls

Cherokee County, North Carolina

ARCHITECTURAL REVIEW BOARD

DESIGN STANDARDS

Revised – November 2021

Statement of Intent

Grand View Falls is a unique environment. Located by Andrews on top of Granny Squirrel gap, the development of this landscape presents both a special opportunity and an implied obligation to build in a way that protects and respects the existing landscape. These Design Guidelines are intended to establish a framework in which Owners, with the assistance of their Architects, Landscape Architects, and Contractors, can build not only their vision of an escape in the mountains but a community of homes that share and reinforce a common vision.

Basis of Authority

These guidelines are made under the auspices of The Grand View Falls Declaration of Covenants, Restrictions & Easements, Pineapple Fields, LLC, Articles V, VI, VII and VIII. As outlined in the Covenants, these guidelines shall apply equally to all projects within the development. Establishment of the Architectural Review Board (ARB) and operations of that Board shall be as outlined in the Covenants. This document and the Covenants are intended to be complementary. The Guidelines are intended to provide clarity and greater detail to the general provisions of the Covenants.

These guidelines shall be approved by the ARB and the Board of Directors (Board) prior to taking effect. The ARB shall, as they see fit, draft revisions, additions, and modifications to these Guidelines and make such recommendations to the Board of Directors for approval of any such changes they see fit.

General Comments

The Guidelines and operation of the ARB are established with the intention of protecting the design integrity of the development and assuring a uniformly high quality of design and construction. The goals are of a high quality of design and creation of a cohesive and appropriate built environment that responds to its context underlies these Guidelines and the ARB's activities. In support of these goals, it is strongly suggested that Owners retain qualified and experienced Architects and Landscape Architects for their projects.

In establishing these guidelines, the Developer, the Board, and the ARB strive to establish the general and specific requirements and expectations of the projects to be built. The intent is to promote respect for the site and the natural landscape, the highest possible design quality, and the unity of design. It is not intended to stifle creativity or prohibit creative design solutions. These guidelines and the responsibility of the ARB are limited to the siting of each project, its landscape, and the exterior of the proposed project. The interior configuration, detailing, and

finish of the project are beyond the scope of the ARB and these guidelines except to the extent that the interior configuration has a direct effect on the exterior appearance of the project.

It is recognized that a written document establishing design guidelines cannot be exhaustive nor address every possible condition or eventuality. It is possible that a design may meet the specific requirements of the guidelines, but not create an acceptable design. In recognition of this fact, the ARB shall review each project on a case-by-case basis and reserves the right to reject or require changes in designs that may meet the letter but not the spirit of the Guidelines. Rejection may be made on purely aesthetic or site incompatibility grounds in recognition of the broader goal of protecting the beauty of the setting and maintaining the overall design vision of the development.

Shall the community not be turned over to the Homeowner's Association, the acting ARB will be the Developer/Declarant/Owner until the community is turned over.

Fees

A Design Review Fee of \$750 per project shall be submitted with the Preliminary Design Review submission. This fee is non-refundable and shall cover the expenses of the ARB. No re-submittal fees are required for any revisions or modifications to the initial plans.

Fines

Non-compliant homeowner's or lot owner are subject to a \$25.00 fine / per violation, shall the ARB elect that their home-site or lot does not need the community standards. Fines will be assessed on a monthly basis and can be compounded in the event that the homeowner does not elect to community a resolution or plan of action to the DRB.

Violations are billed on a Monthly basis, and payments are due within thirty (30) days of violation receipt.

REVIEW PROCESS

The ARB exists to review each proposed project and assure high architectural quality, site sensitive and appropriate designs, and the design and environmental integrity of the project. The Review Process is established to provide a systematic procedure to carry out these goals.

The ARB has fourteen (14) business days from date of submission to provide feedback on the proposed Architectural Modification/Addition. If feedback is not provided by the ARB within this time, it is assumed that the project is "Approved as submitted" and the Applicant may continue with their work as per the submitted application.

This process includes Preliminary Design Review, Final Design Review and Pre-Construction Site Inspection which must all be accomplished before Final Approval is granted and any on-site construction activities may begin.

Submissions will be "Approved", "Approved with Comments", "Approved with Comments -Resubmit" or "Not Approved" by majority vote of the ARB. Projects that are "Approved" or "Approved with Comments" may proceed to the next step in the process. It is strongly suggested that projects that are "Approved with Comments — Resubmit" or "Not Approved" should be resubmitted before moving forward in the process. While the Preliminary Design and Final Design Reviews can be combined in the

interest of time and an expedited review process, this practice is strongly discouraged. Design changes that may be required by the ARB may require changes to final construction documents. The ARB accepts no responsibility for changes or additional work that may be required as a result of the design review process or any applicant's attempts to expedite this process.

The ability of the ARB to fully understand, review, and approve any proposed design is dependent on the submission of complete, concise, and understandable documents. Documents submitted for approval should be professionally prepared and should accurately, clearly, and fully reflect the design intent of the proposed project. In order to determine the compatibility of proposed designs with these guidelines it is necessary for drawings to be developed beyond the schematic or diagrammatic level. Design features including, but not limited to exterior trim, porches, railings, eaves, and rakes should be adequately detailed in submitted drawings to convey the design intent of the proposed project. Drawings deemed unclear or incomplete by the ARB may be returned without review. Drawings shall be submitted in .PDF format to the ARB for review and electronic file management/storage.

For new construction builds, it is the responsibility of the homeowner to provide the Grand View Falls Homeowner Association with a copy of the Certificate of Occupancy upon complete and finished construction on-site.

No homes will be accepted into the community without a Certificate of Occupancy. Shall any construction be constructed/completed without the ability to provide a Certificate of Occupancy, the homeowner will be fined on a monthly basis a fee of \$500.00 until the project is brought into compliance and a Certificate of Occupancy can be provided.

Variances

The ARB will review projects on a case-by-case basis. Variances will be considered as a part of the design review process on the same case-by-case basis. Requests for variances shall be reviewed by the ARB and forwarded with recommendations to the Board of Directors for final action. It should be stressed that the ARB and the Board of Directors will grant variances only when the intent of this guideline and the overall good of the community have not been compromised. Support of the overall design goals and project integrity will take precedence over individual project goals with a focus on each project's size, context, and impact, on the community as a whole. Applicants must be able to show clear and compelling evidence in support of variance requests. Granting of variances does not establish precedence for future variance requests.

Revisions

Once final approval is granted, the Owner, their Architect, Builder, Landscape Architect, and General Contractor are committed to the execution of the approved design. Revisions made during the construction process must be presented to the ARB and / or their onsite representative for approval. Revisions may be approved at the discretion of the designated on-site representative or may be referred to the full ARB for their review and approval. Revisions not approved by the ARB may be deemed non-conforming and their removal or correction required of the Owner at his sole expense.

Pre-Design Review and Consultation

The ARB strongly urges Owners and their Architects or builder review and fully understand these Guidelines as a first step in design process. The ARB invites inquiries and requests for clarification in advance of drawings being submitted and will attempt to clarify or offer preliminary or partial reviews as necessary in an attempt to provide the Owners, and their design professionals, as much support as possible in the review and approval process. Questions should be submitted in writing to the ARB.

Design Review Criteria

Final Design submissions should include the following:

Final Site Location Plan — Scale 1" = 20' minimum, 1" = 10' recommended. Site plan shall include all proposed improvements. Location of utilities, HVAC equipment, drainage features, limits of clearing and sediment control measures shall be indicated.

Landscape Plan — Scale 1" = 20' minimum, 1" = 10' recommended. Submission of landscape plans for final approval may be delayed to up to 6 months following the start of construction.

Foundation Plan — Scale 'A" = -0".

Floor Plans — Scale 1/4" = 1%0". Floor plans should depict all elements of the proposed project necessary for construction.

Elevations - Scale'/. " = 1'-0". Elevations should depict all exterior faces of the proposed project. At a minimum, one elevation should be fully delineated with the proposed exterior finishes, materials, and details.

Sections, Details, and Schedules — as necessary to fully document the proposed project. Electrical Plans — Design review will be for exterior lighting only.

Exterior Materials and Color Sample Board & Rendering. It is the responsibility of the Applicant to provide a fully detailed Rendering of the proposed Architectural Modification or Initial Build. This Rendering shall accurately represent the proposed home-site or addition.

LAND USE AND SITE DESIGN STANDARDS

Purpose and General Criteria

The intention of land use and site design standards is to promote the cohesive development of the property, enhance and protect the environmental qualities of the site, and reinforce the sense of community within the development.

Protection and enhancement of the natural beauty of the site should be foremost in the layout and development of each site. Protection of views and existing vegetation should be taken into consideration in the layout of proposed improvements on each site.

The density and configuration of the streets, lots, and neighborhood are intentionally designed to promote the street as a primary public and pedestrian space as well as a circulation space for vehicles.

The siting of each house should recognize the space between the front of the house and the street as an important semi-public transition space.

Existing Trees

Houses, drives, and other improvements shall be sited to preserve existing trees on-site and maintain the aesthetic of the community

Setbacks

The following setbacks are minimum standards. Setbacks are measured from the referenced location to the furthest extension of the proposed structure including roof overhangs and structured decks or porches. Landscape improvements, including terraces or patios are not subject to setback requirements.

Front (Street) Setbacks 20' from edge of street

Side Setbacks 15' from property lines

Rear Setbacks 15' from property lines

Easements

Utility or trail easements may be required to be granted and if so, every effort will be made to insure that the impact will be minimal if any at all.

Landscaping

Landscaping shall be provided to enhance and repair the natural character of the landscape. A natural design, employing predominately native and indigenous species is strongly encouraged, however the DRB encourages every homeowner to make their houses a home. Introduction of plants considered to be invasive is prohibited.

Driveways and Parking Areas

Design of driveways and parking areas should be done to deemphasize the vehicle circulation areas in favor of the pedestrian and landscape areas. Driveways shall be installed to match adjacent common use roads or finished with gravel. Other paving materials including chip and seal asphalt paving, interlocking pavers or stained and stamped concrete will be reviewed on a case by case basis and approved by the ARB. Color of the gravel or alternative paving shall be submitted for approval with the landscape plan. Parking for a minimum of two guest parking spaces is recommended. Overnight on street parking is discouraged. Landscaping shall be provided to screen and buffer the visual impact of driveways and parking areas from the street and adjacent properties.

Miscellaneous Site Improvements

Freestanding accessory buildings including sheds, tool sheds, dog houses and playhouses, fences, walls, flagpoles are to be constructed in an unobtrusive way. Antennas and satellite dishes shall be placed to be as visually unobtrusive from the street and secondarily from adjoining properties as possible. Locations shall be reviewed and approved by the ARB. HVAC equipment and emergency generators shall be located and screened to be visually unobtrusive from the street and adjacent properties. Depending on location and proximity to public areas, an architectural screen wall or landscape buffer shall be

provided. Landscape buffers shall be evergreen and plantings large enough to provide the required screening at installation. Provisions should be made to store garbage cans in a screened and secure location.

All other miscellaneous site improvements and accessory structures including, but not limited to sculptures, birdbaths, fountains, pools, hot tubs and play equipment shall be constructed in a discreet way. Natural finishes and designs that blend with the design of the house and the natural landscape are encouraged. Bright colors and obtrusive additions to the landscape are prohibited.

Exterior Lighting

Exterior lighting and up-lighting of homes is encouraged to be used for aesthetic and security purposes. Exterior lighting shall not impact neighboring properties or be disruptive.

ARCHITECTURAL DESIGN STANDARDS

Purpose & General Criteria

The purpose of the architectural standards is to establish the aesthetic criteria for the design and construction of residences with the development.

Dimensional Standards

Dimensional Standards including minimum heated area, maximum heated area, and maximum height shall be established for each phase. The standards are as follows:

Recommended Minimum Heated Area 1,150

Recommended Maximum Height 2 1/2 Stories (Above grade)

Architectural Character and Design Style

The aim of the design concepts of Grand View Falls is to blend into the forest setting of the mountains of Western North Carolina even as they maximize the pleasure of the setting and views far unto the horizon and close as the surrounding trees. It is not the intent of these guidelines to constrain the architectural palette — both traditional, indigenous, and modern styles are appropriate so long as they are in harmony with the setting. The retreat and recreational nature of the development will be captured in each house design and create an environment reflective of the site and its unique forest, streams, and lake environment.

Building Massing and Streetscape Design

Neighborhood Context — It is the intention of these guidelines to encourage a rich and varied mixture of compatible house designs. Uniformity or repetitive house design is discouraged. The ARB will make approved house designs available for review by applicants and their Architects during the schematic design phase.

Roof Configuration — Steeply sloped and varied roof forms and massing and varied plate heights are encouraged. Generous eave and rake overhangs compatible with the architectural character of the house are encouraged. Roofs must have a minimum pitch of 6"12". Roofs are recommended to be metal.

Garages — Garages should be designed so as to not be the most prominent streetscape feature of the house. Garages that front on the street elevation shall employ architectural elements to deemphasize the garage doors including recesses, deep overhangs, columns, brackets, and pergolas or trellises. Garages shall be the same finish and medium of primary residence.

Carports - The proposed carport must be integrated into the overall design and massing of the house. Provisions for exterior enclosed storage shall be incorporated into the design of any carport. Carport shall be the same finish and medium as primary residence

Patios ,Porches, and Decks — Porches and Decks shall be architecturally compatible with the house. They should be designed as extensions of the house with compatible materials, details, and colors.

Color Palette — All exterior colors shall be approved by the ARB. Generally, colors that blend with the natural landscape will be deemed more appropriate. Warm grays, browns, and muted greens are encouraged with darker values preferred over lighter values. Accent colors used in limited areas such as front doors, window trim or sashes, and shutters will be reviewed on a case-by-case basis but are encouraged provided they are compatible with the design integrity of the house and appropriate to the setting. Deep darker reds and greens are examples of accent colors that would be seen as acceptable.

Foundations — Foundations may be poured concrete or concrete masonry. Exposed surfaces shall be finished with textured stucco, stone, or painted block. Stone faced foundations shall be detailed so that the face of the foundation does not project beyond the face of the wall above. Stone facing that protrudes beyond the face of the wall above is not allowed. Foundation vents should be finished to match adjacent foundation walls. Porch or deck piers should be detailed so as to not protrude above the finished grade. Exposed stone or stucco finished piers supporting decks and porches are allowed and shall be compatible with the general architectural character of the house.

Siding — Siding shall be compatible with the architectural character of the house. Recommended siding styles include board and batten, board on board, horizontal wavy or wane edge, shingle, or bark siding. In shingle siding, individual shingles with thick butt dimension are preferred over panelized shingles with thinner butt dimensions; rougher, more textured siding preferred over smoother shingles. Composite, vinyl, or metal siding is prohibited.

Windows — Window design, size, scale, and character should be compatible with the general architectural character of the house and the intent of these guidelines.

Garage Doors — Design of garage doors shall be compatible with the architectural character of the house.

Chimneys — Fireplaces and chimneys visible on the outside of the house shall be full masonry, foundation based chimneys. Stone cladding is recommended. Wood clad chimneys are not allowed. The chimney shall be located to be visually unobtrusive and compatible with the overall style and composition of the house.

Gutters and Downspouts —If installed, downspouts shall be run below grade a minimum of 5' from the house. Roof leaders shall be daylighted to a rock outcropping located so as to disperse run off to the landscape and minimize potential of erosion or sedimentation damage to the land or adjacent properties.

Gates & Security – Gates for individual residences is permitted, however they are required to be finished with the same medium/colors as the primary home site. All gates shall have local power for supplemental accommodations such as security cameras, lighting, etc.

CONSTRUCTION GUIDELINES

Construction shall be carried out in full compliance with current North Carolina Building Codes as administered Cherokee county Inspections Department. Pineapple Fields, LLC, the ARB, or any of its designated agents accept no responsibility for the execution of the work or its compliance with applicable building codes.

Construction shall be completed within 12 months of the start of construction. General contractors shall provide sufficient manpower and resources to assure the steady progress of the work. Construction may not be suspended for any reason without prior approval of the ARB. Approval of suspensions may be granted only for extreme situations and shall be for limited periods of time as deemed appropriate by the ARB.

General Contractors working on site shall be licensed by the State of North Carolina and hold the level of license applicable to the project in question.

Subcontractors working on site shall be experienced and qualified in their trades and shall hold North Carolina licenses as required.

Contractors and subcontractors shall provide adequate supervision and administration of their work and forces to assure the safe, timely and workman-like execution of the work.

Vacant non-developed property shall be continuously maintained, neat and clear of debris, in its natural condition until construction commences on the property. All existing driveways leading into any lot shall be maintained continuously for all lots where development/building has not started. This includes weeding, gravel application, debris removal, or bush hogging.

Silt fences shall be installed and maintained as required by the inspections department. Regardless of permit requirements, a continuous silt fence shall be maintained between the building site, steep ridges, and waterways.

Hours of Work: Monday through Friday — 7 am to 4 pm. Saturday & Sunday — 9 am to 4 pm. Additional hours may be allowed at the discretion of the ARB in areas where no owners have established residence or where owners are not in residence. Requests for extension of normal hours should be submitted in writing. Requests will be granted on a limited basis and with limits as to the applicable dates.

Construction Sites shall be maintained in a clean, safe, and orderly manner. On site burn-pits are permitted only on days where the Fire Danger is noted as “Low”. Burn pits require 24/7 supervision and may not be left unattended. All burn pits shall be extinguished with water prior to covering the burn pile with fill dirt.

Stored materials shall be stacked neatly and covered where feasible.

Construction debris shall be stored in an on-site dumpster (must have) or vehicle and removed from site on a regular basis.

Construction debris shall be contained within the site and cleaned up on a regular basis. Clean up not performed may be provided by the ARB and the cost billed to the responsible owner or contractor.

Weeds and unsightly growth shall be maintained on a periodic basis.

Portable toilet facilities shall be maintained on a regular basis and located on-site so as to be as inconspicuous to adjacent property owners as possible. The ARB may, at its sole discretion, may require installation of a screen wall or fence around porta-johns.

Construction activities, including storage of materials and vehicle parking shall be limited to the site under construction. Adjacent sites shall not be used without written approval of their owners. Any approved use shall not create any long-term damage or disruption to the adjacent sites. Any such damage shall be repaired, and the site returned to its original condition.

Measures shall be taken to keep mud and dirt associated with construction entrance activities off the public roads and adjacent properties. A stone drive-off mat shall be maintained at the vehicular access to the site and the road cleaned as necessary.

On-site burning requires ARB's approval.

Playing of radios or loud music which may disturb adjacent property owners or guests is not allowed at any time.

Contractor's vehicles shall be maintained in safe and sound condition. Vehicles shall be parked on or immediately adjacent to the construction site. Adjoining properties shall not be used for parking. Adjacent property's driveways or parking areas shall not be used for contractor parking. In extreme cases the ARB may limit on street parking and require employees of the contractor and subcontractors to use remote parking areas. Construction trailers may be located on-site. Size and location of trailers shall be approved by the ARB.

One construction permit / job identification sign will be issued by the ARB and shall be maintained on-site throughout construction. One other job site sign will be allowed identifying the General Contractor, Architect, Sub-Contractors and or Suppliers as the General Contractor and the Owner may see fit.

Maximum sign size 18"x24". Posting of building permits, inspections, and storage of permit drawings is allowed on jobsites for easy jobsite identification. Signs as such include Contractor Identification, Work Area Notices, Safety Notification Signage. All signage shall be removed immediately following Certificate of Occupancy.

Repeated violations of the guidelines or failure to maintain order on site will not be allowed. The ARB may issue a Stop Work Order if violations are found to be significant and repeated. Such orders are effective immediately and in effect until violations or non-conforming conditions are corrected. The ARB may also, at its sole discretion, bar or restrict any contractor, subcontractor, or supplier from the site for failure to maintain the requirements of the guidelines.